

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION NOTICE OF RULE DEVELOPMENT BY CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Channing Park Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 04-16, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2) (a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Sam Stevens at Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, by email at SStevens@rizzetta.com, or by telephone at 813-533-2950.

Sam Stevens, District Manager
Channing Park Community Development District
February 6, 2026 26-00433H

FIRST INSERTION WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the "Board") of the Waterleaf Community Development District (the "District") will be held on **February 18, at 5:30 p.m.** at the Riverview Public Library, Room 137, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

In accordance with sections 119.071(3) (a) and 286.0113(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 (TYY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Richard McGrath, District Manager
February 6, 2026 26-00365H

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 G1 Workflows located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2026
Griffith Enterprises, LLC
Paul Griffith, Member
February 6, 2026 26-00423H

FIRST INSERTION INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for a contractor to provide xeriscaping near the NY Yankee's bridge.

BID #25-09
Yankee's Bridge Xeriscaping Project

MANDATORY PRE-BID CONFERENCE

Thursday, February 19, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Thursday, February 26, 2026
not later than 10am

Bid packages will be available for distribution on Friday, February 6, 2026. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorklink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 30th Day of January 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
February 6, 2026 26-00418H

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 Ashlea Victoria Kennedy located at 1707 W REYNOLDS ST, SUITE 104 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 30th day of January, 2026
Ashlea Victoria Kennedy Estate
February 6, 2026 26-00414H

FIRST INSERTION INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for portable field stairs for use at Raymond James Stadium.

BID #25-07
Portable Field Stairs,
Raymond James Stadium

MANDATORY PRE-BID CONFERENCE

Wednesday, February 11, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Wednesday, February 18, 2026
not later than 10am

Bid packages will be available for distribution on Friday, January 30, 2026. Documents will be available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorklink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 26th Day of January 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
February 6, 2026 26-00371H

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 N Zone Sports Southshore located at 3604 30TH STREET SE in the City of Ruskin, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of January, 2026
Juan Guerrero
February 6, 2026 26-00399H

FIRST INSERTION NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 03/02/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: VISBAL BODY SHOP INC JM1GLIUM9L523198 2020 MAZD 6859.47 TEL: 813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614 /

NAME: CACHIMBA BODYSHOP LLC ZASPAKBN5K7C29839 2019 ALFA 13010.36 TEL: 813-697-1791 MV#: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614 /

NAME: HERNANDEZ AUTO BODY SHOP LLC 3HDSA1H57SM700799 2025 ACUR 15784.93 / SALWV2FE-3HA137605 2017 LNDR 12250.01/ 4JGFB4JB7NA670072 2022 MERZ 14474.40 TEL: 813-697-1791 MV#: MV-107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614 /

NAME: FONTENANCY AUTO REPAIR LLC 1C4RJHBG4SC277409 2025 JEEP 17657.80 / 5FNYF5H-61NB022881 2022 HOND 16692.15 / YAMA27721324 2024 YAMA 8708.84 TEL: 813-697-1791 MV#: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635 /

NAME: ALEX PRO CAR INC 3KP-F24AD2PE630472 2023 KIA 6810.02 TEL: 813-697-1791 MV#: MV113309 LOCATION: 2015 W BUSCH BLVD TAMPA, FL 33612 /

NAME: GALANO BODY SHOP INC 4T1DAACKISU200197 2025 TOYT 14687.56 TEL: 813-697-1791 MV#: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605 /

NAME: FAST SERVICES FLORIDA LLC 5XYRG4LC8MG001848 2021 KIA 11270.70 / 1GNSKCKJ7JR253332 2018 CHEV 13434.53 TEL: 813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /

NAME: INTERSTATE AUTO TRADERS INC 3C6UR-5CL9NG272633 2022 RAM 16545.83/ WBA6D4C57HD977795 2017 BMW 14017.66 / 1FA6P8C0FJ5110657 2018 FORD 11675.31 TEL: 813-697-1791 MV#: MV113526 LOCATION: 7606 E BROADWAY AVE, TAMPA, FL 33619 /

NAME: ELITE AUTO NORTH FLORIDA (DBA) NORTH TAMPA WHOLESALE LLC IC6RR7GG9MS596106 2021 RAM 17344.80 TEL: 813-697-1791 MV#: MV-115199 LOCATION: 13950 N FLORIDA AVE TAMPA, FL 33613 /

NAME: AG GOLD AUTO SALES LLC 1FA6P8AMXH5339424 2017 FORD 8837.31 TEL: 813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612 /

NAME: TAMPA TRUCK PROS LLC 5TDGZRBH5MS143511 2021 TOYT 16570.00 TEL: 813-697-1791 MV#: MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619/ February 6, 2026 26-00413H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd, 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 2/24/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

A252	Lewis, Raheim	Boxes, Furniture
A254	Hilaire, Cathryna	Appliances, Totes, Furniture
A274	Keene, Ruth	Appliances, Books, Clothing, Computers, Dishes, Tools
B018	Tellus, Angel	Mattresses, Furniture, Toys
A080	Dopson, Anthony	Boxes, Clothing, Collectibles, Furniture, Instruments
B111	Herbert, Daiquan	Appliances, Boxes, Totes, Furniture, Outdoors, Tools
D135	Cooper, Markes	Furniture, Sports
D188	Hall, Shanna	Boxes, Totes, Clothing, Electronics, Furniture, Lamps
D245	Hartsfield, Jasmine	Boxes, Bags, Totes, Furniture

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. OFFICE: (813)-344-7390

February 6, 13, 2026

26-00394H

FIRST INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

1052 - Ortiz, Yesenia; 1054 - Steve, Erica; 2007 - Atkinson, Diamond; 2011 - Torres, Christopher; 2028 - Jackson, Victoria; 2033 - Martin, Lourdes; 2061 - Smith, Tonisha; 2181 - The Luxe Box Ward, Amina; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3079 - Cano, Kevin Sanchez; 3132 - Adams Acuity adams, kenneth; 3196 - Cruzado, John; 3207 - phelps, Greg; 4001 - Hart, Kenneth; 5021 - Dominguez, Kelly
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storage-treasures.com.

1006 - Rojas, Roberto; 1029 - Tomer, Terrell; 1038 - saez, Mara; 1077 - Reynaert, Eva; 1083 - Dougherty, Beth; 1138 - Gonzalez, Kiroksa; 2014 - Contreras, Joy; 2032 - McQuay, Marla; 3011 - Dougherty, Beth; 3037 - Aponte, Christian C; A079 - Monroe, Kenya; A104 - Johnson, Angelett; A120 - CLASSY N SASSY BOUTIQUE BROOKS, PHYLLIS; B203 - Olivares, Andrea; B235 - Leon-Garcia, Paola; C301 - Lopez, Anthony; C315 - white, Shanequa; C339 - Jackson, Lawrence; C365 - aponte, Mike; D461 - Lopez, Jessica; E524 - Muldowney, Timothy; E558 - Hart, Kenneth; F618 - danielss, Leroy; H802 - Edling, Jacob; H804 - sforza, michael
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storage-treasures.com.

0144 - Bonilla, Matthew; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 1204 - Hunt, Shayne; 1228 - Jiannuzzi, Tiffany; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 739 - Dobbins-Agosto, Elizabeth; 746 - Rodriguez, Kayla; 920 - McLuckie, William; 944 - Moldthan, Wendi 0114 - Bellville, Joseph; 0142 - Ulm, Amy; 0223 - Redding, Detrice; 0245 - REDDING, MARQUI DAQUAN; 0503 - DuBose, Danny; 0519 - Looper, Carla; 0524 - Wohler, Christopher; 0533 - redding, eugene; A102 - Glenn, Brittney

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
February 6, 13, 2026 26-00372H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Triple Creek Community Development District ("District") hereby gives notice of its intention to develop revised Amenity Rates to govern the operations of the District. The proposed rule number is 2026-1.

The revised Amenity Rates provide for efficient and effective District amenity operations by setting rates to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed revised rates includes Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

A copy of the proposed revised Amenity Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 533-2950.

Matthew O'Nolan, District Manager
Triple Creek Community Development District
February 6, 2026 26-00393H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BELMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Belmont Community Development District (the "District") hereby gives notice of its intention to develop Revised Amenity Rental Rates to govern the operations of the District. The proposed rule number is 2026-01.

The Revised Amenity Rental Rates will address such areas as policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District (the "Revised Amenity Rental Rates").

The purpose and effect of the Revised Amenity Rental Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Revised Amenity Rental Rates includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Revised Amenity Rental Rates include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, Florida Statutes.

A copy of the proposed Revised Amenity Rental Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone (813) 344-4844.

Jason Greenwood, District Manager
Belmont Community Development District
February 6, 2026 26-00366H

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of NSR Septic Services located at: 11910 Ft. King Highway in the city of Thonotosassa, FL 33592 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 29th day of January 2026. OWNER: No Sweat Rentals, LLC 11910 Ft. King Highway Thonotosassa, FL 33592 February 6, 2026	NOTICE IS HEREBY GIVEN that Rebecca Jimenez-Sanders / PEACE OF MIND HEADACHE AND FACIAL PAIN INSTITUTE LLC will engage in business under the fictitious name SERENITY NEUROLOGY, with a physical address 5419 Merritt Island Road Apollo Beach, FL 33572, with a mailing address 5419 Merritt Island Road Apollo Beach, FL 33572, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. February 6, 2026
26-00388H	26-00378H

FIRST INSERTION
NOTICE OF RULEMAKING BY THE
KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the KBar Ranch II Community Development District (the "District") on **March 12, 2026, at 6:00 p.m. EST, at 10820 Mistflower Lane, Tampa, Florida 33647**

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 adopt a policy to address the enforcement of penalties and fines ("Penalty and Fine Policy") and to adopt related fines and fees. The proposed rule number is [2026-1]. Prior Notice of Rule Development was published in the Business Observer on January 30, 2026.

A copy of the proposed Penalty and Fine Policy may be obtained by contacting the District Manager's Office at c/o 3434 Colwell Ave, Suite 200, Tampa, FL 33614, or by calling 813-994-1001. (hereinafter, the "District Office").

The proposed Penalty and Fine Policy includes potential fine up to the amount of \$1000 per violation of District amenity policies. The proposed fines may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Penalty and Fine 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 Penalty and Fine Policy includes Sections 190.011(5), 190.035, 120.54 and 120.81, of the Florida Statutes

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, 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. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

District Manager
KBar Ranch II Community Development District
February 6, 2026

26-00368H

FIRST INSERTION
REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
BALLENTRAE HILLSBOROUGH
COMMUNITY DEVELOPMENT DISTRICT

The Ballentrae Hillsborough Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 12:00 p.m. on February 23, 2026, to the attention of Brian Young, District Manager, c/o GMS, 4530 Eagle Falls Place, Tampa, Florida 33619.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Brian Young, District Manager at byoung@gms-tampa.com.

Brian Young, District Manager
February 6, 2026

26-00417H

FIRST INSERTION	FIRST INSERTION
FICTITIOUS NAME NOTICE	Notice of Intent to Register Fictitious Name
Notice is hereby given that Gulfcoast Spine Institute, Inc., as owner, desires to engage in business under the fictitious name of BioSpine Institute. The business is located at 4211 W. Boy Scout Road, Suite 400, Tampa, Florida 33607, Hillsborough County, Florida, and intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. February 6, 2026	Notice is hereby given that Bentley Legacy Ventures, LLC, desiring to engage in business under the fictitious name of Bentley Legacy Medical Group located at 7901 4th Street N, STE 300, St.Petersburg, Florida. 33702 intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. February 6, 2026
26-00424H	26-00379H

FIRST INSERTION
PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
ENVIRONMENTAL PROTECTION COMMISSION
OF HILLSBOROUGH COUNTY
Draft Air Permit No. 0571509-001-AC
Redwing Terminals, LLC
Hillsborough County, FL

Applicant: The applicant for this project is Redwing Terminals, LLC. The applicant's authorized representative and mailing address is: Miguel Fernandez, VP/GM, 10550 Deerwood Park Blvd., Suite 420, Jacksonville, FL 32202.

Project: This permit authorizes the construction of a new bulk material handling facility. The operation will consist of conveyors, stock piles, and truck loading. Emissions will be controlled by the use of water, partial enclosures, and best management practices. The facility will be a Synthetic Non-TV source of Particulate Matter emissions. Details of the project are provided in the application and the Technical Evaluation and Preliminary Determination.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/ mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed per-

FIRST INSERTION
PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
ENVIRONMENTAL PROTECTION COMMISSION
OF HILLSBOROUGH COUNTY
Draft Air Permit No. 0571508-001-AC
Pangaea Logistic Solutions
Hillsborough County, FL

Applicant: The applicant for this project is Pangaea Logistic Solutions. The applicant's authorized representative and mailing address is: Sam Sirrico, Director, 109 Long Wharf, Newport, RI 02840.

Project: This permit authorizes the construction of a new material handling facility. The operation will consist of ship unloading, bulk material handling, and truck loading. Emissions will be controlled by the use of water, partial enclosures, and best management practices. The facility will be a Synthetic Non-TV source of Particulate Matter (PM) emissions. Details of the project are provided in the application and the Technical Evaluation and Preliminary Determination.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/ mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed per-

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice	Notice Under Fictitious Name Law According to Florida Statute Number 865.09
Notice is hereby given that DUCTS ALL DONE LLC, OWNER, desiring to engage in business under the fictitious name of THE GREASE GRUNTS located at 13367 ARBOR POINT CIR-CLE UNIT 202, TAMPA, FLORIDA 33617 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. February 6, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Orange Blossom Exteriors located at 10200 N Armenia Ave #2502 in the City of Tampa, Hillsborough, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of February, 2026 Matthew Holecck February 6, 2026
26-00419H	26-00428H

mitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via email, at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC via email, at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a request until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

February 6, 2026

26-00383H

mitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via email, at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

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Mediation: Mediation is not available in this proceeding.

February 6, 2026

26-00384H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830**Time: 09:30 AM****Sale to be held at www.storage-treasures.com.**

0002 - Davis, Simone Jhene; 0026 - Lillie, Dannette; 0050 - Gulrajani, Camille; 0087 - Rivera, Leonardo; 0153 - Edouard, Jeffte; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0235 - Castro, Christine; 0248 - Smith, Hewitt; 0254 - Cannonier, Ashennea; 0266 - Lobo, Tania; 0281 - Early, Erika; 0300 - Yuill, Alex; 1001 - B, Ashia; 1030 - Williams, Ruth Anne; 1036 - Collins, Maya; 1045 - Drymon, Angela; 2019 - Aranguren, Edgar G; 2036 - Clinton, Jeffrey; 2040 - mays, Denesha; 3001 - Brandon, Carl; 3009 - Arnold, Diane; 3039 - Watson, Kewannie; 3044 - Smith, Samuel; 3046 - Brown, Michael; 3061 - Postmaa, Esther Brigitte; 3065 - peacock, deona; 3072 - Curry, Matthew; 4017 - bishop, ryan; 4031 - Wilkerson, James; 5001 - Sheegog, Sylvester; 5003 - Gilbert, Damia; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949**Time: 09:50 AM****Sale to be held at www.storage-treasures.com.**

0110 - Martinecz, Will; 0245 - Velazquez, Tavaris; 0306 - Davis, Jennifer; 0405406 - Murdock, Brittany; 0410 - Blass, Michelle; 0577 - West, Diondra; 0611 - Martinez, Will; 0618 - Roberts, Jeremy; 1056 - Hughes, Porche; 1067 - Hughes, Porche; 1089 - James, Joseph; 2008 - Randall, Kamiya; 2023 - Logan, Greta; 2048 - Dunbar, Tyler; 2063 - Masa, Andrew; 2138 - Heinfeld, Kristin A

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**Time: 10:00 AM****Sale to be held at www.storage-treasures.com.**

01016 - Mulrairie, Shanequa; 01025 - carnegie, Reginald; 01038 - Mudgett, Margaret; 01041 - McGivory, Horesia; 01082 - Thompson, Tonyata; 01088 - Tenn, Tok; 01125 - Jones, Schinnee; 01137 - Owens, Amanda; 01173 - Owens, Samuel; 01183 - Clayton, Kamryn; 02008 - Martinez, Nykolle; 02019 - Daye, Natae; 02043 - Hopkins, Jennifer; 02077 - Pitts, Zeld; 02102 - Mathis, Damian; 02118 - Thompson, Tonyata; 02127 - Hobbs, Robert; 02149 - Saffold, Cierra; 02171 - velez, Marta; 02192 - Glenn, Tiara; 02224 - Rodriguez, Antonio; 02233 - nelson, Shanik; 03032 - Mapp, Daryl; 03092 - Anderson, Katrina; 03188 - Soto, Caitlyn; 03196 - thomas, Latoya; 03207 - CHARLES, SHELTON; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 08019 - Armour, Sharae

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**Time: 10:10 AM****Sale to be held at www.storage-treasures.com.**

0106 - Rao, Adarjen; 0202 - Lewis, Bernadette D; 0237 - Jackson, Danielle; 0319 - Cesar, Shanda; 0434 - AIC STRATEGIES Rao, Adarjen; 0445 - Perez, Guillermo S; 2003 - Bozeman, Janice; 2019 - Garcia, Omayra; 3022 - Haferman, Paige; 3056 - Burrows, Alicia; 3074 - Brown, Taphonda; 3091 - Brown, Samone; 3234 - Rodriguez, Linda; 3250 - Jaszcar, Brandon

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**Time: 10:40 AM**

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424**Time: 09:30 AM****Sale to be held at www.storage-treasures.com.**

1016 - Taylor, Deric; 1028 - Jenkins, Debra; 1054 - Inga, Francisca; 6008 - Hudson, Kyle; 6017 - Valdez-nunez, Maxwell; 6049 - Sanders, John; 6074 - Powell, Jaleel; 6098 - Shaw, London; 6099 - Ezell, Latangalea; 7017 - Lopez, Sheila; 7067 - Wells, Kimberly; 7076 - Mason, Tker; 8014 - Harris, Charles; 8056 - Crowley, Jill

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627**Time: 09:45 AM****Sale to be held at www.storage-treasures.com.**

0104 - Rosado, Silva; 0216 - FUTURE ALKALINE WATER WATER, FUTURE ALKALINE; 0312 - Robertson, Gloria; 0511 - Hernandez, Evelio; 0602 - Casiano, Dinosoy; 0710 - Robertson, Gloria; 0720 - Cruz, Darius; 0814 - Polanco, Daniel; 0818 - William, Janice; 0821 - Pereira, Karoline Correa; 1120 - Mayhew, Erica; 1121 - Rosario, Edwin; 1122 - Vazquez, Yolanda; 1127 - Leon, Niuvis Noda; 1145 - Rivera, Keila; 1202 - Barnes, Kathryn; 1214 - Mitchell, Andre; 1236 - Cabrera, Pedro; 1239 - Ashmore, Brandi; 1243 - jerez infante, aluska; 1254 - Mitchell, Andre; 1302 - Marquez, Roberto; 1403 - Matute, Lechey; 1424 - Robertson, Gloria; 1554 - Abdelnour, Gustavo; 1563 - Roberts, Nicole; 1623 - Harlow, Kelsie; 1701 - Kraft, Kimberly; 1711 - Cajiao Gonzales, Andres Felipe

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824**Time: 10:00 AM****Sale to be held at www.storage-treasures.com.**

B105 - Bindert, Lucia; B118 - Wilder, Teresa; B142 - Shumpert, Michael; C003 - Ramos, Andres; C007 - sheffield, allynson; C019 - Thompson, Kyree; E034 - BANKS, JEFFREY; E078 - Rodriguez, William; F081 - Soto, Tamika; G008 - McCrae, Brian; G020 - Shartz, Ken; G047 - Mariani, Toni; G063 - giraldo, Maria; G077 - Melendez, Nadeen; G084 - Tirado, Richard; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayesh, Ibtisam; G107 - Cruz, Lizzeth Palma; G113 - Cortes, Arlene; H007 - Spooner, Bernard O; H033 - Barbon, Michel; H057 - Lewis, Jay; H063 - pabon, Xavier; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J003 - Palacio, Jairo; J028 - ALCIN, EMMANUELLA; J075 - Penalver, Oscar; K029 - Cruz, Eli; K042 - Gallegos, Jose

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681**Time: 10:15 AM****Sale to be held at www.storage-treasures.com.**

1006 - Riley, Michael; 1017 - McCrae, Julieanna; 1057 - Duncan, Shannon; 1059 - Nichols, Tracy; 1068 - Gil, Elijah; 1208 - Bonilla, Yuliana; 1230 - Hadden, Kevin; 1233 - Vega, Jerry; 1273 - Davis, Ashley; 1282 - Armas, Angel De; 1291 - Sanchez, Rene; 1301 - Perez, Alexander; 1311 - Adebayo, Rene; 1337 - Cotera, Jorge; 1345 - Fieger, Celia; 1372 - Nasution, Renanta; 1377 - Stallworth, Shawn; 2004 - Slaughter, Emily; 2022 - Duncan, Shannon; 2051 - bowling, lorry; 2096 - acosta, edilberto; 2137 - Vazquez, Israel; 2145 - SAPP-HINTON, DAMORRIS; 2234 - Nichols, Tracy D; 2239 - Rojas, Giselle; 2268 - White, Omar; 2330 - ramos, Angelica; 2333 - Byrd, Willie; 2338 - Durr, Gregory; 2341 - Barker, Treasure; 2348 - Gunning, Tiffany; 2358 - Nunez, Sharlene; 2361 - BUFF, STEPHEN; 2384 - Barrett, Rojshawn; 3003 - Mullen, Mallory; 3039 - BROOKS, MICHELLE; 3054 - Zuleyka, Sanabria; 3070 - Lawrence, jalynn; 3098 - Woodger, Winfred; 3282 - Carrington, Lisa; 3317 - DE JESUS, FELIPE; 3333 - Hood, Brittany; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3401 - Rivero, Yosvanis; 3402 - Albizar, Roberto; 3415 - Nunez, Reina; B144 - Colorado, Laura; B151 - Johnson, Ray; C043 - Davidson, Ewan; D104 - Rodriguez, Angel M; D105 - Arredondo, Sahara; D106 - Bethea, Erique; D112 - Bronson, Tyllvis; E022 - Jackson, Sandra; E078 - Edwards, Shannon; E080 - Archibald, Trimicia; E084 - Archibald, Chuck; F087 - Wood, Patience; F111 - Aviles, Lisandro; F114 - Smith, Natalie; F115 - Duncan, Monica; F134 - Porter, Ericka

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137**Time: 10:30 AM****Sale to be held at www.storage-treasures.com.**

A018 - Brown, Gwendolyn; A024 - Stroud, Rudolph; A034 - Shore Clean Solutions Dunwoody, Jimmi; A058 - Tonge, Veron; A060 - Tonge, Veron; A064 - Vajda, Dimitra; B007 - Morales, Abigail; B009 - Joseph, Jasmynne; B029 - Burney, Reginald; B053 - Kelly, Mary; B063 - Brownlee, Karen; B065 - Fields, Jer'vione; B065 - Schreiber, Cicely; B074 - Sharpe, Danielle; B082 - Gutz, Christine; C025 - HILLS, BEVERLY; C028 - WILLIAMS, RON; C034 - Rosado, Nathalia; C040

Sale to be held at www.storage-treasures.com.

1036 - Williams, Kevin; 1082 - Martin, Shandon; 1113 - dean, Jevonta; 1119 - Fratello, Caeley; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1154 - torres, Claudio; 1186 - matthews, Shauntae; 2007 - Woodard, May; 2038 - Davis, Terence; 2040 - Redding, Robert; 2056 - Rojas, Shimika Deal; 2065 - Hoes, Angie; 2099 - Henderson, Kelli; 2117 - Rojas, Shimika Deal; 2125 - Dupree, Mackenzie; 2181 - Spruell, Distinee; 3044 - Kelly, Rosetta; 3070 - Rojas, Shimika Deal; 3093 - White, Dominique; 3109 - Zuckerman, Erik; 3113 - Lindsey, Anthony; 3122 - Julian, Tamika; 3146 - brown, jayden; 3157 - Miller, Emma; 3160 - Daughtry, William; 3218 - Andrews, Evangelette

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479**Time: 11:00 AM****Sale to be held at www.storage-treasures.com.**

A056 - WILLIAMS, MICHAEL; A072 - Ramjit, Adam; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B069 - Charles, Chimere; B070 - faison, Crystal; B074 - Villalobos, Santana; B076 - Paul, DAndra; B088 - Alvarado, Esteban; C015 - Covington, Katrina; C034 - Cadour, Sabrina D; C047 - Gonzalez - Yague, Milagros; C063 - Phillips, Jalawna; C102 - Arenas, Noemi; C104 - Denmark, Sue; C113 - Walters, Joshua; D010 - Maddox, Audrey; D019 - ESQUILIN, WILFREDO; D034 - Custer, Margaret; D089 - Rivera-Cabrera, Karina; D092 - Needham, Penny; D130 - Luciano, Genesis; E007 - Sharpe, Edward; E025 - Williams, Willie; E027 - Martino, Sam; E035 - Thomas, Mark; E039 - Jennings Jr, Joel; E045 - Edwards, Chaz; I043 - Bellamy, Chardea; I048 - Rhoden, Walter; J026 - williams, mike; J038 - Ball, John; J046 - Richart, Cristina; J048 - Oliver, Allen; J063 - Walker, Jaleesa; J077 - Taylor, Jamal; J104 - Dinkins, Christina; K009 - Ayes, Ibtisam; K010 - Rattray, Pernel; K012 - Mclaughlin, Jamie; K020 - Villanueva, Carlos; K023 - cervantes, Jose; K081 - Parker, Gerald; L040 - King, Leemarie; L049 - McCloud, Kianna; L057 - Marshall, Brigitte; L106 - Sharpe, Edward; L200 - altidor, Cecilia

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721**Time: 11:10 AM****Sale to be held at www.storage-treasures.com.**

0013 - Dantzier, Tonja; 0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0084 - Givens, Kathleen; 0134 - Pequeno, Anthony; 0201 - Carrington, Lisa; 0207 - Lajeuine, Waldy; 0210 - Harris, Craig; 0245 - Rodriguez Tapia, Felipe; 0270 - Sanes, Ileana; 0278 - Dixon, Derrick; 0371 - Christopher, Latesha; 0377 - Hooks, Tyesha; 0384 - Scofield, Michael; 0386 - Martinez, Marilyn; 0419 - Glenn, Chase; 0425 - Mccarthon, Albert; 0445 - Murphy, Carlous; 0458 - Jr, Richard; 0481 - Young, April; 0528 - perry, Michael; 0569 - Scott, Derrick; 0667 - De Oliveira, Cleia; 0727 - Ferdin, Michael; 0766 - Cruz, Omar Uscanga; 0771 - Herman, Kimberly M; 0803 - Parker, Nihjiza; 0857B - Andre, Hailey; 0857E - Green, Kevin; 0861D - Sookoo, Jamie; 0862B - Richards, Chase; 0881 - Creaser, Brandy; 0884 - UPS Richardson, Vincent; 0885 - Cargile, Jeffery; 0888 - young, keon; 317 - Rangell, Andres

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897**Time: 11:20 AM****Sale to be held at www.storage-treasures.com.**

1020 - Tavaliccio, Daniel; 1049 - Dabbs, Tracy; 1097 - Rangel, David; 110 - Klersy, Angela; 1103 - Figueroa, Eitel; 1105 - Ortiz, Tanya; 1116 - stallard, mark; 1256 - Williams, Michelle; 1321 - Kinney, Nekeyla; 1382 - Salado, Branum; 1434 - Hecht, Jeffery; 1438 - serrano, Madeline; 1456 - Rivera, Aurolyn; 1493 - Rivera, Aurolyn; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 2005 - Ward, Kool; 215 - Collera, Kyle Joshua; 266 - Mercedes, Franklin; 329 - Bailey, Evelyin; 336 - Wesley, Angelica; 411 - Rivera, Cecylia; 412 - Laboy, Jasmine; 424 - Sforza, Jacob; 430 - Williams, Alexandria; 449 - Rosario, Arielys; 488 - Hibler, Clayton; 565 - Check, Daniel; 579 - Waters, Hillary; 605 - Taylor, Philip; 607 - Taylor, Philip; 623 - Castillo, Melanie; 634 - James, Yasmine W; 643 - Mctavish, Tina; 646 - Anderson, Joleine; 648 - Fernandez, Omayra; 712 - Clements,

Joshua; 801 - Brooks, Kevin; 837 - Mctavish, Tina; 847 - Maldonado, Jc; 911 - Sullivan, Monique; 925 - Brooks, Kevin; 932 - Montero, Ibalu Llano; 940 - Webb, Bejay; 945 - pearce, gregory; 958 - Weber, Mandy D; 968 - Lundy, Jovaris

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**Time: 11:50 AM****Sale to be held at www.storage-treasures.com.**

A015 - Williams, Monique; A018 - heffin, Amber; A019 - Jr, Jerome Gordon; A026 - Ambrose, Zuri; A029 - Robles, Rebecca; A035 - Jones, Gloria; A043 - Mondesir, Mitch; B023 - neal, kathartis; B028 - Heath, Merewyn; B041 - Mitchell, Lenika; B051 - Jones, Yolanda; B058 - thomas, Donta; C002 - Monroe, Tameka; C005 - thomas, kelly; C014 - Underwood, Cordeia; C018 - Anderson, Robert; C019 - simmons, Johnny; C024 - hunter, Willie; C058 - Rainford, Justyce; D005 - Vindel, Keila; D006 - George, Mondranisha; E017 - Hammonds, Sharonda; E031 - carter, Doris; E032 - Bermudez, Stefanie; E041 - Edwards, Alisha; E050 - Johnson, demetrius; E073 - Knight, Ashley; E083 - colbert, Qualendria; E086 - Johnson, Tawanda; E092 - Saffold, Brittany; E102 - Hargrett, Devin; E109 - Baez, Jacqueline; E126 - Mack, Zandrea; E126 - singletary, teresa; E132 - Anfield, Khiry; E133 - Gay, Dshawn; E139 - Fedrick, Maylena; E144 - Johnson, Chaday; E148 - STUART, DEMETRIUS; E150 - Williams, Britney; E151 - house, Teawanna; E158 - Napper, Katiya Valinda; E174 - nelson, renaldo; E189 - Calloway, Quasha; E195 - Jackson, Jamal; F017 - Singletary, Marvin; F025 - Adi, Kaled Y; F030 - Bissainthe, Renan; F065 - Cruz, Amanda; G032 - Pomales, Chastiy; G052 - Arroyo, Nickolas; G061 - jean, Evenx; H003 - Koke, Alisha; H006 - kelley, Jasmine; H034 - Rapier, Sequoya; H048 - Suits, Kaylee; H054 - porter, Rushawn; H059 - Deramus, Jemese; H061 - Torres, Tatiana; H063 - sanders, Amanda; H067 - Smith, Kasanthian; J002 - Nelson, Ken D; J009 - Robinson, Dolamyke; J011 - Samuel, Lisa; J017 - Adams, Freddie; J019 - Norton, Truemelia; J026 - Hammond, LaKisha S; J031 - Simmons, Christopher; J046 - Polanco, Ana

PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233**Time: 12:00 PM****Sale to be held at www.storage-treasures.com.**

1052A - Dubovoy, Phillip; 1056A - Fattore, Ryan; 1222A - Pezulich, Lismary; 1230A - Steere, James; 1237A - Adams, Lisa; 1332A - Gilley, Robert; 1408A - Fischer, Brian Michael; 1416A - Howard, Isaiah; 1457A - Lovelace, Diane; 2023H - Kurosky, Kim; 2025H - BROWN, MICHAEL; 2027G - Kurosky, Kim; 2030G - BROWN, MICHAEL; 2039G - Rondon, Leocadio; 2043G - Cox, William; 2064F - Fantazia, Michael; 2092D - Cantrell, Rian; 4003C - Kurosky, Kim; 4006C - Perkins, Shannon; 4010C - martin, cristy; 4013C - McCaskie, Christopher; 4034C - Segui, David; 4049C - Hiney, Tracy; 4062C - Stella, Daniel; 4098C - Coffman, Clint; 4103C - Pulido, Sasha; 4115C - Johnson, Jeffrey Lee; 4156C - BENDUS, TERESA; 4157C - Gomez, Yashira; 5016 - French, Dominik; 5058 - Rodriguez, Dereck; 5087 - Walker, Larry; 5131 - Kindred, Folan; 5133 - Reche - Amber

PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769**Time: 01:00 PM****Sale to be held at www.storage-treasures.com.**

1007 - Dale, Wanda

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

February 6, 13, 2026

26-00374H

FIRST INSERTION

- Willis, Tamika; C061 - Buckley, Christopher; C063 - Garcia, Deenise; C088 - Daniels, Jessica; C090 - Freeman, Lawren; C095 - Allen, Keith B; C097 - knighton, Stacey; C099 - Leo, Leo; C100 - Brooks, Amanda; C120 - Wash, Deante; C141 - Clanton, Billy; D011 - Harrison, Carrie; D063D - Torres, Giovanni; D064A - Hampton, Aaron; D065E - Bruce, Dominic; D066 - Pro painters cc llc Hernandez, Christian; D072 - Buzek, Brandi; D087 - Baker, Sophia; D093 - Mitchell White, Dawn Rochelle; D103 - Owens, Merrill; D123 - Cunnmings, Dominque; E043 - Schuttler, Jeremy; E044 - Burwell, Precious M; E053 - Fullilove, yvette; E058 - Mcdonald, Pamela; E068 - Bass, Shirley; P006 - Schuttler, Jeremy

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985**Time: 10:45 AM****Sale to be held at www.storage-treasures.com.**

1044 - Coontz, Ashley; 1045 - Boyt, Kevin; 1064 - Taylor, Naya; 1072 - Lee, LaBitha; 1076 - House, Jammece; 1082 - Carew, Matthew; 1107 - ARANGO RAIGOSA, CARLOS; B018 - Lopez, Laura; C006 - MARTINEZ, BRIANA; C016 - Reyes, Maria Luisa; C021 - Keeney, Jeffrey; C025 - Castro, Michel; C026 - Colon, Elizabeth; C034 - AMAYA, SABAS; C062 - Black, Crystal; D039 - strickland, Bill; D043 - ruiz, Yamel; D079 - strickland, Bill; D084 - Mancini Company MANCINI, MARTIN; F039 - Carr, Lisa; P002 - Heacock, David

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473**Time: 11:00 AM****Sale to be held at www.storage-treasures.com.**

A019 - Joyal, James; A026 - Qarles, John; B013 - Obringer, Any; B024 - Oglesby, Chloe; B035 - Teague, Torian; B052 - Shaw, Virginia; B077 - Eichinger, Christy; B096 - Coffee, Kaleb; C018 - negron, Aileen; C033 - Mackabee, Sebryna; D014 - Oglesby, Chloe; D022 - London, Cadarius; D034 - Johnson, Victoria; E075 - Hodge, Corey; E105 - Kirkpatrick, Shayne; E118 - Guzman, Garrett; E147 - PAUL, ROSELLA; E160 - Reed, Floyd; G030 - Rapose, Brandon; G031 - Kelly, Daniel R.; G034 - Boddie, Anthony; G067 - BROXTON, HERMAN; G118 - Applewhite, Myla; G120 - Mitchell, Thomas

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466**Time: 11:15 AM****Sale to be held at www.storage-treasures.com.**

A019 - Chestaro, Ingrid; A027 - Collins, Reginald; A038 - Francis, Javid; A057 - Nadeem, Sayeed; A059 - Wax, Rakia; B011 - Jackson, Emmilly; B014 - Lishchynskyi, Mark; B038 - Jones, Howard; B046 - White, John; B048 - DeJesus, Daniela; B065 - QUIROZ, WILIANS; B079 - Butson, Bryan; C002 - zatarain, Jon; C006 - Allen, Lafonda; C007 - Nevares, Gabriel; F006 - Triana, Yanellys; F014 - russ, Willie; F017 - III, Robert Trotman; F019 - Jones, Darrell; G024 - mcdonald, asaiah; G050 - Mungin, Romell; G053 - Tomassi, Joseph; G059 - Holcomb, Jasmine; G066 - Garcia, Marilyn; H036 - Lormeau, Ashley; H069 - Negron, Ada; I020 - English, Tyrek; I021 - Bradley, Tonisha; I026 - Prescott, Tai; I045 - Hammon, Heather; J006 - Williams, Amara; J019 - Izaguirre, Emily; J065 - hicks, Makayla; J066 - Hall, Tatiana

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182**Time: 11:30 AM****Sale to be held at www.storage-treasures.com.**

0136 - Burns, Theotis; 0205 - Archie, Katrice; 0213 - Klas-La Restaurant and Catering Services Polinice, Pierre; 0216 - Herndon, Noah; 0220 - Marshall, Gary; 0222 - thomas, octavia; 0229 - Gray, Willie; 0234 - Broner, Kristin; 0236 - Gustinvil Nelson, Dalivalcia; 0246 - Escoriza, George; 0251 - Martinez, Anibal; 0265 - Bailey, Moneca D; 0302 - adisme, Nadia; 0307 - steward, Kenneal; 0312 - Smith, Donna; 0315 - lecount, LaQueta; 0329 - FISHER, JOHN; 0330 - millan, Selena; 0334 - witherspoon, ASHLEY; 0348 - Reed, Darlene; 0351 - Warner, Sabrina; 0356 - Gray, Tonia; 0364 - Benson, Hosie; 0370 - Francoise, Ezzaire; 0375 - Harris Westmoreland, Carolyn; 0406 - Livingston, Aaliyah; 0410 - Daas, Ramy; 0411 - Cook Johnson, Quandes; 0417 - Moore, Christy; 0426 - Fullwood, Timothy; 0428 - barrington, madelaine; 0434 - Robinson, Michael; 0443 - Swisher, Debra; 0449 - Falcher, Wonda; 0508 - Collier, Nigeria; 0512 - Jacobs, Marlene; 0516 - Burney, Amanda; 0523 - Lockett, Angel; 0527 - branch, khalique;

--- PUBLIC SALES / ESTATE / TAX DEEDS ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/20/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2018 CHAM mobile home bearing vehicle identification numbers FL26100PHAI02631A and FL26100PHAI02631B and all personal items located inside the mobile home. Last Tenant: Jacqueline Robles Rivera. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
February 6, 13, 2026 26-00457H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004252
IN RE: ESTATE OF
FLORENCE ZUCARELLI
Deceased.**

The administration of the estate of FLORENCE ZUCARELLI, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000267-A
IN RE: ESTATE OF
PATRICIA ZIGLER BLACKMON,
Deceased.**

The administration of the estate of PATRICIA ZIGLER BLACKMON, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 6, 2026.

TACOMA SMITH

Personal Representative

2450 E. Hillsborough Avenue #1202
Tampa, FL 33610
Robert D. Hines
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
February 6, 13, 2026 26-00442H

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 The Recycled Poet located at 426 Blakely Ct in the City of Ruskin, Hillsborough, FL 33570-5357 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2026
Meshell Lindstrom
February 6, 2026 26-00389H

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 February 6, 2026.

Personal Representatives:

Donald J. Zucarelli

506 Planters Wood Court
Valrico, Florida 33594

Michael E. Zucarelli

12 Farmer Lane
Attleboro, Massachusetts 02703
Attorney for Personal Representative:

V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923

ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, FL 33578

Telephone: (813) 244-7758
E-Mail: ross@rosspanolaw.com

Sec. E-Mail: isaiah@rosspanolaw.com
February 6, 13, 2026 26-00455H

FIRST INSERTION

SHORTLIST MEETING NOTICE

RFP #25-06 (24-Hour Security
Services, Raymond James Stadium)

Shortlist Meeting Will Be Held On
Friday, February 20th, 2026
(via MS Teams) at 10am

Contact

djones@tampaspportsauthority.com
for attendance instructions,
if interested.

February 6, 2026 26-00443H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/20/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 CLAS mobile home bearing vehicle identification number GDOC-FL348511258 and all personal items located inside the mobile home. Last Tenant: Concepcion Sanabria and Angel Luis Rosario Suarez. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
February 6, 13, 2026 26-00458H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1499190000
File No.: 2026-130
Certificate No.: 2023 / 13011
Year of Issuance: 2023

Description of Property:
FERN CLIFF LOT 237
PLAT BK / PG: 11 / 33

SEC - TWP - RGE : 30 - 28 - 19

Name(s) in which assessed:
JON BURKE

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00404H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TOMMY'S CHOPHOUSE located at 1622 E 7TH AVENUE, in the County of HILLSBOROUGH in the City of TAMPA, Florida 33605 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at HILLSBOROUGH, Florida, this 6th day of February, 2026.
SEVENTH AVE STEAKS LLC
February 6, 2026 26-00439H

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 in Hillsborough County under the Fictitious Name of Ace Handyman Services Tampa with a mailing address of 4982 Coquina Key Dr. SE in the City of St. Petersburg, Pinellas, FL 33705 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2026
Neighborhood Ace Pros, LLC
Zachary J. Aufmann
February 6, 2026 26-00429H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0660230000
File No.: 2026-129
Certificate No.: 2023 / 6579
Year of Issuance: 2023

Description of Property:
LOT BEG 466.66 FT N AND 215 FT E OF SW COR OF NE 1/4 AND RUN E 100 FT N 76 FT W 100 FT AND S 76 FT TO BEG

SEC - TWP - RGE : 10 - 29 - 20

Name(s) in which assessed:
JAMILLAH R NICHOLS
CAZANDRA T PHILON

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00403H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1457760100
File No.: 2026-127
Certificate No.: 2023 / 12659
Year of Issuance: 2023

Description of Property:
SULPHUR HILL E 55 FT OF LOT 22 & W 1/2 CLOSED ALLEY ABUTTING THEREON

BLK 2
PLAT BK / PG : 8 / 27
SEC - TWP - RGE : 19 - 28 - 19

Name(s) in which assessed:
MMAM PROPERTIES LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00401H

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 SouthShore Sober Club located at 1233 Primrose Peak Drive in the City of Ruskin, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026
SouthShore Recovery Club, Inc.
William Bowles
February 6, 2026 26-00438H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RE-NEE PITT, will, on February 19, 2026, at 10:00 a.m., at 123 Coral Crest Drive, Lot #164, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1971 FREE MOBILE HOME,
VIN: FF10294F,
TITLE NO.: 0009882798

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3619)

February 6, 13, 2026 26-00449H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1335320000
File No.: 2026-128
Certificate No.: 2023 / 11880
Year of Issuance: 2023

Description of Property:
GANDY CITY PLAT NO 1 REVISED LOTS 1 TO 6 INCL AND N 25 FT OF LOT 7 BLOCK 5

PLAT BK / PG : 11 / 100

SEC - TWP - RGE : 09 - 30 - 18

Name(s) in which assessed:
GF PROPERTIES LM SUB LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00402H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1335370000
File No.: 2026-125
Certificate No.: 2023 / 11881
Year of Issuance: 2023

Description of Property:
GANDY CITY PLAT NO 1 REVISED LOTS 1 TO 7 INCL AND LOT 16 LESS S 150 FT

BLOCK 6 AND CLOSED ALLEY ABUTTING ON W PLAT BK / PG : 11 / 100

SEC - TWP - RGE : 09 - 30 - 18

Name(s) in which assessed:
GF PROPERTIES LM SUB LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00400H

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 Sud Stop located at 2525 E. Busch Blvd. in the City of Tampa, Hillsborough, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026
RC Sud Stop Tampa Busch Blvd, LP
Robert Consalvo, President and COO
February 6, 2026 26-00444H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810
North 56th St. Tampa, FL 33610
Wednesday February 18, 2026 @ 10:00 AM.

G-3 Patricia Fenton
I-9 Michael Ponder
J-9 Mary Knoxon
J-13 Sherry Jackson

February 6, 13, 2026 26-00448H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0078530000
File No.: 2026-134
Certificate No.: 2023 / 1131
Year of Issuance: 2023

Description of Property:
TOWN'N COUNTRY PARK
UNIT NO 20 LOT 14 BLOCK 50

PLAT BK / PG : 41 / 45

SEC - TWP - RGE : 36 - 28 - 17

Name(s) in which assessed:
YUNEKOM LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00407H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0016450200
File No.: 2026-132
Certificate No.: 2023 / 61
Year of Issuance: 2023

Description of Property:
KEYSTONE PARK COLONY
TRACT BEG 2250 FT W OF NE COR OF NW 1/4 BEING NW COR OF LOT 3 BLOCK 23 OF KEYSTONE PARK AND RUN W 100 FT S TO NELLY R/W LINE OF TARPON SPRINGS-LAKE FERN RD SELY TO W LINE OF KEYSTONE PARK SUB AND N TO BEG

PLAT BK / PG : 5 / 55
SEC - TWP - RGE : 18 - 27 - 17

Name(s) in which assessed:
SNF VENTURES LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/30/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Feb. 6, 13, 20, 27, 2026 26-00406H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0800120400
File No.: 2026-139
Certificate No.: 2023 / 8340
Year of Issuance: 2023

Description of Property:
17-27-21 FROM NW COR OF SW 1/4 OF SW 1/4 RUN N 1175.92 FT & E 980.12 FT FOR

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE 13th JUDICIAL CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003963
Division B
IN RE: ESTATE OF PETER HENRY MUNRO
Deceased.

The administration of the estate of PETER HENRY MUNRO, 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. 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

Personal Representative:
/s/ Devon J. Munro, Executor
DEVON MUNRO
2830 Wycliffe Ave. SW
Roanoke, Virginia 24014
Attorney for Personal Representative:
/s/ Dina Arvanitakis
ATTORNEY AT LAW
Dina Arvanitakis
Attorney for Petitioner
Florida Bar Number: 0397369
ARVANITAKIS LAW GROUP LLC
2451 McMullen Booth Rd, Suite 262
Clearwater, FL 33759
Telephone: (727) 516-0800
E-Mail: dina@alg-legal.com
February 6, 13, 2026 26-00427H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-00007
IN RE: ESTATE OF CHRISTOPHER DAVID LUNA
Deceased.

The administration of the Estate of Christopher David Luna, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twigg Street, 2nd Fl, Rm 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 decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 February 6, 2026.
Personal Representative:
David Victor Luna
4305 Woodlark Drive
Tampa, Florida 33624
Attorney for Personal Representative:
Cyrus Malhotra, Esq., Attorney
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM, P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@flprobatesolutions.com
Secondary E-Mail:
cortney@flprobatesolutions.com
February 6, 13, 2026 26-00432H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000263
Division A
IN RE: ESTATE OF STEPHEN WILLIAM PRICE,
Deceased.

The administration of the estate of STEPHEN WILLIAM PRICE, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is February 6, 2026.
Personal Representative:
Carol W. Edler
10427 Orange Grove Drive
Tampa, FL 33618
Attorney for Personal Representative:
Dax O. Nelson, Attorney
Florida Bar Number: 52767
2309 S. MacDill Avenue, Suite 102
Tampa, FL 33629
Telephone: (813) 739-6695
Fax: (813) 739-6696
E-Mail: dnelson@daxnelsonlaw.com
Secondary E-Mail:
nswart@daxnelsonlaw.com
February 6, 13, 2026 26-00431H

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA,
IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-000275
DIVISION: A
IN RE:
FREDORA JUNE MAIVILLE
Deceased.

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

You are hereby notified that a Petition of Summary Administration has been filed in the estate of Fredora June Maiville, deceased, File No. 26-CP-000275 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602.; that the decedent's death was August 26, 2025; that the total value of the estate is \$0 (all EXEMPT) and that the names and addresses of those to whom it has been assigned by such order are:

PAUL NELSON MAIVILLE
130 Siobhan Ave.
Tampa, FL 33613
MARK JOHN MAIVILLE
706 Fayette Place
Lutz, FL 33549
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS NOT SO FILED 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 FEBRUARY 6, 2026.

Petitioner
PAUL NELSON MAIVILLE
130 Siobhan Ave.
Tampa, FL 33613
Attorney for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No. 1011033
14497 N. Dale Mabry Highway,
Suite 160-N
Tampa, FL 33618
Tel: (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
February 6, 13, 2026 26-00387H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GUARDIANSHIP DIVISION
Case No.: 2026-CP-000211
Division: A
IN RE: ESTATE OF JOYCE T WINTER
Deceased.

The administration of the estate of Joyce T Winter, deceased, whose date of death was September 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 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.
Personal Representative:
Jeffrey D. Winter
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com
February 6, 13, 2026 26-00380H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003157
IN RE: ESTATE OF ALEXANDER ACOSTA MOYA,
Deceased.

The administration of the estate of ALEXANDER ACOSTA MOYA, Deceased, whose date of death was February 27, 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 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.

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 732.221.

The date of first publication of this notice is February 6, 2026.
Personal Representative:
Andy Acosta Moya
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email
jennifer@srblawyers.com
February 6, 13, 2026 26-00382H

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-000233
IN RE: ESTATE OF VJAY RAMGAHAN SAMAROO,
DECEASED.

The administration of the Estate of Vijay Ramgahan Samaroo, deceased, whose date of death was 12/13/2025, Case Number 26-CP-000233, 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 has been served must file their claims with this court WITHIN 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 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 the 6 day of February 2026.

Personal Representative:
Luis Vireilha,
8525 Bramwell Way,
Tampa, FL 33647
Attorney for
Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
February 6, 13, 2026 26-00386H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000194
IN RE: ESTATE OF CHARLES EUGENE DUPREE, SR.,
a/k/a CHARLES E. DUPREE
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 CHARLES EUGENE DUPREE, SR., also known as CHARLES E. DUPREE, deceased, File Number 26-CP-000194 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601, that the Decedent's date of death was November 27, 2025; that the total value of the estate is personal property in the approximate amount of \$19,881.00, and that the names and addresses of those to whom it has been assigned by such order are:

Creditor: Address
CHARLES E. 94 Short Street
DUPREE, JR. Waynesville, NC 28786
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 February 6, 2026.

Person Giving Notice:
CHARLES E. DUPREE, JR.
94 Short Street
Waynesville, FL
Attorney for Person Giving Notice:
MORGAN A. ROBINSON
Attorney for Petitioner
Email: mrobinson@hnh-law.com
Florida Bar No. 1038923
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: (813) 251-8659
February 6, 13, 2026 26-00392H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-003039
IN RE: ESTATE OF YOLANDA T. SUARES
DE LOFLAND
Deceased.

The administration of the estate of YOLANDA T. SUARES DE LOFLAND, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602 and whose mailing address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME 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 February 6, 2026.

Personal Representative(s):
Howard Alfred Soares,
Personal Representative
8805 Beeler Drive
Tampa, FL 33626
Attorney for
Personal Representative:
/s/ Ameriah S. Bonds
Montanez Law Firm
Ameriah S. Bonds, Esq.
Fla. Bar# 99892
Ameriah S. Bonds, Esq
Fla. Bar # 1054174
Eric J. Hall, Esq.
Fla. Bar # 1054199
2114 W. Columbus Dr.
Tampa, FL 33607
service@montanezlawfirm.com
(813)-816-282
February 6, 13, 2026 26-00381H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003988
IN RE: ESTATE OF BETTY R. JAMES, aka BETTY KATHRYN JAMES
Deceased.

The administration of the estate of BETTY R. JAMES, aka BETTY KATHRYN JAMES, deceased, whose date of death was December 6, 2024, 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 prop-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 6, 2026.

Personal Representatives:
Jeri L. James
1206 S 64th Avenue
Omaha, Nebraska 68106

Jennifer L. James
4552 Talbot Boulevard
Cocoa, Florida 32926

Attorney for
Personal Representative:
V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923
ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, FL 33578
Telephone: (813) 244-7758
E-Mail: ross@rosspanolaw.com
Sec. E-Mail: isaiah@rosspanolaw.com
February 6, 13, 2026 26-00456H

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

FIRST INSERTION

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 their regular meeting of the Board of Supervisors on **Thursday, February 19, 2026 at 11:00 a.m. at 5120 Marina Way, Tampa, FL 33611.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5900 ("District Manager's Office") during normal business hours or from the District's website at www.newporttampabaycd.com

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 to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff 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 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.

Jane Gaarlandt, District Manager
February 6, 2026

26-00369H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISIONCASE NO. 18-CA-007672
SELENE FINANCE LP,
Plaintiff, vs.JAMES J. HEDAHL AKA JAMES
HEDAHL AND JUAN C.
RICARDES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2025, and entered in 18-CA-007672 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC/D/B/ASHELL-POINT MORTGAGE SERVICING is the Plaintiff and JUAN C. RICARDES; JAMES J. HEDAHL AKA JAMES HEDAHL; UNKNOWN SPOUSE OF JAMES J. HEDAHL AKA JAMES HEDAHL 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 5, MIDWAY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE(S) 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6108 ELKINS AVENUE SOUTH, TAMPA, FL 33611

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 2nd day of February, 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
17-117546 - EuE

February 6, 13, 2026 26-00452H

FIRST INSERTION

NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDACASE NO.: 24-CA-009579
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
Plaintiff, vs.ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THOUGH, UNDER, AND AGAINST
ESTATE OF KENNETH
HARWOOD a/k/a KENNETH
JAMES HARWOOD a/k/a
KENNETH J. HARWOOD; et al.,
Defendants.

TO: RACHEL HARWOOD a/k/a RACHEL MARIE HARWOOD n/k/a RACHEL SUTTER
Last Known Address: 6104 Audubon Manor Blvd., Lithia, FL 33547
Current Address: unknown
UNKNOWN SPOUSE OF RACHEL HARWOOD a/k/a RACHEL MARIE HARWOOD n/k/a RACHEL SUTTER
Last Known Address: 6104 Audubon Manor Blvd., Lithia, FL 33547
Current Address: unknown

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

LOT 6, BLOCK 12, FISH HAWK TRAILS UNIT 4 PHASE II, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6104 Audubon Manor Blvd., Lithia, FL 33547

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's at-

torney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 3/9/2026 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 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: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

The above is to be published in the Business Observer on: February 6, 2026.

This notice shall be published once a week for two (2) consecutive weeks.

WITNESS my hand and the seal of said Court this 30 day of January, 2026.

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

Matthew Leider, Esq.,
Law Offices of Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 NW Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
February 6, 13, 2026 26-00453H

FIRST INSERTION

Filed: 10/29/2025 1:47 PM
Clerk
Hamilton County, Indiana

NOTICE OF ADOPTION
IN THE HAMILTON
SUPERIOR COURT
ROOM NO. 5
CAUSE NO.29D05-2508-AD-001065
STATE OF INDIANA
COUNTY OF HAMILTON
IN THE MATTER OF THE
ADOPTION OF
PEYTON LYNN STEINBRUNNER,
a minor child

Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Peyton Lynn Steinbrunner, born on October 5, 2016, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11).

If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named

court will hear and determine the petition for adoption, the consent of Eric Joseph Steinbrunner will be irrevocably implied, and Eric Joseph Steinbrunner will lose his right to contest either the adoption or the validity of his implied consent to the adoption.

No oral statements made to Eric Joseph Steinbrunner relieves him of his obligations under this notice.

This notice complies with Indiana Code § 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana adoption statutes.

(SEAL)
HAMILTON CIRCUIT COURT
INDIANA
Kathy Kregg Williams
CLERK,
HAMILTON SUPERIOR COURT
ROOM NO. 5

Joel D. Kirsh
KIRSH & KIRSH, P.C.
2930 East 96th Street
Indianapolis, IN 46240
(317) 575-5555
Attorney No. 5545-49
Attorney for Petitioner
February 6, 13, 20, 2026

26-00445H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISIONCase No. 23-CA-013557A
Division C
RESIDENTIAL FORECLOSURE
Section IUS BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
Plaintiff, vs.

NANCY AMADOR A/K/A NANCY CLARAMUNT AMADOR, ERNESTO TRUJILLO, UNKNOWN SPOUSE OF NANCY AMADOR A/K/A NANCY CLARAMUNT AMADOR, UNKNOWN SPOUSE OF ERNESTO TRUJILLO, NORTHDAL CIVIC ASSOCIATION, INC., MIDLAND FUNDING LLC, NIKCLEAN, LLC D/B/A SERVPRO OF TARPON/WEST TAMPA, A FLORIDA LIMITED LIABILITY COMPANY, STATE OF FLORIDA, DEPARTMENT OF REVENUE, SHARPER IMAGE POOLS, LLC, AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on May 30, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 17, BLOCK 7, OF NORTHDAL GOLF CLUB, SECTION D, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 49, PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4608 APPLE RIDGE LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on March 31, 2026 at 10:00 AM.

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

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

Dated: February 3, 2026

By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
February 6, 13, 2026 26-00441H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISIONCASE NO. 25-CA-010317
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.ROBERT A. CAVEGLIA AND
JUDITH L. CAVEGLIA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 20, 2026, and entered in 25-CA-010317 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ROBERT A. CAVEGLIA; JUDITH L. CAVEGLIA; REGIONS BANK; LANCASTER I CONDOMINIUM ASSOCIATION, INC.; SUN CITY CENTER WEST MASTER ASSOCIATION, INC. F/K/A KINGS POINT WEST CONDOMINIUM, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 27, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 99, PHASE 5, LANCASTER I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4931, PAGES 142 AND OFFICIAL RECORD BOOK 5011, PAGE 1102, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGES 38, AS AMENDED, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1409 LANGLEY DR, SUN CITY CENTER,

FL 33573

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

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

Dated this 2nd day of February, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-332983 - MIM
February 6, 13, 2026 26-00450H

FIRST INSERTION

Filed: 10/29/2025 1:40 PM
Clerk
Hamilton County, Indiana

NOTICE OF ADOPTION
IN THE HAMILTON
SUPERIOR COURT
ROOM NO. 5
CAUSE NO.29D05-2508-AD-001066
STATE OF INDIANA
COUNTY OF HAMILTON
IN THE MATTER OF THE
ADOPTION OF MADISON ALEXIS
STEINBRUNNER,
a minor child

Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Madison Alexis Steinbrunner, born on August 23, 2019, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11).

If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named

court will hear and determine the petition for adoption, the consent of Eric Joseph Steinbrunner will be irrevocably implied, and Eric Joseph Steinbrunner will lose his right to contest either the adoption or the validity of his implied consent to the adoption.

No oral statements made to Eric Joseph Steinbrunner relieves him of his obligations under this notice.

This notice complies with Indiana Code § 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana adoption statutes.

(SEAL)
HAMILTON CIRCUIT COURT
INDIANA
Kathy Kregg Williams
CLERK,
HAMILTON SUPERIOR COURT
ROOM NO. 5

Joel D. Kirsh
KIRSH & KIRSH, P.C.
2930 East 96th Street
Indianapolis, IN 46240
(317) 575-5555
Attorney No. 5545-49
Attorney for Petitioner
February 6, 13, 20, 2026

26-00446H

FIRST INSERTION

NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDACASE NO. 25-CA-006781
VANDERBILT MORTGAGE AND
FINANCE, INC., a Tennessee
corporation
Plaintiff, vs.BRAYSON JOHN QUINTANILLA;
et al.,
Defendants.

TO: UNKNOWN TENANT IN POSSESSION #1
Last Known Address: 12003 Glenhill Dr., Riverview, FL 33569
Current Address: 12003 Glenhill Dr., Riverview, FL 33569
TO: UNKNOWN TENANT IN POSSESSION #2
Last Known Address: 12003 Glenhill Dr., Riverview, FL 33569
Current Address: 12003 Glenhill Dr., Riverview, FL 33569

YOU ARE HEREBY NOTIFIED that a Replevin action regarding that certain Manufactured Home described as 2017 CMH Waycross 930WA, Model No. 30ANN16763AH17, Serial No. WHC023091GA, located at 12003 Glenhill Dr., Riverview, FL 33569 in 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 Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before

3/9/2026 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 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: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

The above is to be published in the Business Observer on: February 6, 2026.

This notice shall be published once a week for two (2) consecutive weeks.

WITNESS my hand and the seal of said Court this 30 day of January, 2026.

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

Matthew Leider, Esq.,
Law Offices of Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 NW Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
February 6, 13, 2026 26-00454H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISIONCASE NO. 25-CA-002884
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE OF
CITIGROUP MORTGAGE LOAN
TRUST 2021-RP2,
Plaintiff, vs.MOLLY P. DU PARL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 15, 2025, and entered in 25-CA-002884 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 IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP2 is the Plaintiff and MOLLY P. DU PARL; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-D; THERESA ARBOR PROPERTY OWNERS' ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on March 04, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 6, THERESA ARBOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6412 N

QUEENSWAY DR, TEMPLE
TERRACE, FL 33617

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

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

Dated this 2nd day of February, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-199089 - NaP
February 6, 13, 2026 26-00451H

--- SALES ---

FIRST INSERTION

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

Case No. 29-2023-CA-000967
Division O
RESIDENTIAL FORECLOSURE U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-C/TT Plaintiff, vs.
JOSE G. RAMOS, HEYDE D. ALMODOVAR RAMOS, UNKNOWN SPOUSE OF JOSE G. RAMOS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 4, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 5, HUNTER PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 905 JOHN HUNTER CT, BRANDON, FL 33511; including the building, appurtenances, and fixtures located

therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on APRIL 27, 2026 at 10:00 AM.

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

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

Dated: February 3, 2026
 By: /s/ David R. Byars
 David R. Byars
 Attorney for Plaintiff
 Kass Shuler, P.A.
 1604 N. Marion St.
 Tampa, FL 33602
 ForeclosureService@kasslaw.com
 320250/2218341/wll
 February 6, 13, 2026 26-00430H

FIRST INSERTION

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

Case #: 24-CA-002613
DIVISION: K

Trust Bank Plaintiff, -vs.-

Anthony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Antony G. Friel; Unknown Spouse of Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Antony G. Friel; GoodLeap, LLC f/k/a Loanpal, LLC; 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. 24-CA-002613 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Trust Bank, Plaintiff and Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Antony G. Friel 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 February 27, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 14, SUNSET PARK, ACCORDING TO MAP OR PLAT THEREOF RECORD-

ED IN PLAT BOOK 10, PAGE 46, 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
 24-330964 FC01 SUT
 February 6, 13, 2026 26-00416H

FIRST 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.: 24-CA-007665
SECTION # RF

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

GARY DARWIN TILDEN, II A/K/A GARY TILDEN, II A/K/A GARY D. TILDEN; HEATHER A. LILES A/K/A HEATHER TILDEN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

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

Lot 5, of Collins Estates, according to the plat thereof, as recorded in Plat Book 115, Page(s) 168 through 171, of the Public Records of Hillsborough County, Florida.
 PROPERTY ADDRESS: 5006 PLESS RD, PLANT CITY, FL 33565

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 29 day of January 2026.

By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 24-02715
 February 6, 13, 2026 26-00436H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-002316
ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, v.
REGINALD TIM, SR, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 28, 2026 and entered in Case No. 25-CA-002316 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein REGINALD TIM, SR, is the Defendant. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <http://www.hillsborough.realforeclose.com> on March 31, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to-wit:

THE WEST 190 FEET OF LOT 3 IN BLOCK 1 OF FL., REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 110 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE NORTH 50 FEET OF THE SOUTH 160 FEET OF THE WEST 190 FEET OF LOT 3, BLOCK 1, FL. REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 6009

NORTH 20TH STREET, TAMPA, FL 33610 (the "Property").

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

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

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 fcpleadings@ghidottiberger.com
 February 6, 13, 2026 26-00398H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 22-CA-006380
DIVISION: H
RF -Section II

FLAGSTAR BANK, Plaintiff, vs.
PROPERTY CHICS LLC; ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 20, 2026, and entered in Case No. 22-CA-006380 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK is Plaintiff and PROPERTY CHICS LLC; ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on February 26, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 37, BLOCK 17, TOWN'N COUNTRY PARK SECTION 9 - UNIT NO. 10, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 30, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

DATED January 28, 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
 1463-186073 / TMI
 February 6, 13, 2026 26-00376H

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

CASE NO.: 25-CA-005958
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

DAVID KLEISS; CHANTIRRA L. KLEISS; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 28, 2026, entered in Civil Case No.: 25-CA-005958 of the Circuit Court of the Thirteenth Judicial

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.

The Plaintiff is FLAGSTAR BANK NATIONAL ASSOCIATION pursuant to the Order substituting plaintiff dated 07/19/2023.

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 28, 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
 1463-186073 / TMI
 February 6, 13, 2026 26-00376H

FIRST INSERTION

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

Case No. 2024-CA-007491
Division J
RESIDENTIAL FORECLOSURE Section II

REPUBLIC BANK & TRUST COMPANY Plaintiff, vs.

LAKESHA ANN ADKINS, UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTEREST 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, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 28, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 41, ROBSON BROS' SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 69, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
 and commonly known as: 3518 N 23RD

ST, TAMPA, FL` 33605; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on April 2, 2026 at 10:00 AM.

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

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

Dated: February 3, 2026
 By: /s/ David R. Byars
 David R. Byars
 Attorney for Plaintiff
 Kass Shuler, P.A.
 1604 N. Marion St.
 Tampa, FL 33602
 ForeclosureService@kasslaw.com
 288200/2530533/wll
 February 6, 13, 2026 26-00437H

FIRST INSERTION

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

CASE NO.: 23-CA-013824
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

DONALD COSTA JR.; TRICIA A. ELLIS A/K/A TRICIA A. COSTA; UNKNOWN SPOUSE OF DONALD COSTA JR.; UNKNOWN SPOUSE OF TRICIA A. ELLIS A/K/A TRICIA A. COSTA; WELLS FARGO NA; STATE OF FLORIDA DEPARTMENT OF REVENUE; K. DEAN KANTARAS, P.A.; BANK OF AMERICA N.A.; DISCOVER BANK; WESTCHASE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 22, 2026 in Civil Case No. 23-CA-013824, of the Circuit Court of the 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 DONALD COSTA JR.; TRICIA A. ELLIS A/K/A TRICIA A. COSTA; UNKNOWN SPOUSE OF DONALD COSTA JR.; UNKNOWN SPOUSE OF TRICIA A. ELLIS A/K/A TRICIA A. COSTA; WELLS FARGO NA; STATE OF FLORIDA DEPARTMENT OF REVENUE; K. DEAN KANTARAS, P.A.; BANK OF AMERICA N.A.; DISCOVER BANK; WESTCHASE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 March 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 4, BLOCK 13, WESTCHASE SECTION 307, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 37, 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 23rd 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: 2026.01.23 14:34:58-05'00'
 Foxit PDF Editor Version: 13.1.7
 1230-169B
 February 6, 13, 2026 26-00370H

FIRST INSERTION

Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and DAVID KLEISS; CHANTIRRA L. KLEISS; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 4th day of March, 2026, the following described real property as set forth in said Judgment, to-wit:

LOT 22, BLOCK 10, RIVER BEND PHASE 3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you

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

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

court activity.

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

Dated: January 29, 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
 25-52216
 February 6, 13, 2026 26-00411H

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 24-CA-000333

Division F
RESIDENTIAL FORECLOSURE
Section I
NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
DEBRA D RILEY, CROSS CREEK II MASTER ASSOCIATION, INC., CROSS CREEK PARCEL "K" HOMEOWNER'S ASSOCIATION, INC., AQUA FINANCE, INC., HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 26, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 6, BLOCK 3, CROSS CREEK PARCEL K PHASE ID, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10217 GRANT CREEK DR, TAMPA, FL 33647; including the building, appurtenances, and fixtures located therein,

at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on APRIL 1, 2026 at 10:00 AM.

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

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

Date: January 28, 2026

By: /s/ David R. Byars

David R. Byars

Attorney for Plaintiff

Kass Shuler, P.A.

1604 N. Marion St.

Tampa, FL 33602

ForeclosureService@kasslaw.com

110650/2324530/wll

February 6, 13, 2026 26-00364H

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-001727

Freedom Mortgage Corporation,

Plaintiff, vs.

Robert L. Simmons a/k/a

Robert Simmons, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001727 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert L. Simmons a/k/a Robert Simmons; Unknown Spouse of Robert L. Simmons a/k/a Robert Simmons; City of Plant City, Florida 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 1st day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, LESS THE WEST 75 FEET THEREOF AND THE WEST 35 FEET OF LOT 11, BLAIN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A2033280000

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 29th day of January, 2026.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (954) 618-6955

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 25-F00446

February 6, 13, 2026 26-00390H

FIRST INSERTION

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

Case No.: 25-CA-005146

PENNYMAC LOAN SERVICES,

LLC

Plaintiff(s), vs.

ROBYN LISA SCOTT; et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 28, 2026 in the above-captioned action, the Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 111, 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.

Property address: 10402 Carloway Hills Drive, Wimauma, FL 33598

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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 A 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.

Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 25-004081-1

February 6, 13, 2026 26-00420H

FIRST INSERTION

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

Case No.: 25-CA-010203

TREMONT AT BAY PARK I

HOMEOWNERS ASSOCIATION,

INC.,

Plaintiff, vs.

JAMIE TWIN SEAY JR.,

Defendant(s).

TO:

Jamie Twin Seay Jr.

748 Barclay Wood Dr.

Ruskin FL 33570

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the 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 for Lien Foreclosure and Monetary Damages.

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: JAN 26 2026

Victor D. Crist

CLERK OF THE COURT

(SEAL) By: Patricia Corbin

Deputy Clerk

CARLOS ARIAS, ESQUIRE,

Plaintiff's Attorney,

ARIAS BOSINGER, PLLC,

280 W. Canton Avenue, Suite 330,

Winter Park, Florida 32789

February 6, 13, 2026 26-00415H

FIRST INSERTION

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

Case No. 25-CC-037147

COURTNEY PALMS

CONDOMINIUM ASSOCIATION,

INC.,

Plaintiff, vs.

MIRELLA LOPEZ,

Defendants.

TO: MIRELLA LOPEZ

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

Unit 240, Building 8, of COURTNEY PALMS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 15019, Page 589, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida.

PARCEL ID NO.: U-30-29-20-83C-000008-00240.0 ("Property")

Property Address: 10205 Courtney Palms Blvd, Unit 304, Tampa, Florida 33619

A Lawsuit has been filed against you in Hillsborough County Court, COURTNEY PALMS CONDOMINIUM ASSOCIATION, INC. v. MIRELLA LOPEZ, 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 Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, 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.

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

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 on this 30 day of January, 2026.

Victor D. Christ, Clerk of Court

(SEAL) BY: Jennifer Taylor

DEPUTY CLERK

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

RABIN PARKER GURLEY, P.A.

2653 McCormick Drive

Clearwater, Florida 33759

Telephone: (727)475-5535

Counsel for Plaintiff

For Electronic Service:

Pleadings@RPGLaw.com

10010-206

February 6, 13, 2026 26-00397H

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-012168

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY, BUT

SOLELY AS OWNER TRUSTEE

FOR CITIGROUP MORTGAGE

LOAN TRUST2021-RP3,

Plaintiff, vs.

ANY AND ALL UNKNOWN PARTIES

CLAIMING BY, THROUGH,

UNDER, AND AGAINST ESTATE

OF TIMOTHY PAUL BRENNICK,

WHETHER SAID UNKNOWN PARTIES

MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIMANTS,

et al.,

Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF TIMOTHY PAUL BRENNICK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 31, BLOCK 1, BOYETTE SPRINGS, SECTION A, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 61, PAGE 1, 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 McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 3/3/2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 26 day of January, 2026.

VICTOR D. CRIST

CLERK OF COURT OF

HILLSBOROUGH COUNTY

(SEAL) By Jennifer Taylor

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Email: AccountsPayable@mccalla.com

25-13944FL

February 6, 13, 2026 26-00377H

FIRST INSERTION

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

Case No.: 25-CC-022863

GRANDVIEW ESTATES MHP LLC,

Plaintiff, vs.

CAROL LABRECQUE, ROBERT

LABRECQUE and FIRST FEDERAL

n/k/a Southstate Bank N.A.,

Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on October 15, 2025, in the County Court of Hillsborough County, Victor Crist, Hillsborough County Clerk of the Court, will sell the property situated in Hillsborough County, Florida, described as:

That certain 1997 HIGH mobile home bearing vehicle identification number FLFL-T70A24359HL21 located in the Community at 11504 Galway Road, Lot No. 100, Seffner, Florida 33584.

at public sale, to the highest and best bidder, for cash, via the internet at www.hillsborough.realforeclose.com at 10:00 A.M. on the 10th day of March 2026. Any person claiming and interest in the surplus from the sale, if any,

other than the property owner, 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. 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.

Respectfully submitted,

ATLAS LAW, PLLC

/s/ Margaret A. Nolan

Margaret A. Nolan, Esq

--- SALES ---

FIRST INSERTION

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

CASE NO. 24-CA-009849
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2,
Plaintiff, vs.
UNKNOWN HEIRS OF JUEL V. AYERS A/K/A JUEL AYERS; ANN MARIE AYERS A/K/A ANN MARIE HARRIS; ERNEST JUEL AYERS A/K/A ERNIE AYERS;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure signed December 10, 2025, and entered in Case No. 24-CA-009849, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2, is Plaintiff and UNKNOWN HEIRS OF JUEL V. AYERS A/K/A JUEL AYERS; ANN MARIE AYERS A/K/A ANN MARIE HARRIS; ERNEST JUEL AYERS A/K/A ERNIE AYERS, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., on the 2ND day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, IN BLOCK 57, OF CLAIR MEL CITY SECTION A, UNIT 7, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, ON PAGE 12 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 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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fjud13.org, 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Dated this 29TH day of JANUARY, 2026
 VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive,
 Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /S/ MARK ELIA
 Mark C. Elia, Esq.
 Florida Bar #: 695734
 PHH20205-24/sap
 February 6, 13, 2026 26-00410H

FIRST INSERTION

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

CASE NO.: 23-CA-001386
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,
Plaintiff, vs.
PETER STURNIALO; NANCY STURNIALO; MONIER RAHALL AS TRUSTEE OF SAVANNAH TRUST; NATURE COAST LANDSCAPE SERVICES LLC; SAVANNAH TRACE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JAMES FULLER; UNKNOWN BENEFICIARIES OF SAVANNAH TRACE TRUST; AVANGARDCHIK, LLC; CITY OF TAMPA, FLORIDA; 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 January 28, 2026 in Civil Case No. 23-CA-001386, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the Plaintiff, and PETER STURNIALO; NANCY STURNIALO; MONIER RAHALL AS TRUSTEE OF SAVANNAH TRUST; NATURE COAST LANDSCAPE SERVICES LLC; SAVANNAH TRACE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JAMES FULLER; UNKNOWN BENEFICIARIES OF SAVANNAH TRACE TRUST; AVANGARDCHIK, LLC; CITY OF TAMPA, FLORIDA; 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 March 4, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: UNIT NO. 206, BUILDING 2, SAVANNAH TRACE I, CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 16, AND OFFICIAL RECORDS BOOK 4399, PAGE 964, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

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 29th 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/ John J. Cullaro
 FBN: 66699
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 Digitally signed by John J. Cullaro
 DN: CN=John J. Cullaro,
 E=Jcullaro@aldridgepite.com
 Reason: I am the author of this document
 Location:
 Date: 2026.01.29 14:49:09-05'00'
 Foxit PDF Editor Version: 13.1.7
 1100-695B
 February 6, 13, 2026 26-00409H

FIRST INSERTION

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

CASE NO.: 25-CC-028089
CAL-AM PROPERTIES, INC., and FOUNTAIN VIEW ESTATES LLC d/b/a Fountainview Estates,
Plaintiffs, vs.
JOYCE BETH BASCOM, RANDALL W. BASCOM, and TD Bank,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on January 26, 2026, in the County Court of Hillsborough County, Victor Crist, Hillsborough County Clerk of the Court, will sell the property situated in Hillsborough County, Florida, described as:

1982 BROA mobile home bearing vehicle identification number FLFL1A115334250.
 Property Address: 8823 Edgewater Boulevard, Lot No. 226, Tampa, Florida 33635

at public sale, to the highest and best bidder, for cash, via the internet at www.hillsborough.realforeclose.com at 10:00 A.M. on the 20th day of March 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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. 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. Respectfully submitted,

ATLAS LAW PLLC
 Eric W. Bossard, Esq. - Fla. Bar No. 124614
 Patrick M. Boylan, Esq. - Fla. Bar No. 1049768
 Daniel M. Hartzog, Esq. - Fla. Bar No. 652067
 1313 N. Howard Avenue
 Tampa, Florida 33607
 813.241.8269
 efling@atlaslaw.com
 Attorneys for Plaintiff
 February 6, 13, 2026 26-00375H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 24-CA-009725
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR BRACKENRIDGE MORTGAGE TRUST,
Plaintiff, v.
NESTOR LOBAINA PENA, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 23, 2026 and entered in Case No. 24-CA-009725 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein AMELIA MERCEDES DIAZ ALVAREZ AND NESTOR LOBAINA PENA, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on February 26, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 103 FEET OF THE EAST 206 FEET OF LOTS 66 AND 67, KINGSWAY POULTRY COLONY UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 404 E. MORGAN STREET, BRANDON, FL 33510 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

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

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Dugger, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 fcpleadings@ghidottiberger.com
 February 6, 13, 2026 26-00421H

FIRST INSERTION

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

CASE NO.: 25-CC-014501
YES RIVER BAY, LLC,
Plaintiff, vs.
ESTATE OF DAVID ROBERT VEACOCK, ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF DAVID ROBERT VEACOCK, UNKNOWN PARTY OR PARTIES IN POSSESSION, JUDY E. VEACOCK, CHARLES RANDALL VEACOCK a/k/a Chuck Veacock, as Potential Heir, and THE CITIZENS AND SOUTHERN SERVICING COMPANY
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on January 26, 2026, in the County Court of Hillsborough County, Victor Crist, Hillsborough County Clerk of the Court, will sell the property situated in Hillsborough County, Florida, described as:

That certain 1978 TIFF mobile home bearing vehicle identification numbers TMGA6134FA and TMGA6134FB located in the River Bay Manufactured Home Community at 7011 Oyster Bay Drive, Lot No. 172, Tampa, Florida 33619,
 at public sale, to the highest and best

bidder, for cash, via the internet at www.hillsborough.realforeclose.com at 10:00 A.M. on the 20th day of March 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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. 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. Respectfully submitted,

ATLAS LAW, PLLC
 by /s/ Ryan J. Vatalaro
 Ryan J. Vatalaro, Esq.
 Fla. Bar No. 125591
 1313 N. Howard Avenue
 Tampa, Florida 33607
 813.241.8269
 efling@atlaslaw.com
 Attorneys for Plaintiff
 February 6, 13, 2026 26-00395H

FIRST INSERTION

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

CASE NO.: 25-CC-035135
Division: R
STONELAKE RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
ARJEN HOMES, LLC,
Defendant.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on January 28, 2026, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 78, STONELAKE RANCH PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGE 264, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Also known as 12322 Stonelake Ranch Blvd., Thonotosassa, FL 33592.

at public sale, to the highest and best bidder, for cash, online at <https://www.hillsborough.realforeclose.com>, on:

March 20, 2026, beginning at 10:00 AM.
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim

before the clerk reports the surplus as unclaimed. 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 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Respectfully submitted,

Johnson Pope Bokor Ruppel & Burns, LLP
 360 Central Avenue, Suite 500
 St. Petersburg, FL 33701
 (727) 999-9900 - Telephone
 (727) 800-5981 - Facsimile
 Primary Email Address:
 kmaller@jppfirm.com
 Secondary Email Address:
 kmurphy@jppfirm.com
 Attorneys for Plaintiff,
 STONELAKE RANCH HOMEOWNERS ASSOCIATION, INC.
 By: s/Karen E. Maller, Esquire
 Florida Bar No. 822035
 February 6, 13, 2026 26-00391H

FIRST INSERTION

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

Civil Action
Case #: 24-CA-001233
DIVISION: A

Wells Fargo USA Holdings, LLC
Plaintiff, vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Antonio Jeron Jackson a/k/a Antonio J. Jackson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Jacquelyn Chaney Wilson a/k/a Jacquelyn C. Wilson f/k/a Jacquelyn V. Chaney; Myrtle Jones Walker a/k/a Myrtle J. Walker f/k/a Myrtle Jones; Renika Lashawn Jones a/k/a Renika Jones; Valerie Caralando Murray f/k/a Valerie Caralando Hayes f/k/a Valerie C. Hayes f/k/a Valerie Hayes Valdes; Joyce Renae Hopkins a/k/a Joyce R. Hopkins; Rolanda Evette Berry a/k/a Rolanda E. Berry; Linda Raye Hopkins a/k/a Linda R. Hopkins; Wanda Denise Hopkins a/k/a Wanda D. Hopkins; Arlene D. Barnes a/k/a Arlene Denerico Barnes; Shawndra Rockelle Hopkins a/k/a Shawndra R. Hopkins a/k/a Shawndra Raquel Hopkins; Michelle Necole Hopkins a/k/a Michelle Hopkins; Serina Chkayle Jackson a/k/a Serina Jackson; Christopher L. Jackson, Sr. a/k/a Christopher L. Jackson a/k/a Christopher Jackson; Tarlet Marceta Hopkins a/k/a Tarlet M. Hopkins; Bridgette J. Hopkins; Eddie Lee Moore a/k/a Eddie Moore; John Columbus Hayes,

Jr. a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Lori Hayes Shaw a/k/a Lori H. Shaw a/k/a Lori Shaw; Rosezena Hayes Walls a/k/a Rosezena Walls f/k/a Rosezena Hayes; Antonazja Jackson; Antoniya Jackson; Shanae Edwards-Jackson; Unknown Spouse of Jacquelyn Chaney Wilson a/k/a Jacquelyn C. Wilson f/k/a Jacquelyn V. Chaney; Unknown Spouse of Myrtle Jones Walker a/k/a Myrtle J. Walker f/k/a Myrtle Jones; Unknown Spouse of Renika Lashawn Jones a/k/a Renika Jones; Unknown Spouse of Valerie Caralando Murray f/k/a Valerie Caralando Hayes f/k/a Valerie C. Hayes f/k/a Valerie Hayes Valdes; Unknown Spouse of Joyce Renae Hopkins a/k/a Joyce R. Hopkins; Unknown Spouse of Rolanda Evette Berry a/k/a Rolanda E. Berry; Unknown Spouse of Linda Raye Hopkins a/k/a Linda R. Hopkins; Unknown Spouse of Wanda Denise Hopkins a/k/a Wanda D. Hopkins; Unknown Spouse of Arlene D. Barnes a/k/a Arlene Denerico Barnes; Unknown Spouse of Shawndra Rockelle Hopkins a/k/a Shawndra R. Hopkins a/k/a Shawndra Raquel Hopkins; Unknown Spouse of Michelle Necole Hopkins a/k/a Michelle Hopkins; Unknown Spouse of Serina Chkayle Jackson a/k/a Serina Jackson; Unknown Spouse of Christopher L. Jackson, Sr. a/k/a Christopher L. Jackson a/k/a Christopher Jackson; Unknown Spouse of Tarlet Marceta Hopkins a/k/a Tarlet M. Hopkins; Unknown Spouse of Bridgette J. Hopkins; Unknown Spouse of Eddie Lee Moore a/k/a Eddie Moore; Unknown Spouse of John Columbus Hayes, Jr. a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Unknown Spouse of Lori Hayes Shaw a/k/a

Lori H. Shaw a/k/a Lori Shaw; Unknown Spouse of Rosezena Hayes Walls a/k/a Rosezena Walls f/k/a Rosezena Hayes; Unknown Spouse of Antonazja Jackson; Unknown Spouse of Antoniya Jackson; Unknown Spouse of Shanae Edwards-Jackson; Foundation Finance Company LLC; Asset Acceptance Corp.; Zahav Florida, LLC; Palisades Collection, LLC, Assignee of Verizon Wireless, Assignee of Verizon Florida, Inc.; State of Florida; Clerk of Circuit Court of Hillsborough County, Florida; Grow Financial Federal Credit Union; Westlake Service, Inc. d/b/a Westlake Financial Services; 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); Financial Portfolios II, Inc. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-001233 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo USA Holdings, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Antonio Jeron Jackson a/k/a Antonio J. Jackson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) 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 23, 2026, the following described property as set forth in said Final Judgment,

to-wit:
 LOT 21 IN BLOCK 10 OF BENJAMIN'S FIFTH ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2 ON PAGE 76 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 23-33093 FC01 WNI February 6, 13, 2026 26-00385H

--- PUBLIC SALES / SALES ---

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 CHOICE HVAC & PLUMBING SERVICES located at 5815 MEMORIAL HWY in the City of TAMPA, Hillsborough, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2026
CHOICE COMMERCIAL
CONSTRUCTION INC.
February 6, 2026

26-00422H

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 24, 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
February 6, 2026

26-00412H

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-002699
Freedom Mortgage Corporation,
Plaintiff, vs.

Robert V. Williams a/k/a
Robert Williams, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002699 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert V. Williams a/k/a Robert Williams; Kelly Ann Bose a/k/a Kelly Bose; GoodLeap, LLC; Clerk of the Court, Hillsborough County, Florida; Rami Hasan a/k/a Rami Mohammad Hasan; Robert V. Williams a/k/a Robert Williams, as Personal Representative of the Estate of Robert J. Williams a/k/a Robert Williams, Deceased 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 1st day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 3, BRANDON SPANISH OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 88, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.
TAX ID: U-26-29-20-2G8-000003-00008.0

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. Twigg 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. 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 3rd day of February 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 # 25-F00439

February 6, 13, 2026 26-00440H

FOURTH INSERTION

Public Notice

Effective Feb. 14, 2026
Francisco Fernandez-Rodriguez, MD,
will no longer be providing care
at Optum.

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

Patients can obtain copies of their
medical records at:
Optum - Fountain Oaks
3675 W. Waters Ave.
Tampa, FL 33614
Phone: 1-813-915-2000
Fax: 1-817-514-7879

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

26-00154H

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Efa 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; Lammon, 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

SECOND 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 Twigg 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
Gluianen@hahnlaw.com
Jan. 30; Feb. 6, 2026 26-00317H

SUBSEQUENT INSERTIONS

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

SECOND 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 E.S. 715.109: A 2007 NEW VISION MFG BY KZRV Travel Trailer bearing vehicle identification number 4EZFX41367S028095 and all personal items located inside the travel trailer. Last Tenant: 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

FOURTH 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 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, LLLP,
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-004364
Division: B
IN RE: ESTATE OF
LOUISE PERRY,
Deceased.

The administration of the estate of LOUISE PERRY, deceased, whose date of death was August 9, 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.

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.

Personal Representative:

BAWANA PERRY

1810 Sherwood Drive

Tallahassee, FL 32303

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Attorney for Personal Representative

E-mail Address:

trwalsen@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Suite 101

Boca Raton, FL 33487

Telephone: (561) 210-5500

Jan. 30; Feb. 6, 2026 26-00292H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on 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

SECOND 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 the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE 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@mwllison.com

Attorney for Personal Representative

Jan. 30; Feb. 6, 2026 26-00313H

SECOND INSERTION

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 - Antoniette Watson

R0009 - Julio Suarez

L0022 - Juan Manuel Gallegos

M0007 - Zoe Lopez

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

SECOND 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; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.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

PUBLISH
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& Court-related
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- Simply email your notice to legal@businessobserverfl.com
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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Business
Observer

--- ACTIONS / SALES ---

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: 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

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

SECOND INSERTION

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

SECOND 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 LEBERT 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

SECOND 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: efling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011094
Jan. 30; Feb. 6, 2026 26-00351H

SECOND INSERTION

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

SECOND INSERTION

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

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
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 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,

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 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

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
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 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,

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
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 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

SECOND INSERTION

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

--- ESTATE ---

SECOND 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. 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 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

SECOND 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. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representatives and 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

SECOND 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

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-61
Division B
IN RE: ESTATE OF
DANNY LEROY SHEFFER
Deceased.

The administration of the estate of Danny Leroy Sheffer, deceased, whose date of death was April 1, 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 Community Property Rights at Death Act as described in ss. 732.216-732.228,

SECOND 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. Twiggs 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

SECOND 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 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.

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

SECOND 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. Twiggs 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: rlunford@gunster.com
Secondary E-Mail:
eservice@gunster.com
Jan. 30; Feb. 6, 2026 26-00310H

SECOND 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. Twiggs 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 OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN THE 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 personal representative or curator has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.

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

Personal Representative

THERESA M. ALDRICH
3011 CHRISTOPHERS WATCH LN
RUSKIN FL 33570
Attorney for Personal Representative
s/ Amber L. Nicol
Amber L. Nicol, Esq.
Attorney for Petitioner
Independent of Counsel
Florida Bar Number: 1028018
Pippen Law Group, PLLC
10225 Ulmerton Rd., Building #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Amber@attypip.com
Secondary E-Mail: Suzie@attypip.com
Jan. 30; Feb. 6, 2026 26-00299H

**Who benefits from legal notices?**

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

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

--- ACTIONS / SALES ---

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-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
AMERIHOM MORTGAGE
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 AMERIHOM MORTGAGE 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

SECOND INSERTION

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

CASE NO. 24-CA-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

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-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

SECOND INSERTION

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

CASE NO. 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

SECOND INSERTION

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

CASE NO. 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

SECOND 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

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Business Observer

--- ACTIONS / SALES ---

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-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

SECOND 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

SECOND 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 RECORDED 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

SECOND INSERTION

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

CASE NO. 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION
Case No: 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

SECOND 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

SECOND 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

IV20906_V11



SAVE TIME

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

SECOND 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 ---

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-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.

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.

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,

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
25-030563
Jan. 30; Feb. 6, 2026 26-00305H

SECOND INSERTION

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

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@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.
Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.
WITNESS my hand and the seal of this Court this 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

SECOND 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
flservice@flwlaw.com
04-102222-F00
Jan. 30; Feb. 6, 2026 26-00360H

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,

SECOND 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@fljud13.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

SECOND 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) 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 FCO1 WNI
Jan. 30; Feb. 6, 2026 26-00363H

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

SECOND 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 Oguntobi, 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 Oguntobi
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntobilaw.com/
feguntobi@aol.com
Jan. 30; Feb. 6, 13, 20 2026
26-00296H

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No: 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

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Business
Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED this the 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

SECOND 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 Twiggs 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. 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@fljud13.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
1000011159
Jan. 30; Feb. 6, 2026 26-00291H

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).
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 MEADOW WOOD 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.

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. 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 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

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.
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 CYPRESS 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

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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of said Court on the 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. Twiggs 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

SECOND 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
DIVISION:
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

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. 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 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

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2025-CA-010469
Division: H
SANDRA BECKFORD F/K/A SANDRA VASQUEZ,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED;
BERNICE VASQUEZ; UNKNOWN SPOUSE OF BERNICE VASQUEZ;
VANESSA AVILES; and UNKNOWN SPOUSE OF VANESSA AVILES,
Defendant.
NOTICE OF ACTION
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED
LAST KNOWN ADDRESS: 7208 NORTHBRIDGE BLVD, TAMPA, FL 33615
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
LOT 13, BLOCK 79, TOWN N COUNTRY PARK UNIT NO. 36, according to the plat thereof, recorded in Plat Book 43, Page 40, of the Public Records of Hillsborough County, Florida.
Parcel ID: U-26-28-

17-0A3-000079-00013.0
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

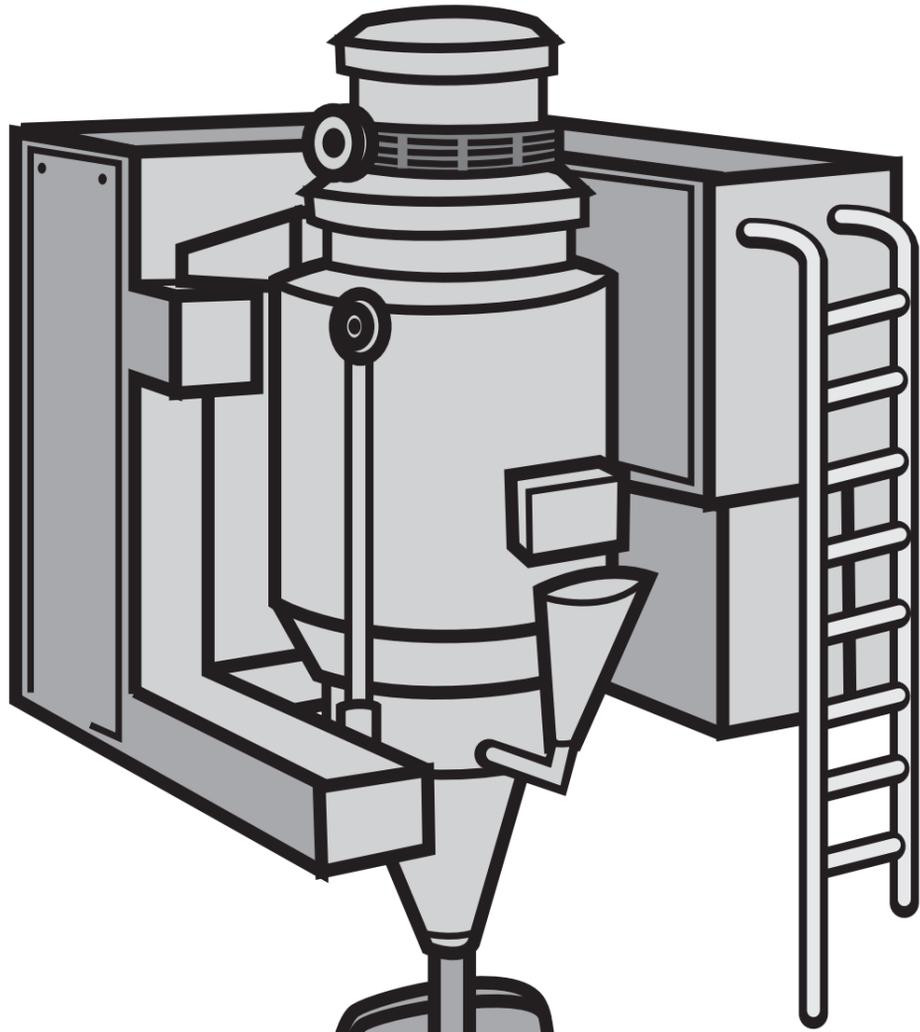


Who benefits from legal notices?

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

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

JULY 2025



TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

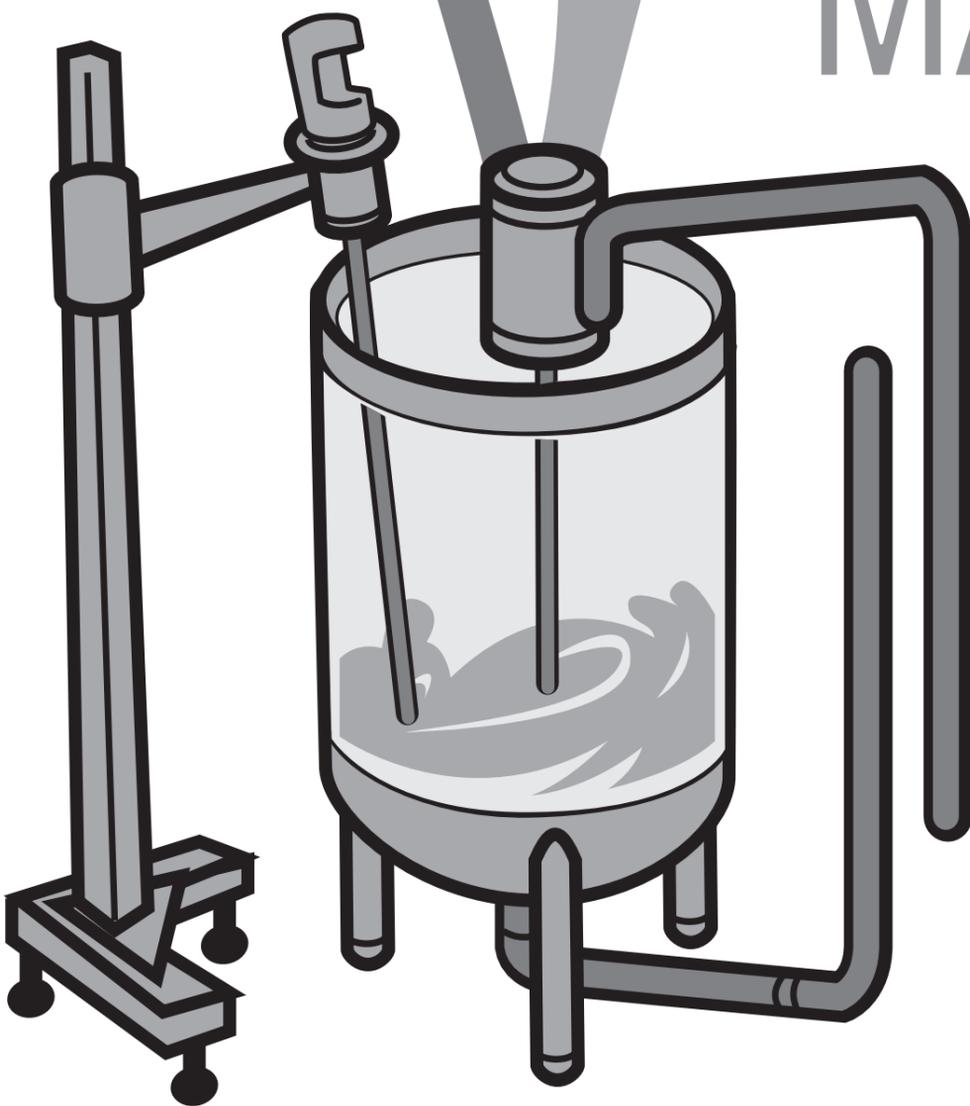
By **R.W. Grant**

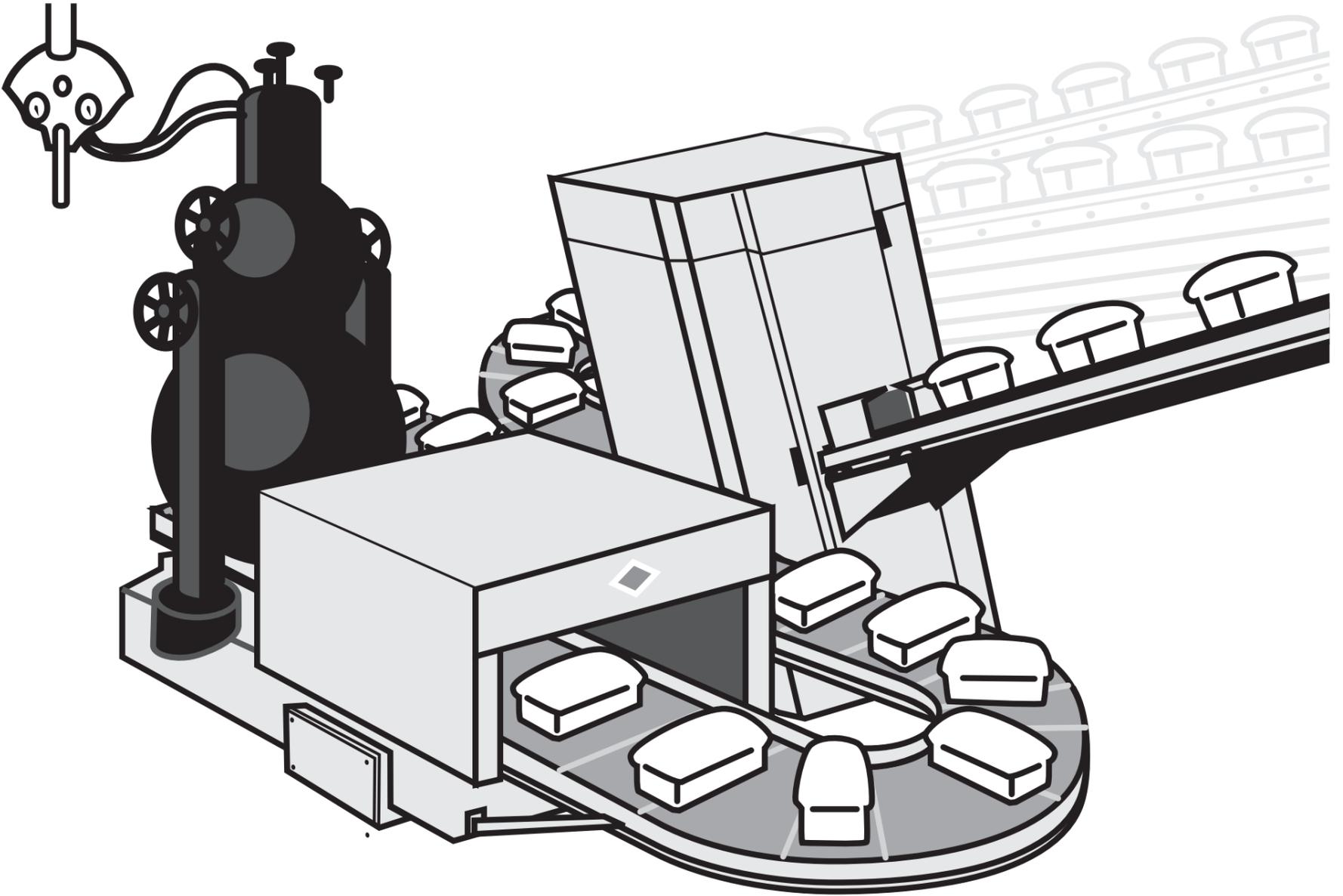
Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
"He was a villain," some will say.
"No! A hero!" others declare.
Or was he both? Well, I despair;
The fight will last 'til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it's up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he'd conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!





Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the
Russians,
For Capitalist bread in such array

Threw the whole red block into black dis-
may!
Nonetheless, the world soon found
That bread was plentiful the world
around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?'

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
'I'm rich and they are fed!'

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is!'
So people cried out, "Give us light!
We can't tell what's wrong from right!"

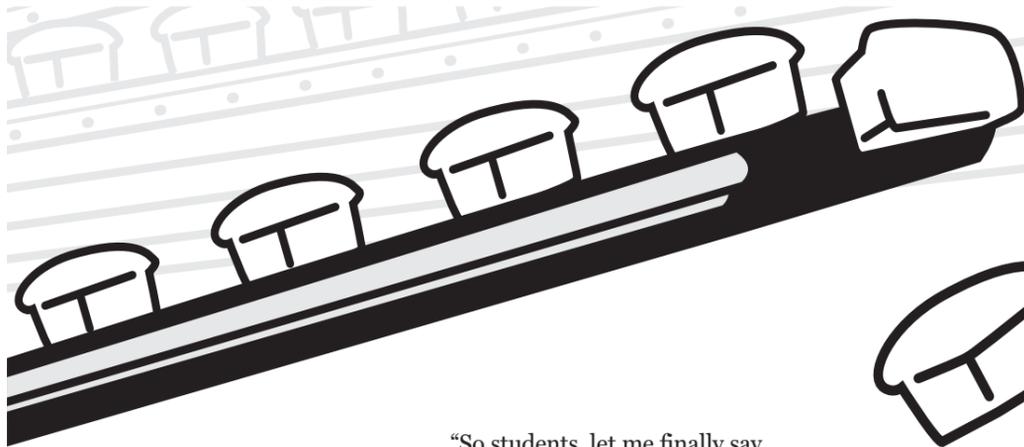
To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.





“Since reason tells us that it can’t,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,”
At last the chairman said,
“We must meet our obligation
To see that they are fed!”

And so it went, one by one,
Denouncing private greed;
Denouncing those who’d profit thus
From other people’s need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation’s foremost Pundit
Who now rose to summarize:

“My friends,” he said, (they all
exhaled)
“We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!”

“Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!”

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith’s bread—and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

“That early birds should get the worm
Is clearly quite unfair.
Wouldn’t it much nicer be
If all of them would share?
But selfishness and private greed

Seem part of nature’s plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I’m sure you’ve heard the term
before
Is Business, Laissez-Faire!

“So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government—and force.
So, if we have to bring Smith do
As indeed we should,
I’m sure you will agree with me,
It’s for the Greater Good!”

Comments in the nation’s press
Now scorned Smith and his plunder:
“What right had he to get so rich
On other people’s hunger?”
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
“Forgive me if I stumble,
But I don’t think, I kid you not,
That Smith is very humble!”
Growing bolder, he leaped up,

(Silencing the cheers)
“Humility!” he cried to all—
And then collapsed in tears!

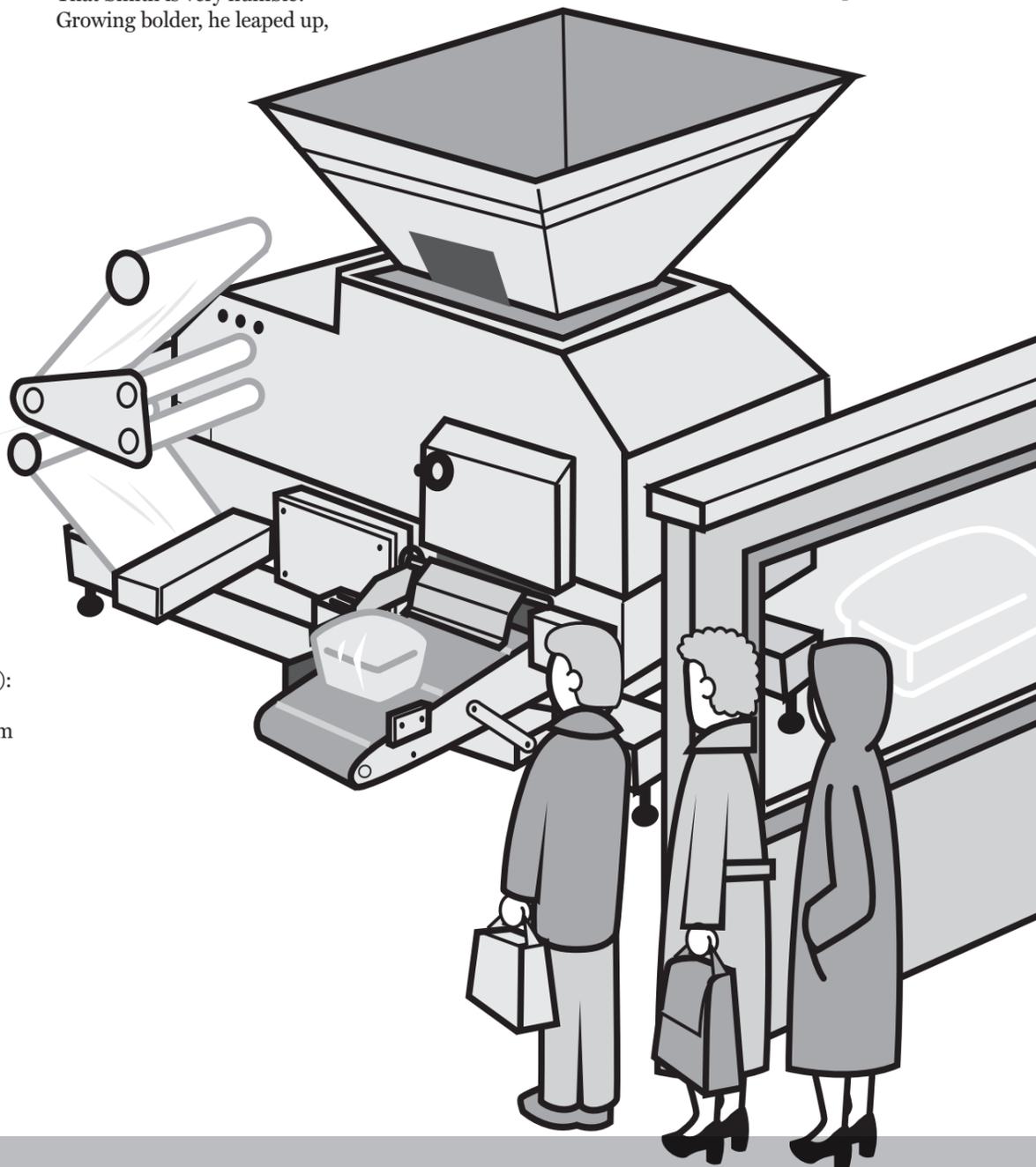
The clamor rises all about;
Now hear the politician shout:
“What’s Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I’ll protect your right to need!”

Then Tom found to his dismay
That certain businessmen would say,
“The people now should realize
It’s time to cut Smith down to size,
For he’s betrayed his public trust
(And taken all that bread from us!)”

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
“It’s obvious that he’s guilty
—Of what we’re not aware—
Though actually and factually
We’re sure there’s something there!”

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The “bread trust” it was called.

“Smith has too much crust,”
they said. “A deplorable condition
That Robber Barons profit thus
From cutthroat competition!”



WELL!

This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and "Trust."
So, hat in hand, he went to them.
They'd surely been misled;
No rule of law had he defied.
But then their lawyer said:

"The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It's vastly more efficient.

"So, nutshell-wise, the way it is,
The law is what we say it is!

"So, let me state the present rules,"
The lawyer then went on,
"These very simple guidelines
You can rely upon:
You're gouging on your prices
If you charge more than the rest.
But it's unfair competition
If you think you can charge less!
"A second point that we would make,
To help avoid confusion:
Don't try to charge the same amount,
For that would be collusion!"

"You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that's monopoly!
Oh, don't dare monopolize!
We'd raise an awful fuss,
For that's the greatest crime of all!
(Unless it's done by us!)"

"I think I understand," said Tom.
"And yet, before I go,
How does one get a job like yours?
I'd really like to know!"

The lawyer rose then with a smile;
"I'm glad you asked," said he.
"I'll tell you how I got my start
And how it came to be."

(His secretaries gathered 'round
As their boss did thus expound.)

*"When I was a lad going off to school,
I was always guided by this golden rule:
Let others take the lead in things, for
heaven's sake,
So if things go wrong—why, then it's their
mistake!"*
(*So if things go wrong—why, then it's their
mistake!*)

*"Following this precept it came to pass
I became the president of my senior class.
Then on to college where my profs extolled
The very same theory from the very same
mold!"*
(*The very same theory from the very same
mold!*)

*"Let others take the chances, and I would
go along.
Then I would let them know where they all
went wrong!
So successful was my system that then
indeed,
I was voted most likely in my class to suc-
ceed!"*

*(He was voted most likely in his class to
succeed!)*

*"Then out into the world I went, along
with all the rest,
Where I put my golden rule to the ulti-
mate test.
I avoided all of commerce at whatever the
cost—
And because I never ventured, then I also
never lost!"*
(*And because he never ventured, then he
also never lost!*)

*"With this unblemished record then, I
quickly caught the eye
Of some influential people 'mongst the
powers on high.*

*And so these many years among the
mighty I have sat,
Having found my niche as a bureaucrat!"*
(*Having found his niche as a bureaucrat*)

*"To be a merchant prince has never been
my goal,
For I'm qualified to play a more impor-
tant role:
Since I've never failed in business, this of
course assures
That I'm qualified beyond dispute to now
run yours!"*
(*That he's qualified beyond dispute to now
run yours!*)

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad!
We try to serve the public good.
We're really not so bad!"

"Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We're finalizing now!"

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn't make it out (he hoped),
For this is what he heard:

"Mumble, mumble, let's not fumble!
Mumble, mumble, what's the charge?
Grumble, grumble, he's not humble?
Private greed? Or good of all?"

"Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!"

"Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?"

"How 'bout 'Greed and Selfishness'?
Oh, wouldn't that be fun?
It's vague enough to trip him up
No matter what he's done!"

"We don't produce or build a thing!
But before we're through,
We allow that now we'll show Smith how
We handle those who do!"

"We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!"

"For we're the ones who make the rules
At "Trust and SEC,
So bye and bye we'll get that guy;
Now, what charge will it be?"

"Price too high? Or price too low?
Now, which charge will we make?
Well, we're not loath to charging both
When public good's at stake!"

"But can we go one better?
How 'bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let's charge all three!"

"But why stop here? We have one more!
Insider Trading! Number four!
We've not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty 'cause we say so!"

So, that was the indictment.
Smith's trial soon began.
It was a cause célèbre
Which was followed' cross the land.
In his defense Tom only said,
"I'm rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?"

Tom fought it hard all the way.
But it didn't help him win.
The jury took but half an hour
To bring this verdict in:

"Guilty! Guilty! We agree!
He's guilty of this plunder!
He had no right to get so rich
On other people's hunger!"

"Five years in jail!" the judge then said.
"You're lucky it's not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys," he leered,
"Are we to men like these!
They exploit us for their sport!
Exploit us as they please!"

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother's pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith's little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

