

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, February 12, 2026, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

District Manager
January 30, 2026 26-00275H

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 Lona Plumbing located at 5133 W. Clinton Street, in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
AGSB Tampa Mechanical Group, LLC
Keith Nye
January 30, 2026 26-00283H

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 WPCD located at 1866 Jim Redman Pkwy #1010 in the City of Plant City, Hillsborough, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
Radogna Properties LLC
Dennis Keith Radogna Jr
January 30, 2026 26-00293H

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 CosmetBloomStudio, located at 10716 Tabor Dr, in the City of Tampa, County of Hillsborough, State of FL, 33625, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 26 of January, 2026.
Ivon De La C Perez
10716 Tabor Dr
Tampa, FL 33625
January 30, 2026 26-00334H

FIRST INSERTION

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

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

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
January 30, 2026 26-00281H

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 Pronto Service Pros located at 5133 W. Clinton Street, in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
AGSB Tampa Mechanical Group, LLC
Keith Nye
January 30, 2026 26-00282H

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 National Air Warehouse located at 5133 W. Clinton Street, in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2026
AGSB Tampa Mechanical Group, LLC
Keith Nye
January 30, 2026 26-00284H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that JOSE LUIS CASTRO SABON / XIOMARA JAUME RODRIGUEZ will engage in business under the fictitious name LA PATRONA AUTHENTIC MEXICAN FOOD, with a physical address 14709 cactus wren pl Tampa, Florida 33625, with a mailing address 14709 cactus wren pl Tampa, Florida 33625, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

Dated this 27th day of January, 2026
Linda James
January 30, 2026 26-00344H

FIRST INSERTION

MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Mangrove Point and Mangrove Manor Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in ac-

cordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager"), in an envelope marked on the outside "Auditing Services, Mangrove Point and Mangrove Manor Community Development District." Proposals must be received by 12:00 p.m., on February 6, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
January 30, 2026 26-00319H

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 Time 2 Adjust, LLC located at 2735 Pankaw Lane in the City of Valrico, Hillsborough, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of January, 2026
Melisa Burch
January 30, 2026 26-00338H

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 Lakewood Place located at 1701 LAKE CHAPMAN DRIVE in the City of Brandon, Hillsborough, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of January, 2026
UDR, INC.
Sarah R. Carlson, Vice President
January 30, 2026 26-00339H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: FEBRUARY 23 2026,
BROADWAY CHROME & PARTS LLC 5625 EAST BROADWAY AVE TAMPA FL 33619 (813) 284-0892 MV107462, 2022 INTL 3HAEUML9NL444795 \$17,173.61
January 30, 2026 26-00287H

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 Luxe Haven Group located at 235 Apollo Beach Blvd. STE 145 in the City of Apollo Beach, Hillsborough, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of January, 2026
Linda James
January 30, 2026 26-00354H

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 Law Office of Ames & Associates located at 1401 N West Shore Blvd in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of January, 2026
Heritage MGA, LLC
January 30, 2026 26-00323H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/13/2026 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 KZRVR Travel Trailer bearing vehicle identification number 4EZFX413678028095 and all personal items located inside the travel trailer. Last Tenant: Ruth Wood and 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.
Jan. 30; Feb. 6, 2026 26-00337H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of February, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Murray, Eflia TRICYCLE, TV, MIRROR, LUGGAGE, TABLE, BOXES, TOTES, POTS, MISC ITEMS; Mitchell, Steven BED FRAME, MATTRESS, STORAGE CONTAINERS, SHOES, STEAMER, VACUUM, TABLES, TOTES, SUITCASES, SALON HAIR DRYER, MISC HOUSEHOLD ITEMS; Hall, Alice CHAIRS, FISHING POLE, WASHER, DRYER, TOOLS, GENERATOR, LADDER, GRILL, TABLE, CAR SCOOTER CARRIER ATTACHMENT, MISC ITEMS; Colburn, Nicholas WASHER, DRYER, TENT, TOOLS, COUCH, TABLE, CHAIRS, CORNHOLE, TOOLBOX, HIGH CHAIR, SPEAKER; Lammonitt, Diana BAGS, BOXES, FAN, TV, PAPER TOWELS, TOILET PAPER, MIXER, MISC ITEMS; Sanner, Traci BIKE, COOLER, TOTES, FOLDING TABLE, SUITCASE, GUITAR, LAWN TOOLS, SHELVES, CABINETS, MATTRESS, MISC ITEMS; Sams, Donna TABLES, (2) TVS, CHAIR, DRYER, JEWELRY BOX, YARD FENCE, COUCH, LOVESEAT, BOXES, TOTES, VACUUMS, PRINTER, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Jan. 30; Feb. 6, 2026 26-00289H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 12, 2026, at 1:30 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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

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

Encore Community Development District
Stephanie DeLuna, District Manager
January 30, 2026 26-00280H

FIRST INSERTION

REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive Proposals for 24 Hour Security Services at Raymond James Stadium.

RFP #25-06

24 Hour Security Services,
Raymond James Stadium

MANDATORY PREBID MEETING

Tuesday, February 3, 2026 at 10am
(Entrance B/C off Himes Avenue to Raymond James Stadium)
Offices are in the South Plaza
(Bucs Beach area)

RFP DUE DATE

Tuesday, February 17, 2026
not later than 10am

RFP packages will be available for distribution on Friday, January 23, 2026. Documents will also be available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorklink.com> and DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

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

/s/ Deltacia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
January 30, 2026 26-00288H

FIRST INSERTION

PUBLIC NOTICE

Anyone knowing the whereabouts of Maida Torres please contact Attorney Keith A. Doley 504-943-7071.
January 30, 2026 26-00304H

FIRST INSERTION

NOTICE OF WORKSHOP TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Timber Creek Community Development District is scheduled to be held on Thursday, February 5, 2026, at 6:00 p.m. at The Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Inframark Districts, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Telephone: (813) 873-7300.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

John Weaver, District Manager
January 30, 2026 26-00336H

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset South Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on February 25, 2026, at 9:00a. m. at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578.

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

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

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

Stephanie DeLuna, District Manager
WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
January 30, 2026 26-00279H

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold a Board Workshop Meeting on February 12, 2026, at 1:00 p.m., at **5120 Marina Way, Tampa, FL 33611**.

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

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

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

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

Jane Gaarlandt, District Manager
January 30, 2026 26-00276H

FIRST INSERTION

**NOTICE OF RULE
DEVELOPMENT BY THE
KBAR RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapter 120, Florida Statutes, and Chapter 190, Florida Statutes, the KBar Ranch II Community Development District (the "District") hereby gives notice of its intention to develop a policy to address the enforcement of penalties and fines ("Penalties and Fines Policy") and to adopt related fines. The proposed rule number is [2026-1].

The purpose and effect of the Penalties and Fines Policy is to provide for efficient and effective District operations of the District's amenity facilities and to implement the provisions of Section 190.011 Florida Statutes. Specific legal authority for the District to adopt the proposed Penalties and Fines Policy includes Sections 190.011(5), 190.035, 120.54 and 120.81, of the Florida Statutes. A public hearing will be conducted by the District on **March 12, 2026, at 6:00 p.m. EST, at 10820 Mistflower Lane, Tampa, Florida 33647**

Additional information regarding this public hearing including but not limited to a copy of the proposed Enforcement of Penalties and Fines Policy may be obtained from the District's website at by contacting the District Manager, c/o 3434 Colwell Ave, Suite 200, Tampa, FL 33614, or by calling 813-994-1001.

District Manager
KBar Ranch II Community
Development District
January 30, 2026 26-00277H

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 Doc Diego, Doc Diego Coaching, and Doc Diego Therapy located at 13039 W Linebaugh Ave in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of January, 2026
Diego Hernandez
Doc Diego Inc.
January 30, 2026 26-00324H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that NATHANIEL MITCHELL, OWNER, desiring to engage in business under the fictitious name of ENM MUSIC GROUP located at 729 BURLWOOD ST, BRANDON, FLORIDA 33511 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 30, 2026 26-00294H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY**

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Thursday February 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

- Location 1: **US Storage Centers - Tampa - Hillsborough**, phone (813) 845-0838, located at **2119 W Hillsborough Ave, Tampa, FL, 33603**
- 2088 - Zarinabell Gore
 - 1100 - Noemi Vasquez
 - 2144 - Ashley Claudio
 - 2073 - Corey Brown
 - E111 - Alejandro Blanco
 - E110 - Alejandro Blanco
 - E112 - Alejandro Blanco
 - D505 - Fred Young
 - 2008 - Natasha Rivera
 - D130 - Joanthan Alexis Villalobos Mendoza
 - 3134 - Craig Anthony Brandon
 - D138 - Carl Eckberg
 - 1093 - Dimetrius Hopton
 - C106 - Noemi Vasquez
 - 3111 - Gabriel Jose Perez

- Location 2: **US Storage Centers - Tampa**, phone (813) 750-0354, located at **1108 Skipper Rd , Tampa, FL, 33613**
- G0001 - Adriana Ballesteros
 - J0019 - Calvin Deshon King
 - C0012 - Jorland Vazquez Cortijo
 - W0004 - Antionette Watson
 - R0009 - Julio Suarez
 - L0022 - Juan Manuel Gallegos
 - M0007 - Zoe Lopez

Jan. 30; Feb. 6, 2026 26-00308H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 02/23/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: GALANO BODY SHOP INC
KL77LJE28RC243649 2024 CHEV 13408.00 TEL:813-697-1791 MV#: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605/

NAME: MURADA REPAIR & SALES, LLC 3HSDZAPR5JN434187
2018 INTL 15677.50 TEL:813-697-1791 MV#: MV115928 LOCATION: 5122 HARTFORD ST, TAMPA, FL 33619/

NAME: FONTENANCY AUTO REPAIR LLC 1FA6P8TH7R5106523
2024 FORD 14636.32/ 3VV1B7AX-4LM072194 2020 VOLK 10463.10 / 5TDESKFKCXS157094 2025 TOYT 17613.93 TEL:813-697-1791 MV#: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/

NAME: TMT AUTO REPAIR LLC 5NMJC3DE6SH445896 2025 HYUN 17508.40 TEL:813-697-1791 MV#:MV109899 LOACTION:4402 DEVONSHIRE RD TAMPA, FL 33634/

NAME: CACHIMBA BODYSHOP LLC 5J8YD3H31JL004339 2018 ACUR 12506.76 TEL:813-697-1791 MV#:MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614 /

NAME: VISBAL BODY SHOP INC 1GNSKFKD1NR206766 2022 CHEV 16570.35 TEL:813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/
January 30, 2026 26-00309H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/02/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

- 2T3BF4DV8AW061193
- 2010 TOYT RG4
- JTEZU14RX60073441
- 2006 TOYOTA 4RUNNER
- 5NMZTDLB5JH089973
- 2018 HYUNDAI SANTA FE SPORT
- 5TDYK3EHXAS009171
- 2010 TOYOTA HIGHLANDER LIMITED
- 5TDBK3EH3DS201574
- 2013 TOYOT HIGHLANDER
- 2HGFAIF52BH301482
- 2011 HONDA CIVIC LX
- 1C4RJEGB5EC480294
- 2014 JEEP GRAND CHEROKEE LIMITED
- JTMRFREV6DD015079
- 2013 TOYOTA RAV4 XLE
- 2C4RC1BG6HR705563
- 2017 CHRYSLER PACIFICA
- TOURING L
- JTKKU4B45C1016934
- 2012 SCION XD
- 2T1BU4EE4AC352725
- 2010 TOYOTA COROLLA
- 5TBRT3413YS009019
- 2000 TOYOTA TUNDRA ACCESS

January 30, 2026 26-00329H

--- PUBLIC SALES ---

FIRST INSERTION

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING
AND CLOSED SESSION**

A regular meeting of the Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will be held on **February 9, 2026, at 6:30 p.m.** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

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

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

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

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

Amanda Ferguson, District Manager
January 30, 2026 26-00278H

FIRST INSERTION

**NOTICE OF SALE
OF MOTOR VEHICLE**

Pursuant to Florida Statute 713.585, Mid-Florida Lien and Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2019 DODG VIN: 1C4SDJCT4KC664540. Lien Amt:\$8616.52. 2007 FORD VIN: 1FM-FU16547LA77241. Lien Amt:\$4425.53. Lienor/BOOSTING PERFORMANCE LLC 3421 W GREENST TAMPA, FL 813-513-3582. Sale Date: February 16, 2026, 10:00AM AM. At Mid Florida Lien & Title Service LLC. 3001 Alo-ma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.
January 30, 2026 26-00307H



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 26-CP-000075
IN RE: ESTATE OF
Johnnie Cedric Williams
deceased.**

The administration of the estate of Johnnie Cedric Williams, deceased, Case Number 26-CP-000075, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Cindy Stuart, County Courthouse, P.O. Box 1110, Tampa, Florida 33601.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 30, 2026.

/s/ **Valencia Mims**
Personal Representative
Address: 31420 Sunlight Circle,
Sebring, FL 33870
/s/ **MICHAEL H. WILLISON, P.A.**
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
Jan. 30; Feb. 6, 2026 26-00313H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-004071
IN RE: ESTATE OF
FELICIA ALVAREZ,
Deceased.**

The administration of the estate of FELICIA ALVAREZ, deceased, whose date of death was October 12, 2025, and whose social security number ends in 7542, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggis 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 Jan 30, 2026.

Arthur Alvarez Jr
Personal Representative
Alan F. Gonzalez, LL.M., Esquire
Attorney for Personal Representatives
Florida Bar No.: 229415
Hahn Loeser & Parks LLP
601 Bayshore Blvd., Suite 720
Tampa, Florida 33606
afgonzalez@hahnlaw.com
Gluaienen@hahnlaw.com
Jan. 30; Feb. 6, 2026 26-00317H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTE**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-009968

**JMBA GROUP, LLP,
Plaintiffs, vs.
ANTHONY J. BROWN, et al.
Defendants**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on January 28, 2026 in the Circuit Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida
Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on February 18, 2026 at 10:00am.

The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

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

If you are a person with disability who needs 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 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.

/s/ Ivan Dimitrov Ivanov, Esq.
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff,
JMBA Group, LLP
813-563-6646
Jan. 30; Feb. 6, 2026 26-00361H

FIRST INSERTION

**RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 22-CA-006469

**RF -Section I
FORETHOUGHT LIFE
INSURANCE COMPANY,
Plaintiff, vs.**

MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; 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 January 18, 2024 and an Order Resetting Sale dated January 7, 2026 and entered in Case No. 22-CA-006469 of the Circuit Court in and for Hillsborough County, Florida, wherein FORETHOUGHT LIFE INSURANCE COMPANY is Plaintiff and MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on February 13, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 14, BLOCK 11, ANITA SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE

CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA RECORDED IN PLAT BOOK 30, PAGE 21; SAID LANDS SITUATE LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED January 23, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-185111 / SM2
Jan. 30; Feb. 6, 2026 26-00325H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000143
IN RE: ESTATE OF
LEROY SULLIVAN, JR.,
Deceased.

The administration of the Estate of LEROY SULLIVAN, JR., Deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 800 East Twigg 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.

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

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:

LERON SULLIVAN

7004 Concord Court
Forest Hill, TX 76140

Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082

BASKIN EISEL RIGHTMYER,
Attorneys at Law

14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762

Telephone: 727-572-4545

Facsimile: 727-572-4646

Primary Email:

rbaskin@baskineisel.com

Secondary Email:

brittany@baskineisel.com

Secondary Email:

eservice@baskineisel.com

Jan. 30; Feb. 6, 2026

26-00318H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000144
Division: A
IN RE: ESTATE OF
JOSEPHINE W. JENKINS,
Deceased.

The administration of the Estate of Josephine W. Jenkins, deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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 30, 2026.

Personal Representative:

Denise J. Link-Hahn

42464 Londontown Terrace
Chantilly, Virginia 20152-6020

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

Jan. 30; Feb. 6, 2026

26-00311H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000184
Division A
IN RE: ESTATE OF
MARIANA GARCIA,
Deceased.

The administration of the estate of MARIANA GARCIA, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026

WILLIAM DAVID GARCIA

Personal Representative

512 Faulkner Dr.

Schertz, TX 78154

JAMES P. HINES, JR.

Attorney for Personal Representative

Florida Bar No. 061492

Hines Norman Hines, P.L.

315 S. Hyde Park Ave.

Tampa, FL 33606

Telephone: 813-251-8659

Email: jhinesjr@hnh-law.com

Secondary Email:

mgreco@hnh-law.com

Jan. 30; Feb. 6, 2026

26-00343H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-004156
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 30, 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

Jan. 30; Feb. 6, 2026

26-00316H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004271
Division: B
IN RE: ESTATE OF
DAVID MICHAEL CLOSE
Deceased.

The administration of the estate of DAVID MICHAEL CLOSE, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Avenue, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 30, 2026.

Personal Representative:

TRAVIS CHRISTOPHER CLOSE

c/o Stas Law Group, P.L.L.C.

801 E. Venice Ave., Ste. #2

Venice, FL 34285

Attorney for Personal Representative:

JULIE A. COLLINS

Florida Bar Number: 0151483

Stas Law Group, P.L.L.C.

801 E. Venice Ave., Ste. #2

Venice, FL 34285

Telephone: (941) 408-8555

Fax: (941) 408-8556

E-Mail: jcollins@staaslawgroup.com

Secondary E-Mail:

e-service@veniceelderlaw.com

Jan. 30; Feb. 6, 2026

26-00312H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000038
IN RE: ESTATE OF
SUSAN D. THOMAS,
Deceased.

The administration of the ESTATE OF SUSAN D. THOMAS, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Second Floor, 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 30, 2026.

Personal Representative:

CHRISTINA T. SIEVERS

325 Blanca Avenue

Tampa, Florida 33606-3629

Attorney for Personal Representative:

RACHEL ALBRITTON LUNSFORD

Florida Bar Number: 0268320

Gunster, Yoakley & Stewart, P.A.

401 E. Jackson Street, Suite #1500

Tampa, Florida 33602

Telephone: (813) 228-9080

Fax: (813) 228-6739

E-Mail: rlunsford@gunster.com

Secondary E-Mail:

eservice@gunster.com

Jan. 30; Feb. 6, 2026

26-00310H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000091
Division B
IN RE: ESTATE OF
RUTH M. TAYLOR,
Deceased.

The administration of the Estate of Ruth M. Taylor, deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the Personal Representatives' attorney are set forth below.

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property

to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

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

The date of first publication of this notice is: January 30, 2026.

Signed on this 21st day of January, 2026.

/s/ Ruth T. Giordano

Ruth T. Giordano

2535 W. Simms Blvd.

Tampa, FL 33609

/s/ John Forrest Taylor

John F. Taylor

307 Washington Ave.

Lehigh Acres, FL 33936

/s/ Samuel B. Dolcimascolo

Samuel B. Dolcimascolo, Esq.

Attorney for Co-Personal

Representatives

Florida Bar No. 173047

Bush Ross, P.A.

1801 N. Highland Ave.

Tampa, FL 33602

Telephone: 813-224-9255

Email: sdolcimascolo@bushross.com

Secondary Email:

lsamuiloff@bushross.com

8KV084502.DOCX

Jan. 30; Feb. 6, 2026

26-00333H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002447
Division: A
IN RE: ESTATE OF
TAMARA M. LABER a/k/a
TAMARA MICHELLE LABER,
Deceased.

The administration of the estate of TAMARA M. LABER a/k/a TAMARA MICHELLE LABER, deceased, whose date of death was APRIL 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and 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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000150
In Re: The Estate of
GEORGETTE J. DERR,
Deceased.

The administration of the estate of GEORGETTE J. DERR, 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 Twigg Street, 2nd Floor, Room 206, 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 the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 30, 2026.

Personal Representative:

Karen A. Derr
7209 Hammet Road
Tampa, Florida 33647

Attorney for Personal Representative:
Erin M. Zides, Esq.
Tampa Law Group, P.A.

Florida Bar Number: 95662
15310 Amberly Drive, Suite 250
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail: erin@mytampalawgroup.com
Jan. 30; Feb. 6, 2026 26-00314H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000123
Division A
IN RE: ESTATE OF
ARMANDO FERNANDEZ III
A/K/A ARMANDO FERNANDEZ
Deceased.

The administration of the estate of Armando Fernandez III a/k/a Armando Fernandez, 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 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.

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 30, 2026.

Personal Representative:

Taylor Fernandez
7504 Timberstone Drive, Unit E
Tampa, Florida 33615

Attorney for Personal Representative:
Sarah Voss, Esq.
Florida Bar Number: 1025128

Sarah Voss Law, PLLC
2555 Enterprise Road, Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvossllaw.com
celeste@sarahvossllaw.com
Jan 30; Feb 6, 2026 26-00342H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No: 25-CA-006832
Division: O

**TANGLEWOOD PRESERVE
HOMEOWNER'S ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
VIVIAN JACKSON; JPMORGAN
CHASE BANK, N.A.,
Defendants,**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 01/20/2026, entered in Case No. 25-CA-006832 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC. is the Plaintiff, and VIVIAN JACKSON, et al., are the Defendants, Clerk of Court VICTOR D. CRIST of HILLSBOROUGH County, will sell to the highest and best bidder for cash online via the internet at <https://www.hillsborough.realforeclose.com> at 10:00 AM, on 04/20/2026 the following described property as set forth in said Final Judgment:

Lot 44, Block 7 of TANGLEWOOD PRESERVE PHASE 2, according to the Plat thereof as recorded in Plat Book 110, Page 64 through 68, inclusive, of the Public Records of Hillsborough County, Florida.

Parcel I.D. No: U-35-30-19-95P-000007-00044.0
a/k/a 11527 TANGLE STONE DR

Folio: 051358-2584

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

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237

ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, Florida 33711

Telephone: 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com

Secondary: cos2@zp-legal.com
Jan. 30; Feb. 6, 2026 26-00297H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004212
Division A
IN RE: ESTATE OF
RICKY MAX O'NEAL
Deceased.

The administration of the estate of Ricky Max O'Neal, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:

Catherine O'Neal
312 Arapahoe Court
Junction City, Kansas 66441

Attorney for Personal Representative:
Sarah A. Mannion, Attorney

Florida Bar Number: 103087
King & Mannion, P.A.

2219 Park Street
Jacksonville, FL 32204

Telephone: (904) 387-9886
Fax: (904) 387-9862

E-Mail: sarah@kingandmannion.com
Secondary E-Mail:
kingcandyce@bellsouth.net

Jan. 30; Feb. 6, 2026 26-00353H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004376
Division B
IN RE: ESTATE OF
ALVOR BROWN
Deceased.

The administration of the estate of Alvor Brown, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:

Lisa D. Brown
535 East 80th Street
Brooklyn, New York 11236

Attorney for Personal Representative:
Sarah A. Mannion, Attorney

Florida Bar Number: 103087
King & Mannion, P.A.

2219 Park Street
Jacksonville, FL 32204

Telephone: (904) 387-9886
Fax: (904) 209-4847

E-Mail: sarah@kingandmannion.com
Secondary E-Mail:
kingcandyce@bellsouth.net

Jan. 30; Feb. 6, 2026 26-00352H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000947
IN RE: ESTATE OF
JANICE SLATE POWELL
A/K/A JANICE SLATE
A/K/A JANICE PATE,
Deceased.

The administration of the estate of JANICE SLATE POWELL A/K/A JANICE SLATE A/K/A JANICE PATE, deceased, whose date of death was December 26, 2024, and whose social security number is xxx-xx-8814, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twigg 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 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 30, 2026.

Personal Representative:

Erica K. Green
4719 S. Dawnmeadow Court
Plant City, FL 33566

Attorney for Personal Representative:
Jaimon H. Perry, Esq.

Attorney for Erica K. Green
Florida Bar Number: 0514020

THE PERRY LAW GROUP LLC
5401 South Kirkman Avenue, Suite 310
Orlando, FL 32819

Telephone: (407) 323-2121
Fax: (321) 249-0587

E-Mail: jperry@perrylawfla.com
Jan. 30; Feb. 6, 2026 26-00358H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003687
Division B
IN RE: ESTATE OF
Juliny Gayle Ray, a/k/a
Juliny G. Weaver Ray
Deceased.

The administration of the estate of Juliny Gayle Ray, also known as Juliny G. Weaver Ray, deceased, whose date of death was May 30th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. 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 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 30, 2026

Personal Representative:

Paul E. Ray
13723 Highway 92 East
Dover, FL 33527

THEODORE R. M. MILLER, ESQ.
MILLER TROIANO, P.A.

Attorneys for Personal Representative
2323 S. FLORIDA AVENUE
LAKELAND, FL 33803

Telephone: 863-688-7038
Florida Bar No. 1010557

Email Addresses:
tmiller@millerlawfl.com
tcook@millerlawfl.com

Jan. 30; Feb. 6, 2026 26-00359H

FIRST INSERTION

**AMENDED 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. 16-CA-009149

**THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK AS TRUSTEE FOR
NATIONSTAR HOME EQUITY
LOAN TRUST 2007-B,
Plaintiff, vs.
RUDOLPH GARRETT A/K/A
RUDOLPH GARRETT JR, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered January 21, 2026, in Civil Case No. 16-CA-009149 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B is Plaintiff and RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, et al., are Defendants, the Clerk of Court, CINDY STUART, 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 13th day of February, 2026 at 10:00 AM on the following

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

Lot 5 of the DEPOT PLATTED SUBDIVISION, NO IMPROVEMENTS, PHASE TWO, according to the plat thereof, as recorded in Plat Book 75, on Page 78, 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. Twigg Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz
Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff

225 East Robinson Street, Suite 155
Orlando, FL 32801

Phone: (407) 674-1850
Fax: (321) 248-0420

Email: MRService@mccalla.com
Fla. Bar No.: 0146803

23-06568FL
Jan. 30; Feb. 6, 2026 26-00286H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 24-CA-004159
MIDFIRST BANK
Plaintiff, v.

**JENNILIN DEANDA; UNKNOWN
SPOUSE OF JENNILIN DEANDA;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; RIVER
OAKS CONDOMINIUM II
ASSOCIATION, INC; RIVER OAKS
RECREATION ASSOCIATION,
INC.; UNITED STATES OF
AMERICA, DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 14, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

UNIT 1701 IN BUILDING 17 OF RIVER OAKS CONDOMINIUM II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORD BOOK 3817, PAGE 512 THROUGH 584 AND AMENDED IN OFFICIAL RECORD BOOK 3947, PAGE 220, AS AMENDED FROM TIME TO TIME AND CONDOMINIUM PLAT BOOK 3, PAGE 48 AND CONDOMINIUM PLAT BOOK 4, PAGE 35; ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE PERCENT OF COMMON ELEMENTS PERTAINING

THERETO.
a/k/a 7893 NIAGARA AVE,
TAMPA, FL 33617-8369

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on February 17, 2026 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org

Dated at St. Petersburg, Florida this 19 day of January, 2026.

eXL Legal, PLLC
Designated Email Address:

efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716

Telephone No. (727) 536-4911
Attorney for the Plaintiff

/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221

100001070
Jan. 30; Feb. 6, 2026 26-00298H

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

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Business
Observer

--- ACTIONS / SALES ---

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-007184
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE SEASONED CREDIT
RISK TRANSFER TRUST, SERIES
2020-1,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEWISEES,
CREDITORS, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF CHARLES L. LEACH,
DECEASED; EMMA D LEACH,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 21, 2026, entered in Civil Case No.: 22-CA-007184 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES L. LEACH, DECEASED; JOSHUA LEACH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES L. LEACH, DECEASED, are Defendants.

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

A PORTION OF LOT 2, OF CEDAR GROVE, AS RECORDED IN PLAT BOOK 32, PAGE 48 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE PROCEED SOUTH 49 DEGREES 28 MINUTES EAST, ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 105.00 FEET TO THE NORTHEASTERLY CORNER

OF SAID LOT 2; THENCE SOUTH 26 DEGREES 17 MINUTES 56 SECONDS WEST (BY SURVEY) (SOUTH 21 DEGREES 58 MINUTES WEST, BY PLAT) ALONG THE LINE DIVIDING LOT 2 AND LOT 3 OF SAID CEDAR GROVE, A DISTANCE OF 143.22 FEET; THENCE NORTH 49 DEGREES 28 MINUTES WEST, A DISTANCE OF 79.00 FEET TO THE LINE DIVIDING LOT 1 AND LOT 3 OF SAID CEDAR GROVE; THENCE NORTH 16 DEGREES 45 MINUTES EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 151.82 FEET TO THE POINT OF BEGINNING

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

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

Dated: January 22, 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
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52518
Jan. 30; Feb. 6, 2026 26-00285H

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. 20-CA-002220
AMERIHOMEMORTGAGE
COMPANY, LLC,
Plaintiff, vs.
RICKY M. LUNDY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2025 in Civil Case No. 20-CA-002220 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein AMERIHOMEMORTGAGE COMPANY, LLC is Plaintiff and Ricky M. Lundy, 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 27th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 10, TREASURE PARK, according to the plat

thereof, as recorded in Plat Book 29, Page(s) 57, of the Public Records of Hillsborough County, Florida

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
22-05150FL
Jan. 30; Feb. 6, 2026 26-00300H

FIRST INSERTION

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

CASE NO. 24-CA-008259
TRUIST BANK,
Plaintiff, vs.
LARRY S JENKINS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 10, 2025 in Civil Case No. 24-CA-008259 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRUIST BANK is Plaintiff and Larry S Jenkins, 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 11th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE NORTH 315 FEET OF THE EAST 417.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF

OF NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10570FL
Jan. 30; Feb. 6, 2026 26-00301H

FIRST INSERTION

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

Case No. 25-CA-000574
Freedom Mortgage Corporation,
Plaintiff, vs.
Jeremy Andrew Douglas a/k/a
Jeremy A. Douglas, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-000574 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jeremy Andrew Douglas a/k/a Jeremy A. Douglas; Unknown Spouse of Jeremy Andrew Douglas a/k/a Jeremy A. Douglas; Tampa Bay Federal Credit Union; Waterset Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 26th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 124K WATERSSET PHASE 4B SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE(S) 145, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-22-31-19-B60-

00124K-00005.0
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
Dated this 27th day of January, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F02739
Jan. 30; Feb. 6, 2026 26-00341H

FIRST INSERTION

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

CASE NO. 25-CA-004507
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ASHLEY NICOLE ROBERTS A/K/A
ASHLEY ROBERTS HANDSCHUG,
et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 11, 2025 in Civil Case No. 25-CA-004507 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Ashley Nicole Roberts a/k/a Ashley Roberts Handschug, 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 11th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 21, IN BLOCK 6, OF CYPRESS CREEK PARCEL J

PHASES 1 AND 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 295, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11684FL
Jan. 30; Feb. 6, 2026 26-00302H

FIRST INSERTION

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

CASE NO. 25-CA-005374
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
RESIDENTIAL MORTGAGE
AGGREGATION TRUST,
Plaintiff, vs.
DDH FUND LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 12, 2025 in Civil Case No. 25-CA-005374 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is Plaintiff and DDH Fund LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of February, 2026 at 10:00 AM on the following described property as set

forth in said Summary Final Judgment, to-wit:

Lot 57, Block A, Summerfield Village I, Tract 28, Phase 2, according to the map or plat thereof, as recorded in Plat Book 69, Page(s) 43, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12007FL
Jan. 30; Feb. 6, 2026 26-00303H

FIRST INSERTION

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

Case No. 25-CA-007407
Freedom Mortgage Corporation,
Plaintiff, vs.
Kalvin E. Bailey, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007407 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Calvin E. Bailey; Tonyetta M. Bailey; Stoneridge at Ayersworth Community Association, Inc.; Hillsborough County, Florida; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 26th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 115, BLOCK 10, AYERSWORTH GLEN PHASE 3B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 134, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-29-31-20-B5R-

000010-00115.0
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
Dated this 27th day of January, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01238
Jan. 30; Feb. 6, 2026 26-00346H

FIRST INSERTION

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

CASE NO.: 25-CA-006152
LOAN FUNDER LLC, SERIES
36357,
Plaintiff, vs.
4306 W CARMEN ST LLC, a
Florida Limited Liability Company;
BEN TEASDEL 3RD; UNKNOWN
TENANT NO. 1,
Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Default Summary Final Judgment entered on January 9, 2026 in the Civil Case No. 25-CA-006152 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the Clerk of the Court, Victor D Crist, will on FEBRUARY 17, 2026 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Hillsborough County, Florida:

Lot 6 in Block 9 of Hanan Estates Subdivision, according to Map or Plat thereof recorded in Plat Book 14 on Page 43 of the Public Records of Hillsborough County, Florida.
Property address: 4306 West Carmen Street, Tampa, FL 33609
Parcel Identification Number: A-21-29-18-3LJ-000009-00006.0
Folio No.: 114935-0000

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 the sale is set aside for any reason, the Purchase at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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 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. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Phone: (813) 272-7040 or ADA@fjud13.org
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, one a week for two consecutive weeks, with the last publication being at least 5 days prior to sale.
Dated 15th day of January, 2026.
Respectfully submitted,
TIFFANI N. BROWN LAW, PLLC
/s/ Tiffani N. Brown
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
12574 Flagler Center Blvd. Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tbnbrownlaw.com
Attorneys for Plaintiff
Jan. 30; Feb. 6, 2026 26-00327H

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CA-9892

SOUTH COAST LENDERS, INC., a Florida Corporation, Plaintiff, vs. KIM DOUKAS INC., a Florida corporation, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in 25-CA-9892 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein SOUTH COAST LENDERS, INC., a Florida Corporation, is the Plaintiff and KIM DOUKAS INC., a Florida corporation, is the Defendant. Victor D. Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, at 10:00 AM, on February 26, 2026, the following described property as set forth in said Final Judgment, to wit:

Lots 7 & 8, Block 10, TOWN OF CITRUS PARK, according to the map or plat thereof as recorded in Plat book 1, Page 130, Public Records of Hillsborough County, Florida.

Parcel Identification Number: 02-28-17-03V-000010-00008.0 and

02-28-17-03V-000010-00007.1

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT AT 813-276-8100 WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL

MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT BAY AREA LEGAL SERVICES, 1302 N. 19TH STREET, SUITE 400, TAMPA, FLORIDA 33605-5230, TELEPHONE NUMBER, 813-232-1343, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE HILLSBOROUGH COUNTY BAR ASSOCIATION REFERRAL SERVICE AT 813-221-7780 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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 DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 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. The Court's ADA Coordinator can be reached at: Phone: (813) 272-7040 or Email: ADA@fjud13.org.

Victor D. Crist
As Clerk of the Court
By: As Deputy Clerk
Submitted by: Eric J. Chrisner, Esq.
Attorneys for Plaintiff
713 S. Orange Ave., Ste. 201,
Sarasota, FL 342367
Telephone: 941-955-5100
Jan. 30; Feb. 6, 2026 26-00326H

FIRST INSERTION

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

CASE NO.: 24CA004591

LOAN FUNDER LLC, SERIES 41457,**Plaintiff, vs. BRIDGEPORT PROPERTIES, LLC, a Florida Limited Liability Company; ANGEL SANTOS; SUN LAKES PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants.**

NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 21, 2026 in the Civil Case No. 24CA004591 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the Clerk of the Court, Victor D. Crist, will on FEBRUARY 26, 2026 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com/> in accordance with Chapter 45, Florida Statutes for the following described property situated in Hillsborough County, Florida:

LOT 12, BLOCK 4, SUN LAKES SUBDIVISION, ACCORDING TO PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1618 Bentwood Drive, Sun City Center, Florida 33573

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

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If the sale is set aside for any reason, the Purchase at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 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. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Phone: (813) 272-7040 or ADA@fjud13.org

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

Dated 26th day of January, 2026.
Respectfully submitted,
TIFFANI N. BROWN LAW, PLLC
/s/ Tiffani N. Brown
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
12574 Flagler Center Blvd. Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tbnbrownlaw.com
Attorneys for Plaintiff
Jan. 30; Feb. 6, 2026 26-00328H

FIRST INSERTION

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

Case #: 22-CA-004503

DIVISION: A

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.-**Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; Lakeside Community Owners Association, Inc.; 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).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on March 2, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 93, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com

By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
22-326633 FC01 CGG
Jan. 30; Feb. 6, 2026 26-00331H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISIONCASE NO. 29-2022-CA-000322
PHH MORTGAGE CORPORATION, Plaintiff, vs. RHEBA R. SHEPHERD, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 29-2022-CA-000322 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PHH MORTGAGE CORPORATION is Plaintiff and Rheba R. Shepherd, 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 26th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Bracewell Heights, according to the plat thereof recorded

in Plat Book 39, Page 10, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
FLA. Bar No.: 146803
23-05821FL
Jan. 30; Feb. 6, 2026 26-00332H

FIRST INSERTION

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

CASE NO.: 25 CA 008660

REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs. LARRY D. GREEN, JR., SACHA A. GREEN, LARRY D. GREEN AS TRUSTEE OF THE LARRY DONRELL GREEN LIVING TRUST, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 23, 2026, entered in Case No.: 25 CA 008660 of the Circuit Court in and for Hillsborough County, Florida, wherein, LARRY D. GREEN, JR., SACHA A. GREEN, LARRY D. GREEN AS TRUSTEE OF THE LARRY DONRELL GREEN LIVING TRUST, 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 February 25, 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(S) 1, 2, 3 AND 4, BLOCK 20, TERRACE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

10, PAGES 71, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ALSO KNOWN AS 9609 TAKOMAH TRAIL, TAMPA, FL 33617.

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 1-800-955-8770; Voice Impaired Line 1-800-955-8770.
Dated: 1/26, 2026.

Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
Jan. 30; Feb. 6, 2026 26-00340H

FIRST INSERTION

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

Case No: 25-CA-006893

Division: C

STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.**KIMBERLY LEBRON; ELIAS NOEL CRUZ; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CAPITAL ONE BANK (USA), N.A., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 01/26/2026, entered in Case No. 25-CA-006893 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC. is the Plaintiff, and KIMBERLY LEBRON, et al., are the Defendants, Clerk of Court VICTOR D. CRIST of HILLSBOROUGH County, will sell to the highest and best bidder for cash online via the internet at <https://www.hillsborough.realforeclose.com> at 10:00 AM, on 04/28/2026 the following described property as set forth in said Final Judgment:

Lot 114, in Block 10 of AYERSWORTH GLEN PHASE 3B, according to the plat thereof, as recorded in Plat Book 134, Page

91, of the Public Records of Hillsborough County, Florida.
Parcel I.D. No: U-29-31-20-B5R-000010-00114.0
a/k/a 10312 Carloway Hills Dr
Folio No: 077952-7408

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, Florida 33711
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos2@zp-legal.com
Jan. 30; Feb. 6, 2026 26-00356H

FIRST INSERTION

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

CASE NO. 23-CA-012294

GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.

Plaintiff, v.

ANDREA RAMIREZ; UNKNOWN SPOUSE OF ANDREA RAMIREZ; HECTOR A. RAMIREZ, JR. A/K/A HECTOR RAMIREZ, JR.; UNKNOWN SPOUSE OF HECTOR A. RAMIREZ, JR. A/K/A HECTOR RAMIREZ, JR.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MELISSA RAMIREZ; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; SOUTH FORK PRESERVE COMMUNITY ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 25, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: LOT 4, OF SOUTH FORK TRACT "N", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 13807 FELIX WILL RD, RIVERVIEW, FL 33579-2431

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on February 23, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 23 day of January, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008954
Jan. 30; Feb. 6, 2026 26-00347H

FIRST INSERTION

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

CASE NO.: 23-CA-015775

TAMPA SUN ESTATES, LLC, a Florida limited liability company, Plaintiff, vs.**DAVID PAUL JOHNSON; STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Scheduled Auction Sale and to Include Fees and Costs dated January 23, 2026, entered in Civil Case No. 23-CA-015775 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein TAMPA SUN ESTATES, LLC., a Florida limited liability company, is Plaintiff and DAVID PAUL JOHNSON; STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, are Defendant(s).

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on February 25, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

Lot: 28, Vehicle Identification Number# FLFL1AD547005871; Title #40408396; Year 1984; Make: Unknown; Color: Unknown; Body: HS ("Mobile Home").
Property Address: 10101 North Florida Avenue, Tampa, Florida

33612

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.
DATED this 26th day of January, 2026.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Christian Savio
CHRISTIAN SAVIO, ESQ.
FLORIDA BAR NO. 84649
Jan. 30; Feb. 6, 2026 26-00348H

SAVE TIME

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

--- ACTIONS / SALES ---

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: UNKNOWN SPOUSE OF RUTH ANN STEPHENS, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH ANN STEPHENS, and UNKNOWN TENANT(S) IN POSSESSION

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 Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with this Court either before service

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg 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 21 day of January, 2026.

Victor D. Crist, as Clerk of Court (SEAL) By: Clerk, Jennifer Taylor Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602

Marielle Westerman, Esq. Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701
Jan. 30; Feb. 6, 2026 26-00274H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292024CA007302A001HC

RF -Section I NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. SONIA E. CRUZ; UNKNOWN SPOUSE OF SONIA E. CRUZ, IF ANY; WELLS FARGO BANK, NA; TOWNHOMES AT SABAL POINTE; 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: SONIA E. CRUZ Last Known Address 4126 KEY THATCH DRIVE TAMPA, FL 33610
Current Residence is Unknown
NOTICE OF ACTION TO: UNKNOWN SPOUSE OF SONIA E. CRUZ

Last Known Address 4126 KEY THATCH DR TAMPA, FL 33610
Current Residence is Unknown

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT:
LOT 5, BLOCK 8 OF TOWNHOMES AT SABAL POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE (53) THOROUGH 57, 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 2/12/2026, 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 7, 2026.

Victor Crist As Clerk of the Court (SEAL) By: Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg 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 1496-206908 / ME2
Jan. 30; Feb. 6, 2026 26-00330H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009932

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JORGE BERNAD LLEO, et al., Defendant.

TO: JORGE BERNAD LLEO, 1628 BONITA BLUFF CT, RUSKIN, FL 33570
UNKNOWN SPOUSE OF JORGE BERNAD LLEO, 1628 BONITA BLUFF CT, RUSKIN, FL 33570
MARIA DOLORES SORIANO PALANCA, 1628 BONITA BLUFF CT, RUSKIN, FL 33570
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 131 MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 84, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq. McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

styled Court on or before 2/5/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg 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 31 day of December, 2025.

VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602
MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com 25-14128FL
Jan. 30; Feb. 6, 2026 26-00273H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-008515

REGIONS BANK D/B/A REGIONS MORTGAGE Plaintiff, v. GAYLAND M NANCE A/K/A GAYLAND M. NANCE, SR.; SHANTELL YVETTE WILLIAMS; UNKNOWN SPOUSE OF GAYLAND M. NANCE A/K/A GAYLAND M. NANCE, SR.; UNKNOWN SPOUSE OF SHANTELL YVETTE WILLIAMS; UNKNOWN TENANT 2; UNKNOWN TENANT 1; LEXINGTON NATIONAL INSURANCE CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 14, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 14, BLOCK 8, B AND D HAWKSTONE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGES 289 THROUGH 299, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 12633 SHETLAND WALK DR, LITHIA, FL 33547-3309

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on February 17, 2026 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 21 day of January, 2026.
eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 5622221 1000011094
Jan. 30; Feb. 6, 2026 26-00351H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL DISTRICT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 20-CA-2424 DIV. B

AMERICAN FINANCIAL RESOURCES, INC. Plaintiff, v. LILLY ROBINSON Defendant.

NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, February 16, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

THE WEST 1/2 OF LOT 14, THE REVISED MAP OF VILLA RICA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 62 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY FOR BUFFALO AVENUE

Property Address: 1016 E MARTIN LUTHER KING JR. BLVD, TAMPA, FL
at public sale, to the highest and best bidder for cash at www.hillsborough.realforeclose.com; at 10:00 a.m. on

February 9th 2026 in accordance with Section 45.031 Florida Statutes.

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 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. Twigg 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.
YESNER LAW, P.L. Shawn M. Yesner, Esq. FBN: 0155225
Lauryn V. Fabrizio, Esq. FBN: 1015838
CountrySide Colonial Center 2753 S.R. 580, Suite 106 Clearwater, FL 33761-3351
Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Eservice@YesnerLaw.com
Jan. 30; Feb. 6, 2026 26-00362H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-6279

5801 MIDDLESEX INC., A FLORIDA CORPORATION PLAINTIFF, VS. TRUSTEEBIZ INC. AS TRUSTEE FOR DIANA S. CRAIG - TARA LAND TRUST DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated December 3, 2025, and the Order Rescheduling Foreclosure Sale dated January 23, 2026, and entered in the case having the case number 25-CA-6279 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Trusteebiz Inc. as Trustee for Diana S. Carig-Tara Land Trust is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, at, on February 25, 2026, beginning at 10:00 AM the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

Legal Description: Lot 5, Block 4, Ashely Oaks, Unit No. 1, as per plat thereof, recorded in Plat Book 60, Page 24, of the Public Records of Hillsborough County, Florida.

More commonly known as: 10440 Tara Dr., Riverview, FL. 33578 ("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 in accordance with Florida Statute, Section 45.031.

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. Twigg Street, Room 604, Tampa, FL. 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twigg 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 January 27, 2026
Respectfully submitted
/s/ Joseph Martinez
Joseph Martinez, Esq. Martinez Law Attorney for Plaintiff Florida Bar Number: 483990 12601 Gulf Blvd, Ste 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us
Jan. 30; Feb. 6, 2026 26-00350H

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
CIVIL DIVISION
Case No: 24-CA-007110
Division: I

VOAZ, LLC, a Florida limited liability company, Plaintiff, v. FUZION PROJECT, INC., as TRUSTEE OF THE WOODLAWN LAND TRUST DATED AUGUST 26, 2022, a Florida corporation, ALEXANDER RODRIGUEZ MARTIN a/k/a ALEXANDER RODRIGUEZ, FLORIDA DEPARTMENT OF REVENUE, JENNIFER Y. FIGUEROA ROJAS, CIRAS, LLC, an Ohio limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 3, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on March 19, 2026, the following described property:

PARCEL 1
THE WEST 50 FEET OF THE EAST 100 FEET OF THE NORTH 1/2 OF LOT 2, BLOCK 14, FAIR GROUND FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 2
THE EAST 86 FEET OF THE EAST 238 FEET OF LOT 3,

BLOCK 11, FAIR GROUND FARMS, EXCEPT THE NORTH 10 FEET OF THE WEST 86 FEET OF THE EAST 238 FEET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 34, 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 WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg 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.
FRANK CHARLES MIRANDA, P.A. /s/ Melissa N. Champagne, MELISSA N. CHAMPAGNE, ESQUIRE F.B.N.: 77395 3226 W. Cypress St. Tampa, FL 33607 Telephone: 813-254-2637
Primary Email: melissa@fcmlaw.com Secondary Email: diana@fcmlaw.com Attorney for Plaintiff
Jan. 30; Feb. 6, 2026 26-00357H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-000867

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOME BANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES, Plaintiff, vs. SANDIP AMIN AND MINAL AMIN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2024, and entered in 23-CA-000867 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOME BANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES is the Plaintiff and SANDIP AMIN; MINAL AMIN; EDGEWATER PLACE HOMEOWNERS ASSOCIATION, INC.; JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION 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 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 9, EDGEWATER PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 7913 LONGWOOD RUN LN, TAMPA, FL

33615
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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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 27 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-004493 - CyO
Jan. 30; Feb. 6, 2026 26-00355H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-013054
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff(s), vs.
NIEMA BULLOCK;
DEMETRIAS MACK; FELLICIA MACK; HOMER MACK; LEON MACK, JR; RICHARD MACK; TERRANCE MACK; IOLA PIERCE; FELICIA MACK; AQUA FINANCE, INC; THE UNKNOWN SPOUSE OF FELICIA MACK; MV REALTY PBC, LLC; THE UNKNOWN SPOUSE OF LEON MACK/N/A NIEMA

BULLOCK; LEON MACK, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LEON MACK, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS.; PATRICIA MACK, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PATRICIA MACK, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS.; THE UNKNOWN SPOUSE OF PATRICIA MACK;

THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: HOMER MACK
LAST KNOWN ADDRESS:
1419 WEST BURGER STREET,
TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
TO: RICHARD MACK
LAST KNOWN ADDRESS:
1419 WEST BURGER STREET,
TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
TO: TERRANCE MACK
LAST KNOWN ADDRESS:
1419 WEST BURGER STREET,
TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
TO: IOLA PIERCE
LAST KNOWN ADDRESS:
2917 N 46TH ST, TAMPA, FL 33605
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that

a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:
ALL THAT PARCEL OF LAND IN HILLSBOROUGH COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 6947-1601, ID# A-23-28-18-3E9-000025-00010.00, BEING KNOWN AND DESIGNATED AS LOT 10, BLOCK 25, EL PORTAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 1419 West Burger Street, Tampa, FL 33604
You are required to file a written response with the Court and serve a copy

of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less

than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED this the day of DEC 09 2025.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 22-006564-1
Jan. 30; Feb. 6, 2026 26-00345H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009709
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
TOYESHA LAKENDRA SMARR A/K/A TOYESHA SMARR, et al.,
Defendant.

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 2/16/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg 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 9 day of January, 2026.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY

As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk

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

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-09490FL
Jan. 30; Feb. 6, 2026 26-00306H

To:
TOYESHA LAKENDRA SMARR A/K/A TOYESHA SMARR, 7316 BAGLEY COVE COURT, SUN CITY CENTER, FL 33573
UNKNOWN SPOUSE OF TOYESHA LAKENDRA SMARR A/K/A TOYESHA SMARR, 7316 BAGLEY COVE COURT, SUN CITY CENTER, FL 33573
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 7, IN BLOCK 4, OF CYPRUS MILL PHASE 1C2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 288, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-011539
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
HEIDI KORN; et al.,
Defendant(s).

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 02/26/2026, 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. Twigg 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 21 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
1271-1671B
Ref# 14552
Jan. 30; Feb. 6, 2026 26-00295H

TO: Heidi Korn
Last Known Residence: 8649 Lake Isle Dr Temple Terrace, FL 33637
TO: Unknown Spouse of Heidi Korn
Last Known Residence: 8649 Lake Isle Dr Temple Terrace, FL 33637
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:
UNIT NO. 182, OF MEADOWOOD CONDOMINIUM VILLAGE THREE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2907, PAGE 213, RE-RECORDED IN OFFICIAL RECORDS BOOK 2918, PAGE 985, RE-RECORDED IN OFFICIAL RECORDS BOOK 2927, PAGE 573, AND PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 1, PAGE 52, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010847
DIVISION: G

MIDFIRST BANK
Plaintiff, v.
SULCIKA NOEMI RODRIGUEZ SMITH A/K/A SULCIKA SMITH, ET AL.
Defendants.

TO: SULCIKA NOEMI RODRIGUEZ SMITH A/K/A SULCIKA SMITH
Current residence unknown, but whose last known address was: 10523 LAKE MONTAUK DR, RIVERVIEW, FL 33578-9509

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

LOT 68, RIVERVIEW LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 85 THROUGH 94, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 02/26/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original

with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602, 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 petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; or e-mail: ADA@fjud13.org

WITNESS my hand and seal of the Court on this day of JAN 21 2026.

Victor D. Crist
Clerk of the Circuit Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000009920
Jan. 30; Feb. 6, 2026 26-00290H

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-012510

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
PATRICIA A. SLUDER, TRUSTEE OF THE PATRICIA A. SLUDER LIVING TRUST DATED JUNE 13, 2003 AND PATRICIA A. SLUDER, et al.
Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE PATRICIA A. SLUDER LIVING TRUST DATED JUNE 13, 2003, whose residence is unknown if he/she/they be living; and if he/she/they be dead, 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 Defendants, 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 HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 157, BLOCK 2, VALENCIA LAKES - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 48, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 02/26/2026 (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. Twigg 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 21 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
25-370925
Jan. 30; Feb. 6, 2026 26-00272H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010199
DIVISION: H

MIDFIRST BANK
Plaintiff, v.
KEREN J. UBINAS, ET AL.
Defendants.
TO: JADA COLON,
Current residence unknown, but whose last known address was:
2647 SHADECREST ROAD, LAND O' LAKES, FL 34639

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

LOT 47, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 11, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 02/26/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Court-

house, 800 Twigg Street, Tampa, FL 33602, 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 petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice Impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org

WITNESS my hand and seal of the Court on this day of JAN 21 2026.

Victor D. Crist
Clerk of the Circuit Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
100001159
Jan. 30; Feb. 6, 2026 26-00291H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
Case #: 25-CA-000651
DIVISION: D

Wells Fargo Bank, N.A.
Plaintiff, vs.-
Kerri Browning a/k/a Kerri Michelle Browning; Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning; United States of America, acting through the Rural Housing Service and its successors; Clerk of the Circuit Court for Hillsborough County, Florida; State of Florida Department of Revenue; MV Realty PBC, LLC; South Fork of Hillsborough County III Homeowners Association, Inc.; 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)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-000651 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Kerri Browning a/k/a Kerri Michelle Browning are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on March 24, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 36, IN BLOCK NO. 2, OF

SOUTH FORK UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 269, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
23-329761 FCOI WNI
Jan. 30; Feb. 6, 2026 26-00363H

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfill all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com



FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-012482
MIDFLORIDA CREDIT UNION, Plaintiff, v. CAROL S. ROGGIE; THE UNKNOWN SPOUSE OF CAROL S. ROGGIE; JENNIFER FEARNOW; THE UNKNOWN SPOUSE OF JENNIFER FEARNOW; STEPHEN C. ROGGIE, II; THE UNKNOWN SPOUSE OF STEPHEN C. ROGGIE, II; TENANT #1; TENANT #2; FAWN LAKE HOMEOWNERS ASSOCIATION, INC.; THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANTS.
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Hillsborough County, Florida:
Lot 21, Block B, FAWN LAKE - PHASE V, a subdivision according to the plat Thereof recorded in Plat Book 90, Page 18, of the

Public Records of Hillsborough County, Florida.
Parcel ID No.: U-03-28-17-5S4-B00000-00021.0
Property Address: 9203 Fawn Crossing Court, Tampa, Florida 33626
has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, Hillsborough County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before March 2, 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.
If you are an individual with a disability who needs any accommodation in order to participate in this proceeding or other court service, program or activ-

ity, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 East Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATE:1/23/2026
VICTOR D. CRIST
Clerk of the Court
(SEAL) By: Jennifer Taylor,
Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Jan. 30; Feb. 6, 2026 26-00335H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009692
ROCKET MORTGAGE, LLC F/K/A ROCKEN LOANS, LLC, Plaintiff, vs. ERIC M. THOMPSON, et. al. Defendant(s).
TO: ERIC M. THOMPSON, UNKNOWN SPOUSE OF ERIC M. THOMPSON,
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.
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARLENE S. THOMPSON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, 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 Defendants, 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 HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 5, BLOCK 18, EAST SUWANEE HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 42, 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 03/02/2026 / (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. Twigg 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 22 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
25-330563
Jan. 30; Feb. 6, 2026 26-00305H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 25-CA-010313
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DUANE EDWARD GRIFFIN; SHONDA HOGAN A/K/A SHONDA GRIFFIN F/K/A HOGAN SHONDA; UNKNOWN SPOUSE OF DUANE EDWARD GRIFFIN; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
LAST KNOWN ADDRESS: 4103 N. FORBES RD, PLANT CITY, FL 33565
TO: DUANE EDWARD GRIFFIN AND UNKNOWN SPOUSE OF DUANE EDWARD GRIFFIN
LAST KNOWN ADDRESS: 4103 N Forbes Rd, Plant City, FL 33565
ALSO ATTEMPTED AT: 5818 WILDLIFE CIR., PINEY FLATS, TN 37686;
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE SOUTH 445 FEET THEREOF, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11467, PAGE 1745, OF THE PUBLIC RECORDS OF THE HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 4103 N Forbes Rd, Plant City, FL 33565
has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP,

Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before February 26, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.
If you are an individual with a disability who needs an accommodation in order 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. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 21 day of January, 2026.
VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: JENNIFER TAYLOR
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@fwlaw.com
04-102222-F00
Jan. 30; Feb. 6, 2026 26-00360H

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010410
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-9, Plaintiff, vs. HATTIE HALL; UNKNOWN SPOUSE OF HATTIE HALL; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).
TO: HATTIE HALL
(Current Residence Unknown)
(Last Known Address(es))
5100 JOE KING ROAD
PLANT CITY, FL 33567
802 DOUGLAS ST
PLANT CITY, FL 33563
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)
5100 JOE KING ROAD
PLANT CITY, FL 33567
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE WEST ONE-HALF (W1/2) OF THE NORTH ONE-FIFTH (N 1/5) OF THE SOUTH ONE-HALF (S 1/2) OF NE 1/4 OF SE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST.
A/K/A: 5100 JOE KING ROAD, PLANT CITY, FL 33567.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER,

P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 2/27/2026, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twigg Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.
Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.
WITNESS my hand and the seal of this Court this 22 day of January, 2026.
VICTOR D. CRIST
As Clerk of the Court and/or Comptroller
(SEAL) /s/ Jennifer Taylor
Signature
Jennifer Taylor
Print Name if Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff
25-52334
Jan. 30; Feb. 6, 2026 26-00322H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010747
WELLS FARGO BANK, N.A. Plaintiff, v. MELISSA ANN MOORE, ET AL. Defendants.
TO: MELISSA ANN MOORE,
Current residence unknown, but whose last known address was:
13515 GREENLEAF DR, TAMPA, FL 33613-4124
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:
LOT 8, BLOCK 2, OF MAGDALENE SHORES ESTATES, UNIT #5, AS RECORDED IN PLAT BOOK 43, PAGE 10, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 02/26/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Court-

house, 800 Twigg Street, Tampa, FL 33602, 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 petition.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040 ; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fjud13.org
WITNESS my hand and seal of the Court on this day of JAN 21 2026.
Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Patricia Corbin
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011211
Jan. 30; Feb. 6, 2026 26-00320H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002616
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3, Plaintiff, vs. LAKESHA RAINES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIDELITY MORTGAGE, A DIVISION OF DELTA FUNDING CORPORATION; UNKNOWN SPOUSE OF LAKESHA RAINES; JOE RAINES; UNKNOWN SPOUSE OF JOE RAINES; TANYA BLUE; UNKNOWN SPOUSE OF TANYA BLUE; DARRELL CROCKETT; UNKNOWN SPOUSE OF DARRELL CROCKETT; STEVE RAINES A/K/A STEVEN BERNARD RAINES; UNKNOWN SPOUSE OF STEVE RAINES A/K/A STEVEN BERNARD RAINES; GARY RAINES; UNKNOWN SPOUSE OF GARY RAINES; ANTHONY RAINES, SR.; UNKNOWN SPOUSE OF ANTHONY RAINES, SR., Defendant(s).
TO: Darrell Crockett
Residence Unknown
Unknown Spouse of Darrell Crockett
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 2, BLOCK 1, SANSON PARK UNIT NO. 4, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 3203 Darlington Drive, Tampa, Florida 33619
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 02/25/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on JAN 20 2026.
Victor D. Crist
Clerk of said Court
(SEAL) By: Patricia Corbin
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400040
Jan. 30; Feb. 6, 2026 26-00321H

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-000221
ANDRE JEVOV BROWN JR. an individual, and THE BROWNS TRUST, by and through its Trustee, Isaac Washington, Plaintiffs, v. US BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE; JOHN DOE and JANE DOE, as unknown parties in possession; and ALL UNKNOWN PARTIES claiming any right, title, or interest in the subject property, Defendants.
TO: JOHN DOE and JANE DOE, as unknown parties in possession, and ALL UNKNOWN PARTIES claiming by, through, under, or against the above-named Defendants, or otherwise claiming any right, title, or interest in the subject property:
YOU ARE NOTIFIED that an action to Quiet Title, for Declaratory Judgment, Cancellation of Instruments, and Imposition of a Constructive Trust has been filed against you concerning the following real property located in Hillsborough County, Florida:
LOT 10, SHOALS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Parcel ID: U-23-30-20-731-000000-00010.0
Site Address: 909 Shoals Land-

ing Dr, Brandon, FL 33511
You are required to serve a copy of your written defenses, if any, to the Complaint on:
Isaac Washington, Trustee
THE BROWNS TRUST
10810 Boyette Rd., Suite 444
Riverview, FL 33569
on or before (30 days after the first date of publication), and to file the original of the written defenses with the Clerk of this Court either before service on Plaintiffs or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.
This Notice shall be published once each week for four (4) consecutive weeks in a newspaper of general circulation in Hillsborough County, Florida.
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. Twigg 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.
Isaac Washington, Trustee
THE BROWNS TRUST
10810 Boyette Rd., Suite 444
Riverview, FL 33569
Jan. 30; Feb. 6, 13, 20, 2026 26-00315H

FIRST INSERTION

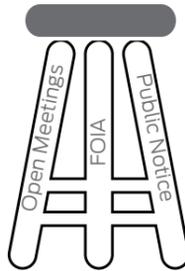
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-012541
DIVISION: E
THELMA MARIE WILLIAMS, v. PERSONS WHO MAY CLAIM TITLE TO REAL PROPERTY IN THIS ACTION
TO: UNKNOWN PERSONS WHO MAY CLAIM TITLE TO REAL PROPERTY 5829 Hammon Dr., Tampa, Florida 33619
IN THIS ACTION
Address: Unknown
YOU ARE NOTIFIED that a Petition to Quiet Title to Real Property has been filed by THELMA MARIE WILLIAMS. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before February 26, 2026, and file an original with the Clerk of this Court either before service on Petitioners attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the 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. Twigg 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.
Date: January 21, 2026.
Victor Crist
Clerk of the Court
(SEAL) BY: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
This instrument was prepared by Fehintola Oguntebi
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebiaw.com/
feguntebi@aol.com
Jan. 30; Feb. 6, 13, 20 2026 26-00296H

FIRST INSERTION

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free 

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.



Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

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- Meeting Minutes or Summaries
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- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
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Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

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

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

NOTICE OF REGULAR MEETING OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

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

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

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

RESOLUTION 2026-05

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

[2026 BOUNDARY AMENDMENT]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

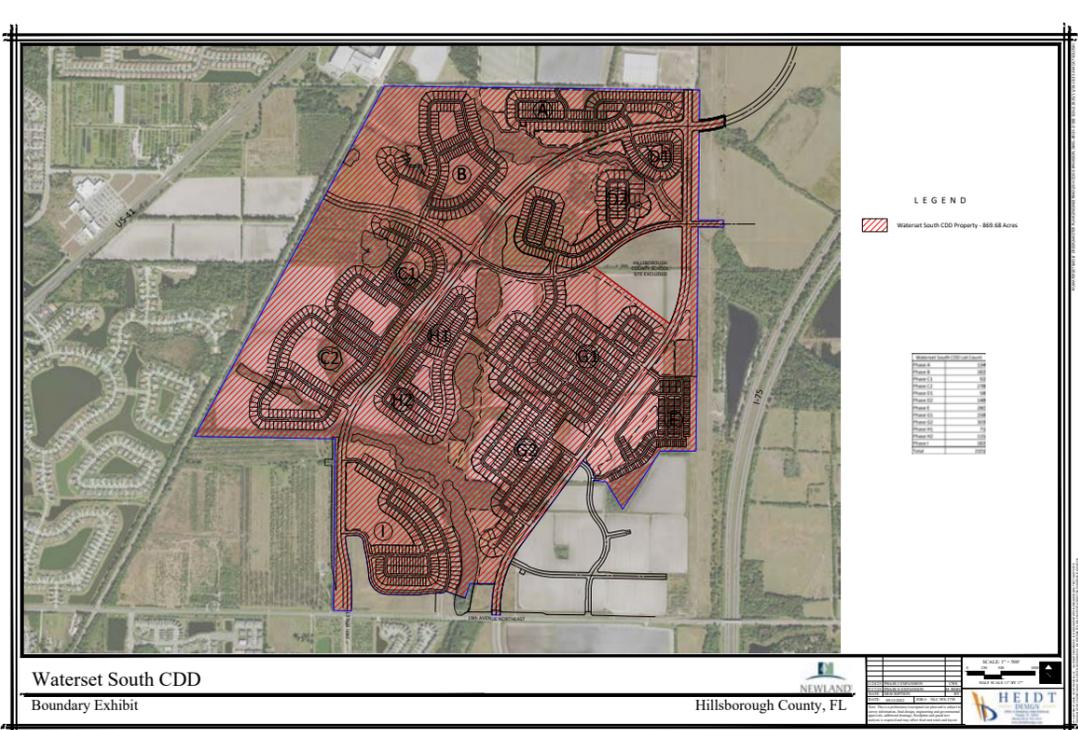
13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication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

14. This Resolution shall become effective upon its passage.

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

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

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



--- ESTATE ---

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000175
Division PROBATE
IN RE: ESTATE OF
SHARON BERMAN
Deceased.

The administration of the estate of Sharon Berman, deceased, whose date of death was September 17, 2025, is pending in the Circuit Court for HILLSBOROUGH COUNTY, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

SECOND 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 unmaturing, 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 unmaturing, 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 26-00209H

SECOND 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 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:
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000565
IN RE: ESTATE OF
CARL DECICCO A/K/A
CARL MICHAEL DECICCO
Deceased.

The administration of the estate of Carl Decicco a/k/a Carl Michael Decicco, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

SECOND INSERTION

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

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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is January 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 26-00214H

SECOND 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 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 Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:
D. Russell Stahl Jr
(Jan 16, 2026 12:12:38 EST)
David Russell Stahl Jr.

1108 Belladonna Dr.
Brandon, FL 33510
Attorney for Personal Representative:
AMBER JOAN BELZ, ESQUIRE
Florida Bar Number: 112384
955 E. Del Webb Blvd.
Suite 101B
Sun City Center, FL 33573
Telephone: (813) 296-1296
E-Mail: attorneybelz@belzlegal.com
Secondary E-Mail:
paralegal@belzlegal.com
January 23, 30, 2026 26-00223H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000080
IN RE: THE ESTATE OF
JOSEPH WILLIAM BLITCH
A/K/A JOSEPH W. BLITCH,
Deceased.

The administration of the Estate of Joseph William Blitch a/k/a Joseph W. Blitch, deceased, whose date of death was October 13, 2025, File Number 26-CP-000080, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street Tampa, FL 33602. The name and address 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 the decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is required to be served 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims

with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative
MICHAEL J. BLITCH,
Personal Representative

1705 Cottage Oaks Court
Brandon, FL 33510
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
January 23, 30, 2026 26-00218H

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

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

FOURTH 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. Twigg 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

SECOND 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 PUBLIC RECORDS OF HILLSBOROUGH 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, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Landerdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before 02/23/2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

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

DELUCA LAW GROUP PLLC

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

service@delucalawgroup.com

25-06813

January 23, 30, 2026

26-00247H

THIRD INSERTION

NOTICE OF

ADMINISTRATIVE COMPLAINT
To: Alayna Joy Morris
Lakeland, Hillsborough County,
Florida

Case Number: 348419-25-AG

An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Hannah.Brackett@MyFloridaCFO.com or via telephone at (850) 413-4241. If a request for a hearing is not received by February 27, 2026, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in accordance with law. Jan. 16, 23, 30; Feb. 6, 2026

26-00144H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION

File No. 25-CP-004343

Division U

**IN RE: ESTATE OF
GERTRUDE WILMA HINSCH,
Deceased.**

The administration of the estate of Gertrude Wilma Hinch, 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 Twigg 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

btaylorseq@outlook.com

January 23, 30, 2026

26-00249H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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
8-101/102 Jennifer Pacheco
A-256 Vassie Jernigan
A-272 MICHAEL SHULTZ
A-304 Brianna Dugger
A-315 William Bascue
A-340 Jeremy Peters
A-349 Christine Ruiz
B-456 CHARLES PETERSON
B-4551 Martin Bueno Jr

B-477 Luis Lopez
B-493 Karen Douglas
C-596 Brenda Compton

D-738 Ashley Jernigan
F-810 Monya Smith

Boxes, Clothing, Suitcases
Boxes, Bedding, Clothing, Shelf
Appliance, Baby Items, Boxes, Furniture
Boxes, Furniture, Cabinet
Boxes, Baby Items, Furniture, Sports
Baby Items, Furniture, Sports, Toys, Vanity
Boxes, Clothing, Tools, Wet Vac
Artwork, Boxes, Totes
Boxes, Bedding, Christmas decorations
Baby Items, Bedding, Boxes, Kitchenware, Toys
Boxes, Instruments
Boxes, Furniture, Tools
Boxes, Kitchenware, Furniture, Suitcases, Television
Boxes, Bedding, Baby Items, Furniture
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.

26-00202H

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-005929

WILMINGTON SAVINGS FUND

**SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE
ACQUISITION TRUST,**

**Plaintiff, vs.
GWENDOLYN R. PERRY, et al.**

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 10, 2025, and entered in 24-CA-005929 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and GWENDOLYN R. PERRY; JAMES C. PERRY; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 09, 2026, the following described property as set forth in said Final Judgment, to-wit:

THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA, TO WIT: LOT 28, BLOCK A OF BRANDON BROOK PHASE IX A AND B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 327 COUNTRY VINEYARD DR, VALRICO, FL 33594

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

IMPORTANT

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

Dated this 20 day of January, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-091745 - NaP

January 23, 30, 2026 26-00242H

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Karen L. McElroy and Louis Joseph Horkan will on 11th day of February 2026 at 10:00 a.m., on property at 203 Poolside Drive, Lot #203, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1996 CLAS Mobile Home
VIN #: 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, 30, 2026 26-00257H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 1032 Cesari, Callie Baby items, Boxes, bags, totes, furniture, toys
Unit 3044 Walker, Mark House hold goods
Unit 2178 Louaillier, Aimee House hold goods
Unit 2081 Burgos, Erika House hold goods

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

January 23, 30, 2026

26-00201H

SECOND 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 Trel 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. River-view, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

A015	Kayla Wooten	Artwork, boxes, electronics, furniture, lamps
A031	Te Qiantris Jennings	Furniture
A066	Courtenay Mayhue	Bedding, furniture
A105	viva Shazell	Bedding, boxes, bags, totes, furniture
A130	Phealandrea Salter	Boxes, bags, totes, clothing, sports, outdoors
A225	Winstin Joseph	Boxes, bags, totes, electronics, kitchenware, furniture

A247	Jose Sanchez	Boxes, bags, totes, electronics, kitchenware furniture
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B001	Anthony Bradley	Boxes, totes, electronics, furniture, sports, trampoline, bicycle
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B008	Emmanuel Nanji	Appliances, boxes, bags, totes, furniture
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B089	Joseph Hillard	Books, files, clothing, electronics
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B123	Hector Giraldo-Gomez	Bedding, boxes, bags, totes, clothing, electronics, furniture, tools
------	----------------------	--

B148	Krychonda Baldwin	Boxes, bags, totes, artwork, furniture
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C020	Michelle Tokos	Boxes, bags, totes, furniture, lamps
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C023	Troy Ellis	Bedding, boxes, clothing, electronics, shoes TV
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C044	Salie Mirra	Boxes, bags, totes, baby items
------	-------------	--------------------------------

D111	Joe Andersen III	Boxes
------	------------------	-------

D146	Andrea Allen	Bedding, boxes, bags, totes, furniture, lamps, sports
------	--------------	---

D173	PRAVEEN SIKARWAR	Appliances, artwork, baby items, bedding, boxes, clothing, collectibles, electronics, kitchenware, tools, lamps, CDs, DVDs, sports equipment, toys
------	------------------	--

D182	ALLEN BROWN Jr	Bedding, furniture, electronics
------	----------------	---------------------------------

D208	Ryan Culpepper	Baby items, bedding, boxes, bags, totes, furniture, sports, toys
------	----------------	--

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

January 23, 30, 2026

26-00204H

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

UCN: 292025CA010214A001HC

CASE NO.: 25-CA-010214

SKYWAY CAPITAL

MANAGEMENT, LLC., a Florida

limited liability company,

Plaintiff, vs.

FABI TAQUERO, LLC., a

Florida limited liability company,

FLAVIANO MEJIA TREJO, STATE

OF FLORIDA, AND ANY KNOWN

AND/OR UNKNOWN TENANTS.

Defendants.

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 20th day of January, 2026 in CASE NO.: 25-CA-010214 of the Circuit Court of Hillsborough County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and FABI FABI TAQUERO, LLC., a Florida limited liability company, 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 HILLSBOROUGH COUNTY, FLORIDA.

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

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

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

If you are a person with a disability who needs 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this the 20 day of January, 2026.

Steven W. Moore, Esquire
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300

FBN:0982660/SPN:01530027

Primary email:
steven@stevenmoorepa.com

Secondary email:
kathy@stevenmoorepa.com

January 23, 20, 2026 26-00258H



Who benefits from legal notices?

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-014910
CWS INVESTMENTS, INC., Plaintiff, vs.
CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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, 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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 9, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-003465
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.
THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).

JECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are Defendants. The Clerk of this Court, Victor D. Crist, shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on FEBRUARY 25, 2026, the following described property as set forth in said Final Judgment, to wit:
 The East 50 feet of the West 153.9 feet of the South 100 feet of Lot 19, FOREST HEIGHTS, according to the plat thereof as recorded in Plat Book 26, Page 42, Public Records of Hillsborough County, Florida.
 With a street address of: 4219 W. Green Street, Tampa, FL 33607.
ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated October 27, 2025 and the January 16, 2026 Order Granting Plaintiff's Motion to Cancel and Reschedule the January 28, 2026 Foreclosure Sale, and entered in Case No. 25-CA-003465, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 3 LLC, a Delaware limited liability company is the Plaintiff and THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUB-

ject matter of this action by and through or under or against the named defendants herein; unknown tenant #1 and unknown tenant #2, if any, are defendants. The clerk of this court, Victor D. Crist, shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the clerk's website for on-line auctions, at 10:00 AM on February 25, 2026, the following described property as set forth in said final judgment, to wit:
 The East 50 feet of the West 153.9 feet of the South 100 feet of Lot 19, Forest Heights, according to the plat thereof as recorded in Plat Book 26, Page 42, Public Records of Hillsborough County, Florida.
 With a street address of: 4219 W. Green Street, Tampa, FL 33607.
ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.
 If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Thirteenth Judicial Circuit ADA Coordinator at the George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602; Phone: (813) 272-5894 at least seven working days of the date of the service is needed; if you are hearing or voice impaired, call 711.
 DATED January 16, 2026.
 By: /s/ Vivian A. Jaime
 Vivian A. Jaime, Esq.
 FBN 714771
 Submitted by:
 Vivian A. Jaime, Esq.
 RITTER, ZARETSKY, LIEBER & JAIME, LLP
 2800 Biscayne Boulevard, Suite 500
 Miami, Florida 33137
 Tel: 305-372-0933
 E-mail: Vivian@rzllaw.com and Denise@rzllaw.com
 January 23, 30, 2026 26-00234H

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-009868
MOSAIC FERTILIZER, LLC, a Delaware limited liability company, Plaintiff, v.
COASTAL WASTE & RECYCLING, INC., a Delaware corporation; PANCO REAL ESTATE, LLC, a Delaware limited liability company; SHELDON A. MICKELSON, Individually and as Co-Trustee of the SAM Trust Dated December 22, 1997 a/k/a SHELDON A. MICKELSON, Individually and as Co-Trustee of the Sheldon A. Mickelson & Annette C. Mickelson, Co-Trustee or his Successor Trustee under the SAM Trust Dated December 22, 1997; ANNETTE C. MICKELSON, Individually and as Co-Trustee of the SAM Trust Dated December 22, 1997; MARIELA SILVA JIMENEZ; the Unknown Spouse of MARIELA SILVA JIMENEZ; TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE, an administratively dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE; FERNANDO VILLEGAS; MARIA FERNANDA ERAZO; ROBERT D. JONES; VICKI D. JONES; MANLEY R.

VANVALKENBURG, JR. a/k/a MANLEY R. VAN VALKENBURG; ROBIN L. VANVALKENBURG a/k/a ROBIN L. VAN VALKENBURG; CHARLES RAMSEY a/k/a CHARLES M. RAMSEY a/k/a CHARLES M. RAMSEY SR.; JOE D. RAMSEY, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOE D. RAMSEY; LONNIE C. PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of LONNIE C. PREVATT; JOYCE PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOYCE PREVATT; EAST BAY RACEWAY, INC., an involuntarily dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against EAST BAY RACEWAY, INC.; U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against U.S. FISH, INC.; all other persons claiming by, through, under or against said Defendants; and all other persons or entities having or claiming to have any right, title or interest in and to the real property hereinafter described,
Defendants.
 TO: CHARLES RAMSEY a/k/a CHARLES M. RAMSEY a/k/a CHARLES M. RAMSEY SR.
 JOE D. RAMSEY, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOE D. RAMSEY
 LONNIE C. PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of LONNIE C. PREVATT

JOYCE PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOYCE PREVATT
 U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against U.S. FISH, INC.
 TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE, an administratively dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE
YOU ARE NOTIFIED that an action has been filed against you seeking to quiet title and for deed reformation related to the following described real property located at 6116 Chancey Road, Tampa, Florida, in Hillsborough County, Florida:
 The West 227.86 feet of Tract 15, North of the Canal in the Northeast 1/4 of Section 10, Township 30 South, Range 19 East, in SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida; and
 The South 88.53 feet of the West 227.86 feet of Tract 10, in the Northeast 1/4 of Section 10, Township 30 South, Range 19 East, in SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.
 and that you are required to serve a copy of your written defenses, if any, to it on CHRISTINA A. HUCKFELDT, STINSON LLP, the Plaintiff's attorney, whose email address is christina.huckfeldt@stinson.com and

address is 100 South Ashley Drive, Suite 500, Tampa, Florida 33602, Telephone: (813) 534-7337, on or before February 20, 2026, and to file the original with the Clerk of the Circuit Court, George E. Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602 or Clerk of the Circuit Court P.O. Box 3360, Tampa, FL, 33601, either before service on the Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: DEC 31 2025.
 Victor D. Crist
 Clerk of Court
 (SEAL) By: Patricia Corbin
 Deputy Clerk
 CHRISTINA A. HUCKFELDT, STINSON LLP, the Plaintiff's attorney, christina.huckfeldt@stinson.com
 100 South Ashley Drive, Suite 500, Tampa, Florida 33602, Telephone: (813) 534-7337
 Jan. 9, 16, 23, 30, 2026 26-00100H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-008783
LAKEVIEW LOAN SERVICING, LLC Plaintiff, vs.
LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI; MIRABAY HOMEOWNERS ASSOCIATION, INC.; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-LOC2; UNKNOWN SPOUSE OF LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).
 To the following Defendant(s):
 LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI
 Last Known Address
 5413 CAFREY PLACE
 APOLLO BEACH, FL 33572
 UNKNOWN SPOUSE OF LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI
 Last Known Address
 5413 CAFREY PLACE
 APOLLO BEACH, FL 33572
 UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
 Last Known Address
 5413 CAFREY PLACE
 APOLLO BEACH, FL 33572
 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
 Last Known Address
 5413 CAFREY PLACE
 APOLLO BEACH, FL 33572
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 6, BLOCK 70, MIRABAY PARCEL 5B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 23 THROUGH 29, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.
 a/k/a 5413 CAFREY PLACE, APOLLO BEACH, FL 33572
 HILLSBOROUGH
 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinocsi Law Group, P.C., Attorney for Plaintiff, whose address is 100 West Cypress Creek Road, Suite 1045, Fort Lauderdale, FL 33309, within 2/11/2026 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 This notice is provided pursuant to Administrative Order No. 2.065.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8771.
WITNESS my hand and the seal of this Court this 6 day of January, 2025.
 Victor Crist
 As Clerk of the Court by: (SEAL) By: Jennifer Taylor
 As Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602
 Submitted by:
 Marinocsi Law Group, P.C.
 100 West Cypress Creek Road,
 Suite 1045
 Fort Lauderdale, FL 33309
 Telephone: (954) 644-8704
 Facsimile: (401) 262-2110
 January 23, 30, 2026 26-00262H

SECOND INSERTION

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

TEREST 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 the sale is set aside for any reason, the Purchase at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
 If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 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. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
 Phone: (813) 272-7040 or ADA@fljud13.org
 Dated 15th day of January, 2026.
 Respectfully submitted,
 TIFFANI N. BROWN LAW, PLLC
 /s/ Tiffani N. Brown
 TIFFANI N. BROWN, ESQ.
 Florida Bar No. 1008812
 Tiffani N. Brown Law, PLLC
 12574 Flagler Center Blvd. Suite 101
 Jacksonville, FL 32258
 Phone: (850) 312-1323
 Fax: (850) 213-6504
 tbrown@tbnbrownlaw.com
 Attorneys for Plaintiff
 January 23, 30, 2026 26-00213H

FOURTH INSERTION
NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO. 2025-013848
DIVISION I
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD GABOR
TO: DANYEL THOMASON
LAST KNOWN ADDRESS: 7349
Ulmerton Road, Largo, Florida
33771-4834
CURRENT RESIDENCE UNKNOWN
 A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on November 11, 2025, in Clearwater, Florida. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 2/10/2026, otherwise a default will be entered against you for the relief demanded in the Petition.
 There will be a hearing on the petition to terminate parental rights pending adoption on February 19, 2026, at 8:30 a.m., before Judge Jeffrey M. Rich in Room 403, of the Hillsborough County Courthouse. The court has re-

served 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows:
 Zoom Link:
 https://zoom.us/j/3704372256
 Meeting ID: 370-4372-256
UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.
JAN 05 2026
CLERK OF THE CIRCUIT COURT
 (SEAL) By: Jessica Saladin
 Deputy Clerk
 Bryan K. McLachlan, Esq.,
 P.O. Box 7427, Seminole, FL 33775
 January 9, 16, 23, 30, 2026 26-00096H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008632
Div. 5

**HAWKS POINT HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff, vs.**

**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.hillsborough.realforeclose.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.

FRISCI A & 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

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. 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,
Devees, Assignees, Lienors,
Creditors, Trustees And All Others
Who May Claim An Interest In The
Estate Of Gloria J. Tucker a/k/a
Gloria Jean Jones Tucker,
(Deceased), et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 13-CA-000581 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII is the Plaintiff and Unknown Heirs, Beneficiaries, Devees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Gloria J. Tucker a/k/a Gloria Jean Jones Tucker, (Deceased); Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) who are not known to be Dead or Alive, Whether said Unknown Parties may Claim an Interest as Spouses, Heirs, Devees, Grantees, or other Claimants; Bobby L. Jackson; Katrina Robinson n/k/a Katrina C. Tucker; Angela Tucker a/k/a Angela F. Tucker; Gene-Roy Downs; Reuben Cherry; Hazel Tucker; Cassandra Varnes; Unknown Tenant #1 In Possession Of The Property n/k/a Katrina Robinson a/k/a Katrina Tucker are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.

realforeclose.com, beginning at 10:00 AM on the 19th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

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.

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 15th day of January, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 15-F07914
January 23, 30, 2026 26-00220H

SECOND INSERTION

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

CASE NO. 25-CA-000811
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2019-3,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF DONNA M.
COLE, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 11, 2025, and entered in 25-CA-000811 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 is the Plaintiff and THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONNA M. COLE, DECEASED; TERESA L. MANIS; ELISHIA MANIS; MELISSA MATTAIR are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 3, SUNSET HEIGHTS REVISED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 203 PEVETTY DR, PLANT CITY, FL 33563
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the

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

CASE NO. 24-CA-000010
FIFTH THIRD BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
JOEL URENA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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 Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mcCalla.com
Fla. Bar No.: 146803
23-06150FL
January 23, 30, 2026 26-00232H

SECOND INSERTION

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 # R9

U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
NICOLE OCUTO; COPPERFIELD
TOWNHOMES HOMEOWNERS'
ASSOCIATION, INC.; HOUSING
FINANCE AUTHORITY OF
HILLSBOROUGH COUNTY,
FLORIDA; UNITED STATES
OF AMERICA ACTING ON
BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
SPOUSE OF NICOLE OCUTO;
UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 12 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

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@fljud13.org

Dated this 16 day of January 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03035
January 23, 30, 2026 26-00221H

SECOND INSERTION

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

CASE NO.: 24-CA-002416
LAKEVIEW LOAN SERVICING,
LLC.,
Plaintiff, VS.

JUAN G. ILLAN A/K/A JUAN
ILLAN; UNKNOWN SPOUSE OF
JUAN G. ILLAN A/K/A JUAN
ILLAN N/K/A ALICIA ILLIAN;
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 26, 2025 in Civil Case No. 24-CA-002416, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff, and JUAN G. ILLAN A/K/A JUAN ILLAN;

SECOND 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, vs.
JENNIFER FILS, ET.AL;
Defendants

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

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

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-001506
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

ALFONSO THORNTON, JR.;
UNKNOWN SPOUSE OF
ALFONSO THORNTON, JR.;
CLARENCE ALLEN; UNKNOWN
SPOUSE OF CLARENCE ALLEN;
BRENDA ALLEN; UNKNOWN
SPOUSE OF BRENDA ALLEN;
UNITED STATES OF AMERICA,
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Amending Final Judgment and Rescheduling Foreclosure Sale filed November 25, 2025 and entered in Case No. 23-CA-001506, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALFONSO THORNTON, JR.; UNKNOWN SPOUSE OF ALFONSO THORNTON, JR.; CLARENCE ALLEN; UNKNOWN SPOUSE OF CLARENCE ALLEN; BRENDA ALLEN; UNKNOWN SPOUSE OF BRENDA ALLEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00

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

Dated this 16th day of January, 2026.
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00036 NML
V6.20190626
January 23, 30, 2026 26-00230H

SECOND INSERTION

UNKNOWN SPOUSE OF JUAN G. ILLAN A/K/A JUAN ILLAN N/K/A ALICIA ILLIAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK B, AND A 1/23 INTEREST IN LOT 16, BLOCK A, REVISED PLAN OF MANATEE HARBOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 5th 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: 2026.01.05 15:17:31-05'00'
Foxit PDF Editor Version: 13.1.7
1184-2232B
January 23, 30, 2026 26-00200H

--- 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-009828
ELLINGTON EMPIRE FUND LLC, Plaintiff, v. HILLS FLIP LLC, a Florida Limited Liability Company; SHABDAN MOLDOKMATOV, an Individual; PEMA GENERAL SERVICES LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s):
HILLS FLIP LLC, a Florida Limited Liability Company (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 7, BLOCK 12, SEMINOLE HEIGHTS OF NORTH TAMPA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
a/k/a 5108 N Suwanee Ave, Tampa, FL 33603

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before

2/18/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 13 day of January 2026.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 23, 30, 2026 26-00253H

SECOND 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 Whiteaway 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 Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 8 day of January, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
January 23, 30, 2026 26-00226H

SECOND 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.

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

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

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

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

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

Kelley Kronenberg
8201 Peters Road, Suite 4000
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: M22143-JMV
January 23, 30, 2026 26-00254H

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 25-CA-011435
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2025-NQMI, Plaintiff, vs.

RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE; UNKNOWN SPOUSE OF RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE (LAST KNOWN ADDRESS) 3611 E MOHAWK AVE. TAMPA, FLORIDA 33610
UNKNOWN SPOUSE OF RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE (LAST KNOWN ADDRESS) 3611 E MOHAWK AVE. TAMPA, FLORIDA 33610
UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY 3611 E MOHAWK AVE. TAMPA, FLORIDA 33610

who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 222, BELLMONT HEIGHTS NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 41, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 3611 E MOHAWK AVE., TAMPA, FLORIDA 33610

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before February 11, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01703 SM, LLC
V1.20140101
January 23, 30, 2026 26-00252H

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-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

SECOND 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED; BERNICE VASQUEZ; UNKNOWN SPOUSE OF BERNICE VASQUEZ; VANESSA AVILES; and UNKNOWN SPOUSE OF VANESSA AVILES, Defendant.

NOTICE OF ACTION
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED
LAST KNOWN ADDRESS: 7208 NORTHBRIDGE BLVD, TAMPA, FL 33615

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

LOT 13, BLOCK 79, TOWN N COUNTRY PARK UNIT NO. 36, according to the plat thereof, recorded in Plat Book 43, Page 40, of the Public Records of Hillsborough County, Florida.
Parcel ID: U-26-28-17-0A3-000079-00013.0

Folio: 005049-0702
has been filed by Plaintiff, SANDRA BECKFORD F/K/A SANDRA VASQUEZ, and you are required to serve a copy of your written defenses, if any, on Agnes Mombrun Geter, Esq., 2850 34th St N., #350, Saint Petersburg, FL 33713, (321) 216-2040 on or before February 11, 2026 and file the original with the Clerk and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 6th day of January, 2026.

Victor Crist
Clerk of the Circuit Court
By: Jennifer Taylor
Deputy Clerk

Agnes Mombrun Geter,
Esq., 2850 34th St N., #350,
Saint Petersburg, FL 33713,
(321) 216-2040
Jan. 23, 30; Feb. 6, 13, 2026

26-00215H

SECOND INSERTION

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

CASE NO.: 25-CA-011518
CMG MORTGAGE, INC., Plaintiff, v. PEDRO E. MUNOZ BARRIOS; et al, Defendant(s).

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

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
BEGIN AT A POINT 671.0 FEET NORTH AND N 89 DEGREES 23' 50" W, 340.0 FEET

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

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

mediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court this 21 day of JAN, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
January 23, 30, 2026 26-00269H

OFFICIAL COURTHOUSE WEBSITES

manateclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- 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-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 Easto
Last Known Residence: 1106 Arbour Verde Ct Tampa, FL 33613

TO: Joshua Easto a/k/a Joshua Justin Burr Easto
Last Known Residence: 1106 Arbour Verde Ct Tampa, FL 33613

YOU 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 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 PITTE, LLP, Plaintiff's attorney, at 401

W. Linton Blvd. Suite 202-B Delray 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 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 JAN 13 2026.

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

ALDRIDGE PITTE, 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

SECOND INSERTION

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

CASE NO. 25-CA-012138
**COMPU-LINK CORPORATION,
DBA CELINK,
Plaintiff, vs.
ISREAL F. GARCIA A/K/A ISRAEL
F. GARCIA, et al.
Defendant(s).**

TO: ISREAL F. GARCIA A/K/A ISRAEL 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 foreclosed herein.

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

LOT 1212, FIRST ADDITION TO RUSKIN CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 39 AND 40, 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 02/19/2026 /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 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

SECOND 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
LINDSAY 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-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realeforeclose.com at 10:00 A.M. on March 23, 2026, the following described property:

LOT 10, BLOCK 5, VENTANA GROVES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 202 THROUGH 221, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Folio No. 077192-6064
COMMONLY KNOWN AS:
11210 Sage Canyon Drive, River-view, FL 33578.

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.

ADA INFORMATION
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN A COURT 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 A NOTIFICATION OF A COURT PROCEEDING IF THE TIME BEFORE THE SCHEDULED 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

SECOND INSERTION

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

Case No. 25-CA-009638
Village Capital & Investment LLC
Plaintiff, vs.

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

Last Known Address: 2118 Ramblewood Ct, Brandon, FL 33510
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 17, ORANGEWOOD, UNIT #2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 82 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the

first date of publication on or before 02/05/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED ON DEC 31 2025.
Victor D. Crist
As Clerk of the Court
(SEAL) By Patricia Corbin
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02221
January 23, 30, 2026 26-00211H

SECOND INSERTION

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

CASE NO. 25-CA-011519
**PLANET HOME LENDING, LLC,
Plaintiff, vs.
BG VENTURES INVESTMENT
REAL ESTATE III, LLC, et al.
Defendant(s).**

TO: KAREN PEGUADA A/K/A KAREN MELISA PAGUADA, 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 13, BLOCK B, COPPER RIDGE - TRACT B3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 98, 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 02/19/2026 /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 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
25-343539
January 23, 30, 2026 26-00206H

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. 292025CA008250A001HC
Freedom Mortgage Corporation
Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Lee Underwood a/k/a Dorothy Lee Gray, Deceased; et al Defendants.

TO: Joann Daniell Underwood
Last Known Address: 2902 Knowlway Court Apt 104, Tampa, FL 33607

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

EAST 1/2 OF LOTS 1 AND 2, BLOCK M, IN RANDALLS REVISED SUBDIVISION OF BLOCKS J, K, L, M, N, O, P, Q AND R OF RANDALLS SUBDIVISION NO. 2, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 19 EAST.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC.,

the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 01/22/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED ON DEC 17 2025.
Victor D. Crist
As Clerk of the Court
(SEAL) By Patricia Corbin
As Deputy Clerk

Amanda Driscole, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01880
January 23, 30, 2026 26-00207H

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-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: JAMES TRAVIS BYERS

Last Known Address
9824 SAGE CREEK DR
RUSKIN, FL 33573

Current Residence is Unknown

TO: TABETHIA S. BYERS

Last Known Address
9824 SAGE CREEK DR
RUSKIN, FL 33573

Current Residence is Unknown

TO: TABETHIA S. BYERS AS TRUSTEE OF JTB REVOCABLE LIVING TRUST DATED MAY 7, 2024

Last Known Address
9824 SAGE CREEK DR
RUSKIN, FL 33573

Current Residence is Unknown

TO: UNKNOWN BENEFICIARIES OF THE JTB REVOCABLE LIVING TRUST DATED MAY 7, 2024

Last Known Address
9824 SAGE CREEK DR
RUSKIN, FL 33573

Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

ing 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 2/12/2026, 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 7, 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 26-00217H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 25-CA-006617
**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, v.**

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
JOHNNY L. RANDLE, DECEASED;
UNKNOWN SPOUSE OF JOHNNY
L. RANDLE; INDYMAC
FEDERAL BANK, FSB,
SUCCESSOR IN INTEREST TO
INDYMAC BANK, F.S.B.;
BRANDON HOMEOWNERS'
ASSOCIATION, INC.; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.**

TO: THE FOLLOWING DEFENDANT(S):
INDYMAC FEDERAL BANK,
FSB, SUCCESSOR IN INTEREST TO INDYMAC BANK, F.S.B. 75 N Fair Oaks Ave PASADENA, CA 91101

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHNNY L. RANDLE, DECEASED

4332 HORSESHOE PICK LN VALRICO, FL 33594

UNKNOWN SPOUSE OF JOHNNY L. RANDLE

7321 S. South Shore Dr. Apt 10D, CHICAGO, IL 60649

UNKNOWN TENANT #1

4332 HORSESHOE PICK LN VALRICO, FL 33594

UNKNOWN TENANT #2

4332 HORSESHOE PICK LN, VALRICO, FL 33594

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:

LEGAL: LOT 53, BLOCK B, COPPER RIDGE, TRACT B3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, AT PAGE 98, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 4432 Horseshoe Pick Ln, Valrico, FL 33594

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.

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.

WITNESS my hand and the seal of this Court this 13 day of January 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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 23, 30, 2026 26-00235H

--- ACTIONS / SALES ---

SECOND INSERTION

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

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

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

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

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

OF HILLSBOROUGH COUNTY, FLORIDA.
ALSO KNOWN AS 5223 PRESIDENTIAL STREET, SEFFNER, FL 33584.

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

Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
January 23, 30, 2026 26-00270H

SECOND INSERTION

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

The administration of the estate of JUDY DIANA NEWTON a/k/a JUDY NEWTON, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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:
MANDY NEWTON
214 West Hiawatha Street
Tampa, Florida 33604
Attorney for Personal Representative:
SCOTT K. SMYLLIE, ESQ.
Attorney for Personal Representative
Florida Bar Number: 728195
Smyllie Law Firm, PLLC
P.O. Box 770
Brandon, Florida 33509
Telephone: (813) 461-4564
Fax: (727) 977-9345
E-Mail: pleadings@smyllielawfirm.com
January 23, 30, 2026 26-00271H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004142
Division B
IN RE: ESTATE OF JUAN CARLOS DOMINGUEZ
Deceased.

The administration of the estate of JUAN CARLOS DOMINGUEZ, 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 St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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:
PETER DOMINGUEZ
1108 Bloom Hill Ave.
Valrico, FL 33596
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
January 23, 30, 2026 26-00265H

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-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 A/K/A CATHY 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, LIVINGSTON UNIT 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 38, OF THE PUBLIC RECORDS 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. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 20 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-174426 - NaP
January 23, 30, 2026 26-00241H

SECOND 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: atryanrandolph@gmail.com
Secondary E-Mail:
efling@edwinrandolphlaw.com
January 23, 30, 2026 26-00263H

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-015399
DIVISION: K

United Wholesale Mortgage, LLC, Plaintiff, vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al. Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN

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

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

LOT 18 AND THE EAST 1/2 OF LOT 17, BLOCK 40, SUN CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1999, MAKE: GRAND MANOR, VIN#: GAG-MTD06310A AND VIN#: GAG-MTD06310B.
more commonly known as 3701 Garon Avenue, Ruskin, FL 33570.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 2/11/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-329530 FC01 CXE
January 23, 30, 2026 26-00260H

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

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 12, 2025, and entered in Case No. 24-CA-006820 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Mahnaz Eslahi, Ahmad Barekat, Faircloth Estates Homeowners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the February 12, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 1, BLOCK 2, FAIRCLOTH ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOURTH 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: 1

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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

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 FCO1 NCM
 January 23, 30, 2026 26-00261H

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case #: 25-CA-008145
DIVISION: F

PNC Bank, National Association Plaintiff, vs.- Rehtse Ann Von Hoff a/k/a Rehtse Ann Vonnhoff a/k/a Rehtse A. Von Hoff a/k/a Rehtse Ann Vonnhoff 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); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

TO: Rehtse Ann Von Hoff a/k/a Rehtse Ann Vonnhoff a/k/a Rehtse A. Von Hoff a/k/a Rehtse Ann Vonnhoff 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 named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the afore-

mentioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:
 LOT 4, IN BLOCK 2, OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 more commonly known as 423 South Riverhills Drive, Tampa, FL 33617.
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 2/18/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
 WITNESS my hand and seal of this Court on the 13 day of January, 2026.
 Victor D. Crist
 Circuit and County Courts
 (SEAL) By: Jennifer Taylor
 Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602
 LOGS LEGAL GROUP LLP,
 Attorneys for Plaintiff,
 750 Park of Commerce Blvd., Suite 130,
 Boca Raton, FL 33487
 25-333421 FCO1 NCM
 January 23, 30, 2026 26-00255H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 292205CA00899A001HC
RF-Section I

UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANN B. RAMSEY AKA SARAH ANGELYN RAMSEY AKA ANN RAMSEY, DECEASED; DAVID RAMSEY; HILLSBOROUGH COUNTY, FLORIDA; ROBERT BENJAMIN; BELINDA HOCKETT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: ROBERT BENJAMIN
 Last Known Address
 1033 FLATHEAD RD
 CROSSVILLE, TN 38572
 Current Residence is Unknown
 TO: BELINDA HOCKETT
 Last Known Address
 5180 NILES AVE
 NEWTON FALLS, OH 44444
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 4 OF TALL PINES SECOND ADDITION SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN

PLAT BOOK 35 ON PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 2/11/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
 DATED on January 6, 2026.

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

Diaz Anselmo & Associates, P.A.,
 Plaintiff's attorneys,
 P.O. BOX 19519,
 Fort Lauderdale, FL 33318,
 (954) 564-0071,
 answers@dallegal.com
 1001-218444 / ME2
 January 23, 30, 2026 26-00225H

SECOND INSERTION

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

CASE NO.: 2023-CA-012536
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 10, 2025, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the February 11, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B. A/K/A 10005 COWLEY COVE DR RIVERVIEW FL 33569

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

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

Dated this 13 day of January, 2026.
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida Bar #106621
 Justin Ritchie, Esq.
 IN/23-003534
 January 23, 30, 2026 26-00267H

SECOND INSERTION

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

CASE NO. 25-CA-005197
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY LOU HERNANDEZ, DECEASED; ROBERT HERNANDEZ A/K/A ROBERT HERNANDEZ, JR.; TRACY CRUZ; JENNIFER HERNANDEZ; KELLY HERNANDEZ; BRITTANY HERNANDEZ; CREDIT ACCEPTANCE CORPORATION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY LOU HERNANDEZ, DECEASED (LAST KNOWN ADDRESS) 3609 CASABA LOOP VALRICO, FLORIDA 33596 BRITTANY HERNANDEZ (LAST KNOWN ADDRESS) 3609 CASABA LOOP VALRICO, FLORIDA 33596

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

LOT 18, BLOCK 1, OF BLOOMINGDALE SECTION A, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF IN PLAT BOOK 48, PAGE 91, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA. a/k/a 3609 CASABA LOOP, VALRICO, FLORIDA 33596

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 2/5/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 25-00290 NML
 January 23, 30, 2026 26-00246H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION
CASE NO.: 25-CA-009645

BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. ESTATE OF RUTH ANN STEPHENS, UNKNOWN SPOUSE OF RUTH ANN STEPHENS, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH ANN STEPHENS, UNKNOWN TENANT(S) IN POSSESSION, CAPITAL ONE BANK (USA), N.A., HILLSBOROUGH COUNTY, Defendants.

TO: ESTATE OF RUTH ANN STEPHENS
 YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida:

Site No. 1, in Block 2, BAY HILLS VILLAGE, A CONDOMINIUM, and an appurtenant undivided interest in the common elements thereof, according to the Declaration of Condominium recorded in Official Records Book 4525, Page 342, Public Records of Hillsborough County, Florida, as amended by that certain Amendment to Declaration of Condominium for Bay Hills Village, A Condominium recorded in Official Records Book 4611, Page 1224, Public Records of Hillsborough County, Florida, and according to the plat thereof recorded in Condominium Plat Book 7, Pages 63-1 through 63-2, Public Records of Hillsborough County, Florida, as amended by that certain Condominium Plat

Book 8, Page 4, Public Records of Hillsborough County, Florida. Folio: 060603-7604
 PIN: U-10-28-20-24R-000002-00001.0
 a/k/a 10505 Bay Hills Cir
 Thonotosassa, FL 33592

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 13 day of January, 2026.

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

Marielle Westerman, Esq.
 Westernman 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:

Name	Address
MARY ANN SHEA	11 Creekside Drive, Wilkes-Barre, PA

SECOND INSERTION

Trustee of the 18640 DIANE M. KARDASH LIVING TRUST (UTD 4/26/2006)
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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.
Person Giving Notice:

MARY ANN SHEA, Petitioner
 11 Creekside Drive
 Wilkes-Barre, PA 18640
 Attorney for Person Giving Notice:
 JENNIFER L. TERRANA, P.A.
 JENNIFER L. TERRANA, ESQ.
 Attorney for Petitioner
 Florida Bar Number: 77648
 1262 Dr. MLK Jr. St. N.
 St. Petersburg, FL 33705
 Telephone: (727) 270-9004
 E-Mail: terranalaw@gmail.com
 January 23, 30, 2026 26-00264H