

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of RISE Capital located at 8270 Woodland Center Blvd., in the County of Hillsborough, in the City of Tampa, Florida 33614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 3rd day of April, 2024.

AA INSURANCE ADVISORS LLC
April 12, 2024 24-01094H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Celere Lab Solutions located at 401 E Jackson St Ste 2340, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 4th day of April, 2024.

AM MOBILE NOTARY AND FINGERPRINTING SERVICES LLC
April 12, 2024 24-01099H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of A GUIDING HAND FOR SENIORS : Located at 1008 Seagrape Dr : Hillsborough County in the City of Ruskin : Florida, 33570-3048 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Ruskin Florida, this April day of 08, 2024

SEAGRAPE ANALYTICS
April 12, 2024 24-01123H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/01/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1J4NT4GB8BD109615 2011 JEEP
4T1BK36B46U095429 2006 TOYT

April 12, 2024 24-01129H

FICTITIOUS NAME NOTICE

Notice is hereby given that JESSICA SELLS LLC, OWNER, desiring to engage in business under the fictitious name of SOCIALLY RELEVANT MARKETING located at 4010 FAWN CIRCLE, TAMPA, FLORIDA 33610 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.

April 12, 2024 24-01118H

NOTICE OF MEETINGS CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Cypress Creek Community Development District Audit Committee will meet on Tuesday, April 23, 2024 at 7:00 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Cypress Creek Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford
District Manager

April 12, 2024

24-01096H

FICTITIOUS NAME NOTICE

Notice is hereby given that INSTRUMENTATIONS FOR LIFE, INC., OWNER, desiring to engage in business under the fictitious name of INLIFE located at 101 S 12TH STREET, #102, TAMPA, FLORIDA 33602 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.

April 12, 2024 24-01117H

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 Unique Unions by Brandy located at 6421 N Florida Ave D-788 in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of April, 2024.
Brandy Melton
April 12, 2024 24-01127H

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 Off Duty Sheds Shacks & Saunas located at 3030 N. ROCKY POINT DRIVE SUITE 150A in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of April, 2024.
Michael Massicotte
April 12, 2024 24-01101H

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ProSure Group, located at 300 W. Pratt Street, in the City of Tampa, County of Hillsborough, State of FL, 33606, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of April, 2024.
M.E. Wilson Company, LLC
300 W. Pratt Street
Tampa, FL 33606
April 12, 2024 24-01100H

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 Glam & Glow located at 534 Tobago Lane, #103 in the City of Tampa, Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of April, 2024.
NISMAR BEUT LLC
Marwa Hasoun Nasser
April 12, 2024 24-01142H

FICTITIOUS NAME NOTICE

Notice is hereby given that VERSATILE RETAIL GROUP PA LLC, OWNER, desiring to engage in business under the fictitious name of 365 CYCLES located at 1180 ENTERPRISE ROAD, EAST PETERSBURG, PENNSYLVANIA 17520 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.

April 12, 2024 24-01132H

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 Landings Design LLC located at 6520 Winding Oak Dr in the City of Tampa, Hillsborough County, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of April, 2024.
Doris Schultz
April 12, 2024 24-01113H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/30/2024 at 08:00 AM the following vehicle(s) may be sold at public sale for the amount owed to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. JTHBF1D29F5071748 2015 LEXUS 11,598.81 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Address: 7310 North Florida Ave Tampa, FL 33604 Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 North Florida Ave Tampa, FL 33604
April 12, 2024 24-01144H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/23/2024 at 08:00 AM the following vehicle(s) may be sold at public sale for the amount owed to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. 2C3CDZFJ5JH120254 2018 DODGE Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Address: 7310 North Florida Ave Tampa, FL 33604 Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 North Florida Ave Tampa, FL 33604
April 12, 2024 24-01145H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 04/26/2024 at 9:00 A.M.

JA3AD29F34U010563
2004 MITSUBISHI LANCER
WBABW33557PV71639
2007 BMW 328

Terms of the sale are CASH. NO REFUNDS! Vehicle(s) are sold "AS IS". National Auto Service Centers, Inc. reserves the right to accept or reject any and/or all bids.

Terms of the sale are CASH. NO REFUNDS! Vehicle(s) are sold "AS IS". National Auto Service Centers, Inc. reserves the right to accept or reject any and/or all bids.

NATIONAL AUTO SERVICE CENTER
April 12, 2024 24-01146H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of STRETCH OUT WELLNESS : Located at 3201 Chipco St : Hillsborough County in the City of Tampa : Florida, 33605-1550 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this April day of 08, 2024
DEENWYSE ENTERPRISE
April 12, 2024 24-01122H

VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS NOTICE OF CLOSED SESSION PER SECTIONS 119.071(3)(a) AND 281.301, FLORIDA STATUTES

Notice is hereby given that the Board of Supervisors ("Board") of the Villages of Bloomingdale Community Development District ("District") will hold a regular meeting of the Board of Supervisors on April 23, 2024, at 9:00 a.m. at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, Florida 33578. At such time the Board is so authorized and may consider any business that may properly come before it. Anyone wishing to access and participate in the meeting should refer to the District's website at www.villagesofbloomingdalecd.com or contact 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844 ("District Manager's Office") beginning seven (7) days in advance of the meeting to obtain access information.

Please note: In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, the first portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at 9:00 a.m. but may begin at any time during the Regular Meeting, and is expected to last approximately thirty to forty-five (30-45) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

A copy of the agenda may be obtained at the District Manager's Office during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

Jason Greenwood
District Manager
April 12, 2024

24-01095H

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 892105 from the Hillsborough County Capital Programs Department, P.O. Box 1110, Tampa, FL 33601. The application was received on Monday, April 8, 2024. Proposed activities include: new pickleball courts, sidewalks and the associated stormwater infrastructure. The project name is the Hillsborough County Mango Park Pickleball Courts and is approximately 1.2 acres, located in Section 03, Township 29 South, Range 20 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.

April 12, 2024 24-01147H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/29/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3205 Aaron Drielick Household goods

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

April 12, 19, 2024 24-01097H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/02/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1GCGC13U63F70018 2003 CHEV
1ZVBP8EM0B511181 2011 FORD
2A8HR54P98R124906 2008 CHRY

April 12, 2024 24-01128H

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TRAILER RENTAL CENTRAL, located at 15139 Carlton Lake Road, in the City of Wimauma, County of Hillsborough, State of FL, 33598, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 10 of April, 2024.
Kenneth Buss
15139 Carlton Lake Road
Wimauma, FL 33598
April 12, 2024 24-01160H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/30/2024 at 08:00 AM the following vehicle(s) may be sold at public sale for the amount owed to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. 1FTEW1E40LFA74817 2020 FORD 16499.25 Lienor Name: PREMIER AUTOMOTIVE GROUP INC Lienor Address: 5012 NORTH CLARK AVE, TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV-106037 Location of Vehicles: 5012 NORTH CLARK AVE TAMPA, FL 33614

April 12, 2024 24-01143H

FICTITIOUS NAME NOTICE

Notice is hereby given that RED CANVAS LLC, OWNER, desiring to engage in business under the fictitious name of FIREPOV LLC located at 13542 N FLORIDA AVE, SUITE 212-1010, TAMPA, FLORIDA 32605 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.

April 12, 2024 24-01152H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001171
IN RE: ESTATE OF
Alex Jesus Bermudez
Deceased.

The administration of the estate of Alex Jesus Bermudez, deceased, whose date of death was March 6th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 12th, 2024.

Personal Representative:
Norma Lizette Bermudez
1049 Seagrape Dr
Ruskin, FL 33570

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-florida.com
April 12, 19, 2024 24-01154H

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email
legal@businessobserverfl.com

Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case #: 24-CP-000993 - Division B
UCN: 292024CP000993A001HC
IN RE: ESTATE OF
JAN LYONS ROBISON,
a/k/a JAN L. ROBISON,
DECEASED.

The administration of the estate of Jan Lyons Robison a/k/a Jan L. Robison, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, UCN: 292024CP000993A001HC, the address of which is Edgcomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice to Creditors is April 12, 2024.

Charles John Robison
3708 S Willow Ave
Sioux Falls, South Dakota 57105
PERSONAL REPRESENTATIVE
MACFARLANE FERGUSON
& McMULLEN P.A.
625 Court Street, Suite 200
Clearwater, FL 33756
Phone: 727-441-8966
Fax: 727-442-8470
Andrew Blaise Sasso / FBN: 398500
Primary Email: abs@macfar.com
Secondary Email: lmf@macfar.com
ATTORNEYS FOR PERSONAL REPRESENTATIVE
April 12, 19, 2024 24-01108H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-001068
Division B
Deceased: Matthew G Wilfong
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 Matthew G Wilfong, deceased. File Number 23-CP-001068, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602; that the decedent's date of death was January 7, 2023; that the total value of the estate is \$0 and the names and addresses of those to whom it has been assigned by such order are:

Melissa Norvaisas
6301 C Markstown Drive
Tampa, FL 33617
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 April 12, 2024.

Person Giving Notice:
Melissa Norvaisas
6301 C Markstown Drive
Tampa, FL 33617
April 12, 19, 2024 24-01102H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 23-CP-004058
IN RE: THE ESTATE OF
CESAR SALCEDO GARDUNO

The administration of the estate of Cesar Salcedo Garduno, deceased, whose date of death was April 13, 2024, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgcomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of first publication of this notice is April 12, 2024.

Personal Representative:
Edward Garduno
8220 West Waters Ave,
Apt A-103
Tampa, FL 33615
Personal Representative's Attorney
Shane K. Warner - Of the Firm
Attorney for the Personal Representative
FSB # 92131
Warner Legal
3401 W. Cypress St., Suite 204
Tampa, FL 33607
Ph: (813) 470-6341
Fax: (888) 900-2630
Notice of Jud. R. Ad. 2.516 designated emails
Email: swarner@swarnerlaw.com
April 12, 19, 2024 24-01162H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 24-WD-000310
IN RE: ESTATE OF:
Marjorie E. Scholz
Deceased.

The administration of the estate of Marjorie E. Scholz, deceased, whose date of death was November 9, 2023, File Number 24-WD-000310 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 name and address of the personal representative is 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 the first publication of this Notice is April 12, 2024
Personal Representative:
/s/ Mark A. Bose
10010 N. Connechuset Rd
Tampa FL 33617
April 12, 19, 2024 24-01109H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023CP1649
Division PROBATE
IN RE: ESTATE OF
DORIS JEAN CARRODEGUA
Deceased.

The administration of the estate of Doris Jean Carrodegua, deceased, whose date of death was June 15, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is POST OFFICE 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 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 April 12, 2024.

Personal Representative:
/s/ ANGELA CARRODEGUA
ANGELA CARRODEGUA
2519 WEST MINNEHAHA
STREET
TAMPA, FLORIDA 33614
Attorney for Personal Representative:
/s/ Robert E. Bone, Jr.
ROBERT E. BONE, JR., ESQUIRE
Attorney
Florida Bar Number: 848026
3261 US HIGHWAY 441/27
FRUITLAND PARK, FLORIDA 34731
Telephone: (352) 315-0051
Fax: (352) 326-0049
E-Mail: service@thebonelawfirm.com
Secondary E-Mail:
rbone@thebonelawfirm.com
April 12, 19, 2024 24-01156H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
24-CP-000884
IN RE: ESTATE OF
JOHN DAVID WHITE
Deceased.

The administration of the estate of John David White, deceased, whose date of death was September 28, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Circuit Court for Hillsborough County, Probate Division, 800 East Twiggs Street, Attn: Probate Records, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 12, 2024

Jon D. White
Personal Representative
PO BOX 744,
Williston, FL 32696
Robert D. King, Esq.
Attorney for Personal Representative
Addresses: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
April 12, 19, 2024 24-01161H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-004078
IN RE: ESTATE OF
JOHN JOSEPH DRISCOLL, JR.,
Deceased.

The administration of the estate of John Joseph Driscoll, Jr., deceased, whose date of death was October 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 12, 2024.

Signed on this day of, 4/8/2024.
Richard W. Driscoll
Personal Representative
16204 Villarreal de Avila
Tampa, FL 33613
Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner, PLLC
301 Woodlands Pkwy, Suite #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
April 12, 19, 2024 24-01131H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001189
IN RE: ESTATE OF
DONALD N. HARRIS
Deceased.

The administration of the estate of Donald N. Harris, deceased, whose date of death was August 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 204, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 12, 2024.

Personal Representative:
/s/ Sabrina S. Harris
4851 Marigold Place
Sarasota, Florida 34231
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
April 12, 19, 2024 24-01157H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000726
Division U
IN RE: ESTATE OF
WELDON JOHNSTON
Deceased.

The administration of the estate of WELDON JOHNSTON, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Ave., Plant City, Florida 33563. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 12, 2024.

Personal Representative:
BETSY LESLIE
c/o Tampa Bay Fiduciary, LLC
6848 E. Fowler Ave.
Temple Terrace, Florida 33617
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemeway@bhpallaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
April 12, 19, 2024 24-01133H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001122
Division PROBATE
IN RE: ESTATE OF
TONY GONZALEZ
Deceased.

The administration of the estate of TONY GONZALEZ, deceased, whose date of death was January 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 12, 2024.

Personal Representative:
Christine Ingram
a/k/a Chris Ingram
2943 Devonoak Blvd.
Land O Lakes, FL 34638
Attorney for Personal Representative:
Linda Lee Wynn
Email Addresses:
LWYNNLAW@aol.com
Florida Bar No. 0878529
P.O. Box 48856
Tampa FL 33646
Telephone: 813-274-4994
April 12, 19, 2024 24-01155H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000732
IN RE: ESTATE OF
FEDE V. FORTINA
Deceased.

The administration of the estate of FEDE V. FORTINA, deceased, whose date of death was January 11, 2024, 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.

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 April 12, 2024.

Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
April 12, 19, 2024 24-01158H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000478
Division A
IN RE: ESTATE OF
DOUGLAS L. NELSON,
a/k/a DOUGLAS LEE NELSON,
Deceased.

The administration of the Estate of DOUGLAS L. NELSON, also known as DOUGLAS LEE NELSON, Deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the 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 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 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: April 12, 2024.

CATHY L. MCEVOY
Personal Representative
605 Vanderbaker Road
Temple Terrace, FL 33617
Kathryn L. Ritchie, Esquire
Attorney for Personal Representative
Florida Bar No. 102539
Kathryn L. Ritchie, P.A.
1009 W. Cleveland Street
Tampa, FL 33606
Telephone: 813-472-7330
Email: klr@riethandritchie.com
April 12, 19, 2024 24-01111H

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 24-CP-000912
IN RE: ESTATE OF
MATTHEW JOSEPH AHERN
Deceased.

The administration of the Estate of MATTHEW JOSEPH AHERN, deceased, who died on January 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Caroline Tesche Arkin, 800 E. Twiggs Street, Room 430- Edgcomb Courthouse, Tampa, Florida 33602, Courtroom #412. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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 April 12, 2024.

Personal Representative
Dawn Ahern
4123 Whiting Drive Southeast
Saint Petersburg, Florida 33705
Attorney for the Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
April 12, 19, 2024 24-01110H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-001180
IN RE: ESTATE OF
JAMES RAY FUTCH
Deceased.

The administration of the estate of James Ray Futch, deceased, whose date of death was December 30th, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough county Courthouse, 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 April 12, 2024.

Personal Representative
Dawn Ahern
4123 Whiting Drive Southeast
Saint Petersburg, Florida 33705
Attorney for the Personal Representative
Patrick Jean-Gilles, Esq.
Florida Bar Number: 85067
20900 NE 30th Ave, Suite 800
Aventura, Florida 33180
Telephone: (305) 432-4673
Facsimile: (786) 319-9717
Email: PatrickJG@live.com
April 12, 19, 2024 24-01112H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000997
IN RE: ESTATE OF
REGGIE A. BROWN
Deceased.

The administration of the estate of REGGIE A. BROWN, deceased, whose date of death was January 5, 2024, 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.

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 April 12, 2024.

Personal Representative:
/s/ DANIEL A. BROWN
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
/s/ DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
April 12, 19, 2024 24-01119H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000945
IN RE: ESTATE OF
KATHRYN PATRICIA RICE a/k/a
KATHRYN PATRICIA SUTTLE,
Deceased.

The administration of the Estate of Kathryn Patricia Rice a/k/a Kathryn Patricia Suttle, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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 April 12, 2024.

Personal Representative:
Scott Frame
6128 Voyagers Place
Apollo Beach, Florida 33572
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
April 12, 19, 2024 24-01137H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001175
Division B
IN RE: ESTATE OF
MARY ANNE BROWNE
Deceased.

The administration of the estate of Mary Anne Browne, deceased, whose date of death was February 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 12, 2024.

Personal Representative:
/s/ Paula Shows
937 Summer Breeze Drive
Brandon, Florida 33594
Attorney for Personal Representative:
/s/ Charles W. Callahan, III
Attorney
Florida Bar Number: 0148776
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: chad.callahan@hwhlaw.com
Secondary E-Mail:
probate.affle@hwhlaw.com
April 12, 19, 2024 24-01138H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001100
Division B
IN RE: GUARDIANSHIP OF
DAVID THOMAS, III,
Unknown

TO: DAVID THOMAS, JR.
Unknown

YOU ARE NOTIFIED that a Petition to Determine Incapacity and a Petition for Appointment of Guardian have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 05/09, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 8 day of APRIL, 2024.

As Clerk of the Court
(SEAL) By: /s/ RYAN MARSH
As Deputy Clerk
Apr. 12, 19, 26; May 3, 2024

24-01120H

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE COUNTY COURT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-095669
DIVISION: S

**Pawnie Leasing
Corporation,**
Plaintiff, vs.
**BETTER ME FOODS, PRODUCTS
& SERVICES LLC, and HAZEL
MARIA CAMARGO,**
Defendants.

To: Hazel Maria Camargo
12765 Lemon Pepper Drive
Riverview, FL 33578

YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by MAY 14, 2024 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.

WITNESS my hand the seal of this Court on this 8 day of APRIL, 2024.

CINDY STUART
Clerk of the Court
(SEAL) BY: /s/ Isha Tirado-Baker
Deputy Clerk

Attorney for Plaintiff:
SOLOVE LAW FIRM, P.A.
Robert A. Solove, Esq.
PO Box 560608
Miami, Florida 33256
Tel. (305) 612-0800
Primary E-mail:
service@solovelawfirm.com
Secondary E-mail:
robert@solovelawfirm.com
Apr. 12, 19, 26; May 3, 2024
24-01136H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-012978

**STEPHEN A. BAKER, Trustee,
PLAINTIFF, v.
REAL NESTS EQUITIES, LLC,
a Florida Limited Liability
Company; CREDIT ACCEPTANCE
CORPORATION, a Foreign
Corporation; UNKNOWN
PERSON IN POSSESSION,
DEFENDANTS.**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in this cause 23-CA-012978, in the Circuit Court of Hillsborough County, The Clerk of the Court, CINDY STUART, will sell the real property situated in Hillsborough County, Florida, described as:

Lot 23, Block 6, Live Oak Preserve Phase 1B, Village 2/7, according to the Plat thereof in Plat Book 96, Page 27, Public Records of Hillsborough County, Florida. ALSO KNOWN AS: 20054 Nob Oak Avenue, Tampa, FL 33647 at public sale, to the highest and best bidder, for cash, on May 9, 2024 by electronic sale beginning at 10:00 a.m. at: 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 the lis pendens must file a claim within 60 days after the sale.

"In accordance with the American with Disability Act, persons needing special accommodations to participate in this proceeding should contract the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the bottom of the notice. 1-800-955-8771 (TDD) or 1-800-955 via Florida Relay Service."

Dated: April 4, 2024
THE REISSMAN LAW GROUP, P.A.
/s/ Marshall G. Reissman, Esquire
FBN: 0310085
1700 66th St. N., Ste 405
St. Petersburg, FL 33710
Telephone: (727) 322-1999
Facsimile: (727) 327-7999
Primary Service:
service@reissmanlaw.com
Secondary Service:
marshall@reissmanlaw.com
April 12, 19, 2024 24-01105H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001141
Division A
IN RE: ESTATE OF
MARIA D. MCCLELLAN,
A/K/A DOLORES MCCLELLAN
Deceased.

The administration of the estate of Maria D. McClellan, Dolores McClellan, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 12, 2024.

Personal Representative:
Kathleen McClellan,
a/k/a Kathleen Mary McClellan
540 S. 58th Street
Omaha, NE 68106
Attorney for Personal Representative:
Jonas B. Weatherbie
E-Mail Addresses:
jweatherbie@gwtrust.law
jjavor@gwtrust.law
Florida Bar No. 87968
Galbraith Weatherbie Law
999 Vanderbilt Beach Road, Suite 509
Naples, FL 34108
Telephone: (239)-325-1983
April 12, 19, 2024 24-01139H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000577
Division A
IN RE: ESTATE OF
CHERYL ANN BUSH,
a/k/a CHERYL GOLBY BUSH,
a/k/a CHERYL G. BUSH
Deceased.

The administration of the Estate of CHERYL ANN BUSH, also known as CHERYL G. BUSH, Deceased, whose date of death was September 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the 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 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 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: April 12, 2024.

CARLENE M. GOLBY
Personal Representative
6407 N. 17th Street
Tampa, FL 33610
Kathryn L. Ritchie, Esquire
Attorney for Personal Representative
Florida Bar No. 102539
Kathryn L. Ritchie, P.A.
1009 W. Cleveland Street
Tampa, FL 33606
Telephone: 813-472-7330
Email: klr@riethandritchie.com
April 12, 19, 2024 24-01114H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA
IN AND FOR HILLSBOROUGH
COUNTY
PROBATE, GUARDIANSHIP AND
TRUST DIVISION
Case No. 24-CP-001140
Div. A
IN RE: ESTATE OF
WILLIAM LEE FORD, III,
DECEASED.

The administration of the estate of William Lee Ford, III, deceased, whose date of death was February 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No. 24-CP-001140, the address of which is 800 Twiggs Street, Rm. 206, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, 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 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 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.

DATE OF FIRST PUBLICATION of this Notice to Creditors: April 12, 2024

/s/ JACQUELINE E. FORD
4704 S. 87th Street
Tampa, Florida 33619
Personal Representative
/s/ Merritt A. Gardner
Florida Bar No. 210900
Miles C. Gardner
Florida Bar No. 1012063
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tele: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
April 12, 19, 2024 24-01103H

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
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE COURT
Business Observer
1/20/2024 7:5

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 29-2023-CA-011507
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, UNDER, THROUGH, OR AGAINST GLORIA BRODIE AKA GLORIA CAROL BRODIE, DECEASED, et al,
Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 28, 2024, and entered in Case No. 29-2023-CA-011507 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, under, through, or against Gloria Brodie aka Gloria Carol Brodie, deceased , Karen Andrea Brodie, Karl Brodie, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the May 28, 2024 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 15, BLOCK 4, DEL RIO

ESTATES - UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 33, PAGE 89 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 A/K/A 4415 BASS ST TAMPA 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 before the Clerk reports the surplus as unclaimed.
 In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.
 Dated this 08 day of April, 2024.
ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Charline Calhoun
 Florida Bar # 16141
 AM - 23-000114
 April 12, 19, 2024 24-01134H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 23-CA-014092
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA R. RANDOLPH AKA BARBARA ROLAND RANDOLPH, DECEASED, et al,
Defendant(s).
 To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA R. RANDOLPH AKA BARBARA ROLAND RANDOLPH, DECEASED
 Last Known Address: Unknown
 Current Address: Unknown
KRISTI RANDOLPH HARVEY, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA R. RANDOLPH AKA BARBARA ROLAND RANDOLPH, DECEASED
 Last Known Address: 4915 NORTH SUWANEE AVENUE TAMPA, FL 33603
 Current Address: Unknown
THE UNKNOWN SUCCESSOR TRUSTEE OF THE BARBARA ROLAND RANDOLPH LIVING TRUST DATED AUGUST 13, 2022
 Last Known Address: Unknown
 Current Address: Unknown
THE UNKNOWN BENEFICIARIES OF THE BARBARA ROLAND RANDOLPH LIVING TRUST DATED AUGUST 13, 2022
 Last Known Address: Unknown
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 6, BLOCK 9, LYWOOD, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 47, AND THE WEST 1/2 OF LOT 5, BLOCK 9, A REPLAT OF LYWOOD, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 A/K/A 3403 W BAY VILLA AVE TAMPA FL 33611
 has been filed against you and you are required to file written defenses by 05/15/2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 **See the Americans with Disabilities Act
 In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.
 WITNESS my hand and the seal of this court on this day of APR 09 2024.
 Clerk of the Circuit Court
 (SEAL) By: /s/ Patricia Corbin
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 AR - 23-006363
 April 12, 19, 2024 24-01151H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 292023CA012467A001HC
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
IAN ANTHONY WARREN A/K/A IAN WARREN, YOLANDA P. JUNCAL ET AL.,
DEFENDANTS.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of April, 2024, and entered in Case No. 292023CA012467A001HC, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and YOLANDA P. JUNCAL, IAN ANTHONY WARREN A/K/A IAN WARREN, LAKEMONT VILLAGE HOMEOWNERS ASSOCIATION, INC., LAKEMONT HILLS HOMEOWNERS ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA ALEXANDRA ANTEZANA, are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00AM on the 6th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 40, BLOCK II, LAKE-MONT HILLS - PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE(S) 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING 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 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <https://www.fjud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
 Phone: (813) 272-7040 or ada@fjud13.org
 Dated this 9th day of April, 2024.
 By: /s/ Liana R. Hall
 Bar No. 73813
 Submitted by:
 Miller, George & Suggs, PLLC
 ATTORNEY FOR PLAINTIFF
 210 N. University Drive, Suite 900
 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
 23FL373-0452
 April 12, 19, 2024 24-01144H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 22-CA-003602
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
DAVENDRA YADAV ; RAGHUNATH YADAV; ET AL
DEFENDANTS.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 04th day of April, 2024, and entered in Case No. 22-CA-003602, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RAGHUNATH YADAV; DAVENDRA YADAV; SWATI YADAV; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA PRAMOD YADAV; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.; and SOLAR MOSAIC, INC. are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00AM on the 5th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 2, BLOCK 46, FISHHAWK RANCH PHASE 2 PARCEL V, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 92, PAGE 9, IN 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 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 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <https://www.fjud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
 Phone: (813) 272-7040 or ada@fjud13.org
 Dated this 9th day of April, 2024.
 By: /s/ Liana R. Hall
 Bar No. 73813
 Submitted by:
 Miller, George & Suggs, PLLC
 ATTORNEY FOR PLAINTIFF
 210 N. University Drive, Suite 900
 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
 22FL373-0495
 April 12, 19, 2024 24-01144H

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.: 23-CA-001180
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TONY HAROLD ULRICH JR A/K/A TONY HAROLD ULRICH, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the In Rem Final Judgment of Foreclosure entered on the 5th day of April 2024, in Case No. 23-CA-001180, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and TONY HAROLD ULRICH JR A/K/A TONY HAROLD ULRICH; UNKNOWN SPOUSE OF TONY HAROLD ULRICH JR A/K/A TONY HAROLD ULRICH; AYERSWORTH GLEN 3A HOMEOWNERS ASSOCIATION, INC; AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC AND UNKNOWN TENANT #1 A/K/A EDWIN VELAZQUEZ, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 5th day of June 2024, the following described property as set forth in said Final Judgment, to wit:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WIMAUMA, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 LOT 103, BLOCK 27, AYER-

SWORTH GLEN PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PARCEL ID: 077952-6438.
 Property Address: 14444 HADDON MIST DR, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
 Dated this 9th day of April 2024.
 By: /s/ Kimberly George
 Kimberly George, Esq.
 Bar Number: 134661
 DELUCA LAW GROUP, PLLC
 2101 NE 26th Street
 FORT LAUDERDALE, FL 33305
 PHONE: (954) 368-1311 |
 FAX: (954) 200-8649
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
 23-05506
 April 12, 19, 2024 24-01140H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: 2
CASE NO.: 23-CA-002828
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LEVI RUSSELL WILLIS; FLORIDA HOUSING FINANCE CORPORATION; SARAH MELENDEZ; 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), CINDY STUART 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 23 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 1394, FIRST ADDITION TO RUSKIN CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 206 6TH AVE NW, RUSKIN, FL 33570
 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@fjud13.org
 Dated this 10 day of April 2024.
 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
 22-01114
 April 12, 19, 2024 24-01159H

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. 29-2022-CA-007810
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST,
Plaintiff, vs.
TAUQUEER JAFFRY AND SOHAIL JAFFRY, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 29, 2023, and entered in 29-2022-CA-007810 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST is the Plaintiff and TAUQUEER JAFFRY; SO-

HAIL JAFFRY; UNKNOWN SPOUSE OF TAUQUEER JAFFRY; CORTEZ OF CARROLLWOOD CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Cindy Stuart 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 May 01, 2024, the following described property as set forth in said Final Judgment, to wit:
 THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 4004D, BUILDING 4, CORTEZ OF CARROLLWOOD AND AN UNDIVIDED SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM FOR CORTEZ OF CARROLLWOOD, A CONDOMINIUM AS RECORDED IN O.R. BOOK 3543, PAGE 86-145 AND IN PLAT BOOK 2, PAGE

39, BOTH OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 4004 CORTEZ DR #D, TAMPA, FL 33614
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT
 AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers

to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 5 day of April, 2024.
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 21-080932 - MaM
 April 12, 19, 2024 24-01135H

PUBLISH YOUR LEGAL NOTICE

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SITE
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24-CA-001771 Division: D

Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Hector M. Gutierrez a/k/a Hector Manuel Gutierrez, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Hector M. Gutierrez, Deceased Last Known Address: Unknown

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

LOT 8, BLOCK 1, GROVEWOOD COURT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before APRIL 30, 2024, 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.

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

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

DATED ON MARCH 25, 2024. Cindy Stuart As Clerk of the Court (SEAL) By /s/ Isha Tirado-Baker As Deputy Clerk Amanda Driscole, Esquire Brock & Scott, PLLC the Plaintiff's attorney 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 24-F00168 April 12, 19, 2024 24-01106H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE FOURTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 24-CA-001899 Division: K

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST SERIES 2006-3, Plaintiff, vs. A & H REAL PROPERTIES, LLC a/k/a A 7 H REAL PROPERTIES, a foreign corporation, Defendant.

TO: A & H Real Properties, LLC a/k/a A 7 H Real Properties: whose address is unknown and all parties having or claiming to have any right, title or interest in the property described in the quiet title action herein.

YOU ARE HEREBY NOTIFIED of a quiet title action of the following described real property in Hillsborough County, Florida:

Lot 11 of OJJ/SUNSET MANOR, according to the Plat thereof as recorded in Plat Book 65, Page 19 of the Public Records of Hillsborough County, Florida. Property Address: 18522 Sunward Lake, Lutz, 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 777 S. Flagler Drive, Suite 300 East, West Palm Beach, Florida 33401 on or before APRIL 30, 2024 (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.

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

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 the seal of this Court at Hillsborough County, Florida, this 25 day of MARCH, 2024.

CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Isha Tirado-Baker DEPUTY CLERK GREENBERG TRAUIG, P.A. 777 S. Flagler Drive, Suite 300 East West Palm Beach, FL 33401 beth.norow@gtlaw.com sandra.famadas@gtlaw.com FLService@gtlaw.com Apr. 12, 19, 26; May 3, 2024 24-01107H

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. 24-CA-001188

MIDFIRST BANK, Plaintiff, vs. ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, et al., Defendant.

To: ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, 1508 REDMOND BROOK LN, RUSKIN, FL 33570 UNKNOWN SPOUSE OF ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, 1508 REDMOND BROOK LN, 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 04, IN BLOCK 02, OF WYNNMERE EAST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 198, 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,

LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before APRIL 10, 2024 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 5 day of MARCH, 2024.

Cindy Stuart CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Isha Tirado-Baker Deputy Clerk Sara Collins, Esq McCalla Raymer Leibert Pierce, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 24-09048FL April 12, 19, 2024 24-01116H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-001872 DIVISION: H

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON

THE ESTATE OF KENNETH PRESTON AKA K. PRESTON AND ALL KNOWN AND UNKNOWN AUTHORIZED REPRESENTATIVES IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON

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

LOT 47, BLOCK 1, HEATHER LAKES UNIT XVI, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-

AL SPRINGS, FL 33310 on or before MAY 14, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 8 day of APRIL, 2024.

CINDY STUART As Clerk of the Court (SEAL) By /s/ Isha Tirado-Baker As Deputy Clerk De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026 CORAL SPRINGS, FL 33310 24-00493 April 12, 19, 2024 24-01124H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-000708 DIVISION: D

CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM GIESSE A/K/A WILLIAM BRIGMAN GIESSE, DECEASED; ASHLEY NICOLE GIESSE A/K/A ASHLEY NICOLE GIESSE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM GIESSE A/K/A WILLIAM BRIGMAN GIESSE, DECEASED; ASHLEY GIESSE A/K/A ASHLEY NICOLE GIESSE; BEDFORD C CONDOMINIUM ASSOCIATION, INC., Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of William Giesse a/k/a William Brigman Giesse, deceased 202 Bedford Street #57 Sun City Center, Florida 33573

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: CONDOMINIUM PARCEL 57, BEDFORD "C" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2715, PAGE 920 AND ALL AMENDMENTS

THERE TO AND CONDOMINIUM PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO.

Street Address: 202 Bedford Street #57, Sun City Center, Florida 33573 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 MAY 14, 2024, 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 APRIL 8, 2024.

Cindy Stuart Clerk of said Court (SEAL) BY: /s/ Isha Tirado-Baker 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#:23-400379 April 12, 19, 2024 24-01126H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-000850

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LUIS OMAR GONZALEZ BALLEEN AND LADY ESMERALDA CABRA ORGANISTA, et al. Defendant(s).

TO: LADY ESMERALDA CABRA ORGANISTA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 372, SHELL COVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 05/13/2024 (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 im-

mediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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 the seal of this Court at County, Florida, this day of APR 05 2024.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-138112 April 12, 19, 2024 24-01125H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-017550 DIVISION: K

MICHAEL C. KRAUSE, Plaintiff, vs. ELISABETH DILENE DENHAM NELSON HUDSON, Defendant.

NOTICE is hereby given that a civil action commenced on December 29, 2023, and is now pending as case number 2023-CA-017550 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is: Elisabeth Dilene Denham Nelson Hudson 11803 Sunburst Marble Road Riverview, FL 33579.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Lillian Rosario, whose address is 10521 Bloomingdale Ridge Dr., Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a

defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 the seal of said court at Hillsborough County, Florida on the day of 2/26, 2024.

Cindy Stuart AS CLERK OF THE COURT (SEAL) BY /s/ Isha Tirado-Baker As Deputy Clerk /s/ Lillian Rosario Lillian Rosario, Esq. Florida Bar No.: 1050416 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Dr. Riverview, FL 33578 Phone: 813-549-0096 E-service: lrosario@hacheylawpa.com April 12, 19, 2024 24-01141H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-015885 DIVISION: D

GRANADA INSURANCE COMPANY, Plaintiff, vs. ALEX TOWING AND RECOVERING LLC; ALEX CRUZ CRESPO; REYNALDO TORO CUPULES; DANIEL MENDEZ; JOSE MENDEZ; and ERICA BOOTH, INDIVIDUALLY AND AS PARENT AND NATURAL GUARDIAN OF M.W., A MINOR, Defendants.

TO: REYNALDO TORO CUPULES, 1254 E. 113th Avenue, #108, Tampa, FL 33612

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment

has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before MAY 10, 2024, on Amber N. Massey, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., 10th Floor, Suite 1000, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks.

DATED ON 4/4/2024

CINDY STUART (Name of Clerk) As Clerk of the Court (SEAL) BY /s/ Isha Tirado-Baker As Deputy Clerk Amber N. Massey, plaintiff's attorney Hinshaw & Culbertson LLP 2811 Ponce de Leon Blvd., 10th Floor, Suite 1000, Coral Gables, Florida 33134 Apr. 12, 19, 26; May 3, 2024 24-01121H

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 23-CA-014514
U.S. BANK NATIONAL
ASSOCIATION, AS
INDENTURE TRUSTEE FOR
LHOME MORTGAGE TRUST
2021-RTL2, MORTGAGEBACKED
NOTES, SERIES 2021-RTL2,
Plaintiff, v.
JESUS RIVERA AS TRUSTEE FOR
THE SAINT CLOUD LAND TRUST
#601 DATED JANUARY 15TH,
2022, A FLORIDA COMMON
LAW TRUST; ONE HOUR HOUSE
SOLUTIONS, LLC; ASHLEY
RADER; ASHLEY RADER AS
TRUST SETTLOR FOR THE
SAINT CLOUD LAND TRUST #601
DATED JANUARY 15TH, 2022,
A FLORIDA COMMON LAW
TRUST; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s),
NOTICE IS HEREBY GIVEN pursuant to an Order dated April 4, 2024 entered in Civil Case No. 23-CA-014514 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHOME MORTGAGE TRUST 2021-RTL2, MORTGAGEBACKED NOTES, SERIES 2021-RTL2, Plaintiff and JESUS RI-

VERA AS TRUSTEE FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST; ONE HOUR HOUSE SOLUTIONS, LLC; ASHLEY RADER; ASHLEY RADER AS TRUST SETTLOR FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on May 6, 2024 the following described property as set forth in said Final Judgment, to-wit:

THE NORTH 125 FEET OF THE WEST 180 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE EAST 30 FEET, THE WEST 30 FEET AND THE NORTH 25 FEET FOR ROAD RIGHT OF WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 601 South Saint Cloud Avenue, Valrico, FL 33594

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

UNCLAIMED.

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 02306495-JMV
April 12, 19, 2024 24-01104H

FIRST INSERTION

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

CASE NO. 22-CA-003575
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF BRETT L.
CLEMONS, DECEASED, et. al.
Defendant(s),
TO: BRETT LEE CLEMONS JR., UNKNOWN SPOUSE OF BRETT LEE CLEMONS JR., whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
PARCEL 1 - FOLIO #093601-2100 BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE S 00 DEG 40'58" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, A DISTANCE

OF 1,336.48 FEET TO A POINT OF BEGINNING, RUN THENCE N 89 DEG 16'37" E 553.48 FEET TO A POINT WHICH IS 25 FEET NORTH A SET CAPPED IRON ROD; THENCE S 00 DEG 46'29" W 329.82 FEET; THENCE S 89 DEG 14'53" W 552.99 FEET TO THE WEST LINE OF THE NW 1/4 OF SAID SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE N 00 DEG 40'58" E ALONG SAID WEST LINE 330.09 FEET TO THE POINT OF BEGINNING; SUBJECT TO AND RESERVING UNTO THE GRANTORS A NON-EXCLUSIVE EASEMENT IN COMMON WITH THE GRANTORS; THEIR HEIRS AND ASSIGNS AND OTHERS, OVER AND ACROSS THE WEST 40 FEET THEREOF AND OVER AND ACROSS THE NORTH 25 FEET THEREOF, LESS THE WEST 25 FEET, HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A 1989 FLEETWOOD SUN POINT DOUBLEWIDE MOBILE HOME WITH VIN NUMBERS FFLK32A11046ST AND FFLK-32B11046ST.

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 05/16/2024 (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.

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

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 at County, Florida, this day of APR 10 2024.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Patricia Corbin
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-023634
April 12, 19, 2024 24-01163H

FIRST INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 22-CA-007378
DIVISION: D

RF - I
JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.
TERRY N. FULTON A/K/A TERRY
NEAL FULTON, JR., ; ET AL.
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Denying Defendant's Verified Motion to Quash Service and Motion to Vacate Default Judgment dated February 29, 2024, and entered in Case No. 22-CA-007378, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION (hereafter "Plaintiff"), is Plaintiff and TAYLOR C. FULTON; ALAN JON WHITE JR TRUST; AN IRREVOCABLE TRUST ORGANIZATION; TERRY N. FULTON A/K/A TERRY NEAL FULTON, JR.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALAN JON WHITE, JR. AS TRUSTEE OF THE ALAN JON WHITE JR TRUST AN IRREVOCABLE TRUST; CALE-LANDON CREWS, AS SECOND TRUSTEE OF ALAN JON WHITE JR TRUST, AN IRREVOCABLE TRUST, are defendants. Cindy Stuart, Clerk of the 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 14TH day of MAY, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 28, OF INDIAN TRAILS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, 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 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@fljud13.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@fljud13.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 ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblem pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark Elia, Esq.
Bar Number: 695734
CR17494-22/sap
April 12, 19, 2024 24-01115H

FIRST INSERTION

NOTICE OF ACTION AND
HEARING TO TERMINATE
PARENTAL RIGHTS PENDING
ADOPTION

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-001502
DIVISION: D

IN THE MATTER OF THE
TERMINATION OF PARENTAL
RIGHTS FOR THE PROPOSED
ADOPTION OF:
A MINOR CHILD

TO: Eugeni Aronovich Rozman or any known or unknown legal or biological father of the female child born on May 7, 2014, to Ketevan Rukhadze Current Residence Address: Unknown Last Known Residence Address: 14121 Caminito Vistana, San Diego, CA 92130
YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed regarding a female child born on May 7, 2014, in La Jolla, California, to Ketevan Rukhadze. The legal father, Eugeni Aronovich Rozman, is White, 53 years old, 6' tall, brown hair, brown eyes, heavy-set build. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or

unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on June 3, 2024, at 10:15 AM EST, before Judge Kelly Ayers (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 400, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/5092959300. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Suite B, Tampa, FL 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL 33602, (813) 276-8100, on or before May 15, 2024, a date which is not less than 30 nor more than 60 days after the

date of first publication of this Notice. UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE JUNE 3, 2024 HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, 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.

DATED in Tampa, Hillsborough County, Florida this 27 day of MARCH 2024.

CINDY STUART
Clerk of the Circuit Court
(SEAL) By: /s/ Isha Tirado-Baker
Deputy Clerk
Apr. 12, 19, 26; May 3, 2024
24-01164H

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 2024-CP-001011

Division A
IN RE: ESTATE OF
MARILYN B. OWEN,
Deceased.

The administration of the estate of MARILYN B. OWEN, deceased, whose date of death was February 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
Post Office Box 1110
Tampa, Florida 33601

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES,

SECTION 733.702, WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: April 5, 2024.

ARTURO FLORES
Personal Representative
3210 Acacia Street
Lutz, Florida 33559
Lexy M. Bubley, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
April 5, 12, 2024 24-01090H

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

CASE NO.: 23-CP-003835-HC
PROBATE DIVISION

In Re:

Estate of: LAURA LYNN CRONK
The administration of the estate of LAURA LYNN CRONK, deceased, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Room 412, Tampa, Florida 33602, Case Number 23-CP-003835-HC. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person whom a copy of the notice of administration is served who challenges the jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN

SECOND INSERTION

THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of the will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402, WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of

any proceeding involving construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or any attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Attorney Personal Representative of Petitioner:
By /s/ Michelle Thomann
MICHELLE THOMANN, ESQUIRE
JOHNSON | DALAL
111 N. Pine Island Road, Suite 105
Plantation, Florida 33324
Telephone: (954) 507-4500
E-Service: Service@JohnsonDalal.com
mt@johnsondalal.com
Florida Bar #126739
April 5, 12, 2024 24-01071H



How much do legal notices cost?

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

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

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

PUBLISH YOUR
LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 20, 2024, 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.

--- TAX DEEDS ---

THIRD 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:

deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

THIRD 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:

CROSS ANDREA L
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

THIRD 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:

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

THIRD 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:

PLAT BK / PG : 21 / 62
SEC - TWP - RGE : 06 - 29 - 19
Name(s) in which assessed:
RAFAELA ABREU
All of said property being in the County of Hillsborough, State of Florida.

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 22, 2024, 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.

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2024 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final.

SECOND INSERTION

Notice of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2024 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final.

--- TAX DEEDS ---

THIRD 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:

--- TAX DEEDS ---

THIRD 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:

OFFICIAL COURTHOUSE WEBSITES

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

--- TAX DEEDS ---

THIRD 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.: 1659310000
File No.: 2024-378
Certificate No.: 2021 / 13042
Year of Issuance: 2021
Description of Property:
CHELSEA N 120 FT OF LOT 6 BLOCK 5
PLAT BK / PG : 4 / 23
SEC - TWP - RGE : 01 - 29 - 18
Name(s) in which assessed:
REHEISER JOHN EDWARD JR

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) 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 3/22/2024
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Mar. 29; Apr. 5, 12, 19, 2024
24-00966H

THIRD 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.: 0217670050
File No.: 2024-382
Certificate No.: 2021 / 1839
Year of Issuance: 2021
Description of Property:
INGELWOOD PARK REVISED MAP OF LOTS 39 TO 42 INCLUSIVE BLOCK 3
PLAT BK / PG : 12 / 92
SEC - TWP - RGE : 12 - 28 - 18
Name(s) in which assessed:
WEST TAMPA HOLDINGS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) 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 3/22/2024
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Mar. 29; Apr. 5, 12, 19, 2024
24-00968H

THIRD 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.: 0045790664
File No.: 2024-385
Certificate No.: 2021 / 578
Year of Issuance: 2021
Description of Property:
PALMERA POINTE UNIT 7904B BLDG 34 AND AN UNDIV INT IN COMMON ELEMENTS
PLAT BK / PG : 20 / 127
SEC - TWP - RGE : 25 - 28 - 17
Name(s) in which assessed:
MERCEDIS GONZALEZ PA TRUSTEE

LAW OFFICES OF MERCEDIS GONZALEZ HALE PA TRUSTEE UNDER THAT CERTAIN FLORIDA LAND TRUST DATED OCTOBER 21 2015
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) 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 3/22/2024
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Mar. 29; Apr. 5, 12, 19, 2024
24-00971H

THIRD 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.: 1757720000
File No.: 2024-379
Certificate No.: 2021 / 13639
Year of Issuance: 2021
Description of Property:
POWELL'S ADDITION E 36 FT OF LOT 13 AND LOT 14 BLOCK 2
PLAT BK / PG : 1 / 30
SEC - TWP - RGE : 17 - 29 - 19
Name(s) in which assessed:
ANGELA DUNCAN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) 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 3/22/2024
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Mar. 29; Apr. 5, 12, 19, 2024
24-00967H

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-001032
IN RE: ESTATE OF
BERYLE E. GEORGE
Deceased.

The administration of the Estate of Beryl E. George, deceased, whose date of death was August 15, 2023 is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

Personal Representative:
William A. George, Jr.
5813 Dory Way
Tampa, Florida 33615
Attorney for Personal Representative:
John M. Sakellarides
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
April 5, 12, 2024 24-01062H

SECOND INSERTION

NOTICE TO CREDITORS (Testate)

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001009
IN RE: ESTATE OF
DANNY BRIAN LESLIE
(aka: DANNY LESLIE, DANNY B. LESLIE),
Decedent.

The administration of the Estate of Danny Brian Leslie, Deceased, whose date of death was January 3, 2024; Case Number 24-CP-001009, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The name and address of the Personal Representative are Jeremy Paul Leslie, 1724 Savory Lane, Charlotte, NC 28216, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE 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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS 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 April 5, 2024.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
April 5, 12, 2024 24-01029H

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No.: 2023-CP-000682
IN RE: ESTATE OF
GAIL R. AGNEW
Deceased.

The administration of the estate of Gail R. Agnew, deceased, whose date of death was November 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 5, 2024.

Personal Representative:
Tracy R. Howard
Attorney for Personal Representative:
s/Sidney H. Shams
Sidney H. Shams
Florida Bar No. 0864153
Shams Law Firm, PA
Sid.shams@shamslawfirm.com
529 Versailles Drive
Suite 205
Maitland, FL 32751
407-671-3131
April 5, 12, 2024 24-01052H

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-000962
Division A
IN RE: ESTATE OF
DARLENE JEANETTE GRAY,
A/K/A DARLENE J. GRAY,
A/K/A DARLENE GRAY
Deceased.

The administration of the estate of Darlene Jeanette Gray, A/K/A Darlene J. Gray, A/K/A Darlene Gray, deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

Personal Representative:
Lisa Kimberley Gray
482 Mission Dr.
Versailles, Kentucky 40383
Attorney for Personal Representative:
Robert W. Bible, Jr.
Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
1920 East Bay Dr.
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@atypip.com
Secondary E-Mail: Suzie@atypip.com
April 5, 12, 2024 24-01074H

--- ESTATE ---

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-000568
Division B
IN RE: ESTATE OF
Marjorie Elizabeth Abdoney
Deceased.

The administration of the estate of Marjorie Elizabeth Abdoney, deceased, whose date of death was January 8th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5th, 2024.

Personal Representative:
Robin Arentsen
PO Box 47946
Tampa, FL 33646
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-florida.com
April 5, 12, 2024 24-01067H

SECOND INSERTION

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

PROBATE DIVISION
File No. 2024 CP 000998
Division A
IN RE: ESTATE OF
JANE K. WILLIAMS
Deceased.

The administration of the estate of JANE K. WILLIAMS, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

Personal Representative:
Elizabeth Williams
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: Shelley@LegacyLaw313.com
Secondary E-Mail:
Troy@LegacyLaw313.com
April 5, 12, 2024 24-01086H

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-001038
IN RE: ESTATE OF
CLIFFORD LEWIS EPSTEIN,
Deceased.

The administration of the estate of Clifford Lewis Epstein, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: April 5, 2024.

Signed on this day of, 4/1/2024.
Robert Henneke
Personal Representative
16912 Equestrian Trail
Odessa, FL 33556
Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner PLLC
301 Woodlands Pkwy., Suite 10
Oldsmar, FL 34677
Telephone: (727) 443-5190
Email: Michael@faehner.com
Secondary Email: filings@faehner.com
April 5, 12, 2024 24-01061H

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-001091
Division A
IN RE: ESTATE OF
RYAN MARCUM HILL
Deceased.

The administration of the estate of Ryan Marcum Hill, deceased, whose date of death was March 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 5, 2024.

Personal Representative:
Kevin Tyler Hill
111 S. Glen Avenue
Tampa, Florida 33609
Attorney for Personal Representative:
Charles W. Callahan, III
Attorney
Florida Bar Number: 0148776
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: chad.callahan@hwlaw.com
Secondary E-Mail:
probate.efile@hwlaw.com
April 5, 12, 2024 24-01031H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-CP-003835
Division HC
IN RE: ESTATE OF LAURA LYNN CRONK, Deceased.

The administration of the estate of LAURA LYNN CRONK, Deceased, whose date of death was September 10, 2023, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which 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 who 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demand 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 the first publication of this notice is April 5, 2024.

/s/ Michelle Thomann
Michelle A. Thomann, Esq.
Attorney for the
Personal Representative
JOHNSON DALAL
111 N Pine Island Road
Suite 105
Plantation, Florida 33324
Telephone: (954) 507-4500
Primary Email:
Service@JohnsonDalal.com
Secondary Email:
MT@JohnsonDalal.com
April 5, 12, 2024 24-01068H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-000826
JUDGE CAROLINE TESCH ARKIN
IN RE: THE ESTATE OF GARY ARTHUR BENARICK, Deceased.

The administration of the estate of GARY ARTHUR BENARICK, deceased, whose date of death was November 28, 2023, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is APRIL 5, 2024.

Personal Representative
Joseph Benarick
3565 Old 41 Highway NW Lot B22
Kennesaw, Georgia 30144
Attorney for Co-Personal Representative
Harold E. Wolfe, Jr., Esq.
Attorney for Personal Representative
Florida Bar No.: 278297
Harold E. Wolfe, Jr., PA
2300 Palm Beach Lakes Blvd., Suite 302
West Palm Beach, FL 33409
Tel: 561.697.4100
Email: harold@hewjrlaw.com
emid@hewjrlaw.com
April 5, 12, 2024 24-01051H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-000785
Division: A
IN RE: ESTATE OF STEVEN FRANK WETZEL, Deceased.

The administration of the Estate of Steven Frank Wetzel, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 5, 2024.

Personal Representative:
Christina Wetzel
407 Denali Circle
Apt. 206
Naperville, Illinois 60563
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, Florida 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
April 5, 12, 2024 24-01030H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000955
Division B
IN RE: ESTATE OF PATRICIA ANN CSINTYAN a/k/a PATRICIA A. CSINTYAN, Deceased.

The administration of the estate of PATRICIA ANN CSINTYAN a/k/a PATRICIA A. CSINTYAN, deceased, whose date of death was January 9, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 5, 2024.

MARK ALLEN CSINTYAN
Personal Representative
5139 Millwood Drive
Canton, GA 30114
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:
lmartinez@hnh-law.com
April 5, 12, 2024 24-01069H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-004238
MIDFIRST BANK
Plaintiff, v.
ADHEM NASIEF OUDEH;
AMJED NASIEF OUDEH;
UNKNOWN SPOUSE OF ADHEM NASIEF OUDEH; UNKNOWN SPOUSE OF AMJED NASIEF OUDEH; UNKNOWN TENANT 2; UNKNOWN TENANT 1;
CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; PARK CREEK OF HILLSBOROUGH COUNTY

HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 11, 2023, and Order Rescheduling Foreclosure Sale entered on March 1, 2024. 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 20, BLOCK 1, PARK CREEK PHASE 4B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 124, PAGES 222 THROUGH 226, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 10647 PARK MEADOW-

BROOKE DR, RIVERVIEW, FL 33578-4107
at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on May 01, 2024 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@fljud13.org
Dated at St. Petersburg, Florida this 2nd. day of April, 2024.
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/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000005997
April 5, 12, 2024 24-01093H

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-001296
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
MARTIN DEAN VAN EERD, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2023, and entered in 23-CA-001296 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARTIN DEAN VAN EERD; JIBRIEL MOUSA ALI TRUST,

ZACKARIAH RABAH, AS TRUSTEE; FLORIDA HOUSING FINANCE CORPORATION; HAGERTY INSURANCE AGENCY, LLC are the Defendant(s). Cindy Stuart 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 April 22, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 5, BLOCK H, REPLAT - KINGSWAY GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 512 DONNA DR, BRANDON, FL 33510
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, email: ADA@fljud13.org
Dated this 1 day of April, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-091328 - GrS
April 5, 12, 2024 24-01059H

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. 13-CA-007229
DIVISION: B
RF - SECTION I
NATIONSTAR MORTGAGE, LLC., Plaintiff, vs.
KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary

Final Judgment of foreclosure dated March 5, 2015 and an Order Resetting Sale dated March 21, 2024 and entered in Case No. 13-CA-007229 of the Circuit Court in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE, LLC., is Plaintiff and KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, 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 May 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 29, BLOCK 3, FARMINGTON, ACCORDING TO MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
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.
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 March 27, 2024.
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
1460-185477 / TMI
April 5, 12, 2024 24-01040H

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. 21-CA-007717
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BEATRICE MIMS MOBLEY A/K/A BEATRICE MOBLEY, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 22, 2024, and Amended Final Judgment Nunc Pro Tunc and entered in 21-CA-007717 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL MCCRAY A/K/A CHERYL KAYE MCCRAY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

FRED MOBLEY, JR. DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELVET MOBLEY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY MOBLEY A/K/A TONY EUGENE MOBLEY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YVETTE BOWERS A/K/A ADDIE YVETTE BOWERS A/K/A ADDIE YVETTE MOBLEY BOWERS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BEATRICE MIMS MOBLEY A/K/A BEATRICE MOBLEY, DECEASED; ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YVONNE BROADNAX, DECEASED; ALAYNE MOBLEY; ILEANA WALKER; FELTON MOBLEY; TOWSIE BROADNAX; JOSEPH LANIER BROADNAX; DEBRA MOBLEY; ELVET LEWIS MOBLEY, JR.; MERCEDES REVA MOBLEY; KENNETH LYONS, JR.; LAKISHA LYONS; JAMAAL LYONS; JERISHA LYONS; JESSIKA E. WILLIAMS; BEATRICE BOWERS; JULIEE BOWERS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart 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 April 25, 2024, the following described property as set forth in said Final Judgment, to wit:
ALL OF LOT 1, BLOCK 10, AND THE WEST 10 FEET OF LOT 2, BLOCK 10 BELVEDERE PARK, PLAT 22, PAGES 44 AND 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 4023 W LA SALLE STREET, TAMPA, FL 33607
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, email: ADA@fljud13.org
Dated this 1 day of April, 2024.
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
20-003554 - NaC
April 5, 12, 2024 24-01058H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION File Number 2024-CP-001118 Division U

IN RE: ESTATE OF MARK L. OLIVER, Deceased. The administration of the estate of MARK L. OLIVER, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court Probate Division Post Office Box 1110 Tampa, Florida 33601

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having

claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: April 5, 2024.

BRANDON L. OLIVER

Personal Representative 25868 Lawton Avenue Loma Linda, California 92354 Lexy M. Bublely, Esquire Attorney For Personal Representative Florida Bar No. 1026786 BUBLEY & BUBLEY, P.A. 12960 N. Dale Mabry Highway Tampa, Florida 33618 Telephone (813) 963-7735 E-mail: LMB@bubleylaw.com April 5, 12, 2024 24-01089H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001139

IN RE: ESTATE OF ROBERT A. MCCALLA Deceased. The administration of the estate of ROBERT A. MCCALLA, deceased, who was found deceased on January 20, 2024, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

Personal Representative:

/s/ Charles Michael McCalla CHARLES MICHAEL MCCALLA 251 Nightingale Lane New Tazewell, TN 37828 Attorney for Personal Representative: /s/ Debbie London Baker DEBBIE LONDON BAKER Attorney for Personal Representative Florida Bar Number: 119061 6409 Eureka Springs Rd., Ste. 516 Tampa, Florida 33610 Telephone: 813-586-1332 E-Mail: debbaker@londonbakerlaw.com April 5, 12, 2024 24-01085H

--- ACTIONS / SALES ---

THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 23-DR-8483 Division: A

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF TAK ELK LNK JAK Adoptee

TO: Marlin Hanley 532 Indiana St. SE Apt. B Albuquerque NM 87108-3881 YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Laurel C. Ackley, Esq., whose address is 2236 Ashley Oaks Circle, Ste. 102, Wesley Chapel FL 33544, on or before April 24, 2024, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St. Tampa Florida 33602 before service on Petitioners or immediately thereafter. There will be a hearing on the petition to terminate parental rights pending adoption on April 25, 2024 at 10:15 a.m. via zoom.

Meeting ID: 854 1032 7860 Passcode: 359650 Meeting Link: https://fljud13-org.zoom.us/j/85410327860?pwd=cDZlRkFZZDR6bU53QjVjUjRlZzU09

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

UNDER SECTION 63.089, FLORIDA STATUTES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

The minor child is identified as follows:

Table with 3 columns: Name, Date of Birth, Place of Birth. Rows include TAH 2018 New Mexico, ELH 2017 New Mexico, LNH 2009 New Mexico

Physical Description of Respondent: Age: 36 Race: Caucasian Hair Color: Eye Color: Brown Approximate Height: Approximate Weight: Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Dated: MARCH 26, 2024 CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk Mar. 29; Apr. 5, 12, 19, 2024 24-01023H

--- ACTIONS / SALES ---

SECOND INSERTION

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

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

NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, February 16, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as: THE WEST 1/2 OF LOT 14, THE REVISED MAP OF VILLA RICA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 62 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY FOR BUFFALO AVENUE Property Address: 1016 E MARTIN LUTHER KING JR. BLVD, TAMPA, FL

at public sale, to the highest and best bidder for cash at www.hillsborough.realforeclose.com; at 10:00 a.m. on MAY 13, 2024, in accordance with Sec-

tion 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. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

To be published in The Business Observer once a week for TWO weeks YESNER LAW, P.L. Shawn M. Yesner, Esq. E-mail: 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: Terri@YesnerLaw.com April 5, 12, 2024 24-01060H

SECOND INSERTION

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

CASE NO. 2019-CA-008257 Div. K UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service, Plaintiff, vs. JUANITA J. VELASQUEZ, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Foreclosure Sale entered on March 27, 2024, by the above entitled Court in the above styled cause, the Clerk of Court or any duly authorized deputy, will sell the property situated in Hillsborough County, Florida, described as: Lot 28, Block 1, Summerwind Oaks Subdivision, according to the map or plat thereof as recorded in Plat Book 93, Page 80, of the Public Records of Hillsborough County, Florida.

to the highest and best bidder for cash on May 3, 2024. online at www.hillsborough.realforeclose.com, beginning at 10:00 A.M., subject to all ad valorem taxes and assessments for the real property described above.

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 TIMELY CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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, ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone (813)272-7040; e-mail: ADA@fljud13.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.

DATED on March 27, 2024. BOSWELL & DUNLAP, LLP 245 SOUTH CENTRAL AVENUE (33830) POST OFFICE DRAWER 30 BARTOW, FL 33831-0030 TELEPHONE: (863)533-7117 FACSIMILE: (863)533-7412 E-SERVICE: FJMEFILING@BOSDUN.COM ATTORNEYS FOR PLAINTIFF BY: /s/ Seth B. Claytor FREDERICK J. MURPHY, JR. FLORIDA BAR NO.: 0709913 E-MAIL: FJM@BOSDUN.COM SETH B. CLAYTOR FLORIDA BAR NO.: 084086 E-MAIL: SETH@BOSDUN.COM April 5, 12, 2024 24-01053H

SECOND INSERTION

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

CASE NO.: 22-CA-003603 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. TIFFANY BUTLER; HARRY LEE BUTLER, JR. ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of March, 2024, and entered in Case No. 22-CA-003603, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and TIFFANY BUTLER; HARRY LEE BUTLER JR.; CARLTON LAKES HOMEOWNERS I ASSOCIATION, INC.; NVR, INC.; SOUTHFORK LAKES HOMEOWNERS ASSOCIATION, INC.; CARLTON DEVELOPMENT LLC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 30th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

ALL THAT LOT OF LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND BEING KNOWN AND DESIGNATED AS LOT 10 AS SHOWN ON PLAT ENTITLED "CARLTON LAKES PHASE 1A, 1B-1, AND 1B-2" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IN BOOK 126, PAGE

228-241. 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 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 1st day of April, 2024.

By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0571 April 5, 12, 2024 24-01070H

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-DR-001212 Division: B

IN RE THE MARRIAGE OF: JOSEPH FICEK, Petitioner, and TISHA KANJILAL, Respondent

TO: Tisha Kanjilal YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Laurel C. Ackley, Esq., of SUMMERFIELD LAW OFFICE PA, Petitioner's

attorney, whose address is 2236 Ashley Oaks Circle Ste. 102, Wesley Chapel, FL 33544, on or before May 8, 2024, and file the original with the clerk of this court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED this 4/2/2024 CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk Apr. 5, 12, 19, 26, 2024 24-01087H

SECOND INSERTION

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

CASE NO.: 23-CA-015311 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7, Plaintiff, vs. REAL ESTATE SERVICES GROUP, INC, et al, Defendant(s).

TO: JAMES ROLAND FUGLAAR A/K/A JAMES R. FUGLAAR A/K/A JAMES FUGLAAR Last Known Address: 5103 TWIN CREEKS DRIVE VALRICO, FL 33596 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 33, BLOCK 25, RIVER HILLS COUNTRY CLUB PARCEL 11B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 5103 TWIN CREEKS DRIVE, VALRICO, FL 33596

has been filed against you and you are required to file written defenses by 05/06/2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

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

WITNESS my hand and the seal of this court on this day of MAR 30 2024.

Clerk of the Circuit Court (SEAL) By: /s/ Patricia Corbin Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR-18-006411 April 5, 12, 2024 24-01092H

SECOND INSERTION

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

CASE NO.: 24-CA-001228 DIVISION: F

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL1 TRUST, Plaintiff, vs. AVIA DEWAR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AVIS BENNETT A/K/A AVIS DIANNE BENNETT, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF AVIS BENNETT A/K/A AVIS DIANNE BENNETT, DECEASED; AVIA DEWAR; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF AVIS BENNETT A/K/A AVIS DIANNE BENNETT, DECEASED (Current Residence Unknown) (Last Known Address) 3313 COMANCHE AVENUE TAMPA, FL 33610 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) 3313 COMANCHE AVENUE TAMPA, FL 33610 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, PEDDY'S ADDITION TO BELMONT HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 3, OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A: 3313 COMANCHE AVENUE, TAMPA, FL 33610.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before MAY 2, 2024, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 27 day of MARCH, 2024. CINDY STUART As Clerk of the Court and/or Comptroller (SEAL) /s/ Isha Tirado-Baker Deputy Clerk

Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442 Attorney for Plaintiff 23-50700 April 5, 12, 2024 24-01082H

SAVE TIME logo with text: Email your Legal Notice legal@businessobserverllc.com • Deadline Wednesday at noon • Friday Publication

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001103
Division B
IN RE: ESTATE OF MAXIMILIANO SOBALVARO-REYES, Deceased.

TO: CLAUDIO JOSE SOBALVARO PERREZ Unknown
 Unknown
 JUSTING MANUEL SOBALVARO PERREZ
 c/o Rosa Idalia Perez Rugama Unknown
 ROCELYN GABRIELA SOBALVARO PERREZ
 c/o Rosa Idalia Perez Rugama Unknown
 YOU ARE NOTIFIED that a Peti-

tion for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 4/29, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 28 day of MARCH, 2024.
 First Publication in Business Observer on: April 5, 2024.
 As Clerk of the Court
 By: /s/ RYAN MARSH
 As Deputy Clerk
 April 5, 12, 19, 26, 2024
 24-01041H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-001222
DIVISION: G
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R2, MORTGAGE-BACKED NOTES, SERIES 2020-R2, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAISY L. MILTON, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAISY L. MILTON
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 18, BLOCK 1, OF EL CERRO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 05/01/2024, a date at least thirty (30)

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

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

WITNESS my hand and the seal of this Court this 26 day of MARCH, 2024.

CINDY STUART
 As Clerk of the Court
 (SEAL) By /s/ Isha Tirado-Baker
 As Deputy Clerk
 De Cubas & Lewis, P.A.
 Attorney for Plaintiff
 PO BOX 5026
 CORAL SPRINGS, FL 33310
 23-02531
 April 5, 12, 2024
 24-01036H

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. 24-CA-002063
Division: D
Wells Fargo Bank, N.A. Plaintiff, vs.
A. Gordon Tunstall, III; et al Defendants.

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sheryl E. Hoagland, Deceased
 Last Known Address: Unknown
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 69, BLOCK 1, CRYSTAL LAKES MANORS (PER SUBDIVISION NAME CERTIFICATE AFFIDAVIT RECORDED IN O.R. BOOK 4648, PAGE 1318, ORIGINALLY PLATTED AS THE MANORS OF CRYSTAL LAKES) ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND A PORTION OF LOT 67, BLOCK 1, CRYSTAL LAKES MANORS (PER SUBDIVISION NAME CERTIFICATE AFFIDAVIT RECORDED IN O.R. BOOK 4648, PAGE 1318, ORIGINALLY PLATTED AS THE MANORS OF CRYSTAL LAKES) RECORDED IN PLAT BOOK 58, PAGE 29 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHERNMOST CORNER OF SAID LOT 67; THENCE NORTH 78 DEGREES 20' 58" WEST, 160.47 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN

SAID LOT 67 AND LOT 69, BLOCK 1 OF SAID SUBDIVISION TO THE SOUTHWESTERLY CORNER OF SAID LOT 67; THENCE N. 01 DEGREES 11' 54" EAST, 42.13 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 67; THENCE SOUTH 64 DEGREES 30' 18" EAST, 173.14 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before MAY 7, 2024, 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.

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

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 APRIL 1, 2024.
 Cindy Stuart
 As Clerk of the Court
 (SEAL) By /s/ Isha Tirado-Baker
 As Deputy Clerk
 Julie York, Esquire,
 Brock & Scott, PLLC.,
 the Plaintiff's attorney,
 2001 NW 64th St, Suite 130,
 Ft. Lauderdale, FL 33309
 File # 21-F00988
 April 5, 12, 2024
 24-01075H

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. 23-CA-012265
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPL1 TRUST, Plaintiff, vs.
GARY GERWER, et al., Defendant.

TO: UNKNOWN SPOUSE OF LYDIA GERWER A/K/A LYDIA M. GERWER, 5343 SOUTHWICK DR, TAMPA, FL 33624
 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 22, BLOCK 10, HAMPTON PARK, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 69, 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, LLC, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 04/29/2024 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 day of MAR 21 2024.

CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) BY: /s/ Patricia Corbin
 Deputy Clerk
 Sara Collins, Esq,
 McCalla Raymer Leibert Pierce, LLC,
 225 East Robinson Street, Suite 155,
 Orlando, FL 32801
 23-0752FL
 April 5, 12, 2024
 24-01091H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-CA-014091
BANK OF AMERICA, N.A., Plaintiff, vs.
HEATHER MARIE WINCHELL AKA HEATHER M. WINCHELL AKA HEATHER WINCHELL, et al, Defendant(s).

TO: HEATHER MARIE WINCHELL AKA HEATHER M. WINCHELL AKA HEATHER WINCHELL
 Last Known Address:
 5136 FLOWING OAR ROAD WIMAUMA, FL 33598
 Current Address: Unknown

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

LOT 6, BLOCK 3, FOREST BROOKE PHASE 2B AND 2C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 135, PAGE(S) 57 TO 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 A/K/A 5136 FLOWING OAR ROAD WIMAUMA FL 33598

has been filed against you and you are required to file written defenses by 05/08/2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a

default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

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

WITNESS my hand and the seal of this court on this day of APR 02 2024.

Clerk of the Circuit Court
 (SEAL) By: Patricia Corbin
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 AR - 23-006562
 April 5, 12, 2024
 24-01088H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 21-CA-005775
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT CAMPBELL A/K/A ROBERT L. CAMPBELL A/K/A ROBERT LOUIE CAMPBELL ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of March, 2024, and entered in Case No. 21-CA-005775, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CSC, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT CAMPBELL A/K/A ROBERT L. CAMPBELL A/K/A ROBERT LOUIE CAMPBELL, LINDA FAY CAMPBELL, UNKNOWN TENANT and SARAH E. CAMPBELL are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at http://www.hillsborough.realeforeclose.com at 10:00AM on the 28th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, GIBSON'S ARTESIAN LANDS SECTION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 28, PAGE 38, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 25 FEET THEREOF. TOGETHER

WITH 1992 PALM MOBILE HOME, ID #ACPHY067978AF, TITLE #63509951 AND ID #ACPHY067978BFL, TITLE #6350992 AND ID #ACPHY067978CFL, TITLE #6350993

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 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
 Dated this 02nd day of April, 2024.

By: Liana R. Hall
 Bar No. 73813
 Submitted by:
 Miller, George & Suggs, PLLC
 ATTORNEY FOR PLAINTIFF
 210 N. University Drive, Suite 900
 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 ESERVICE@MGS-LEGAL.COM
 22FL373-0168
 April 5, 12, 2024
 24-01081H

THIRD INSERTION

NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION IN ADMIRALTY
Case No.: 8:23 cv--02890

IN RE: PETITION OF FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances, Petitioners.

NOTICE is hereby given that Petitioners FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances (the "Vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to law and as provided in Section 30501 et seq. of Title 46, United States Code, Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, and the statutes supplemental thereto and amendatory thereof, and also contesting liability independently of the limita-

tion of liability claimed in said Petition for any loss, damage or injury occurring on or about July 30, 2023, in navigable waters in the area of Holmes Beach, Manatee County, Florida as described in the Petition and said Petition also stating the facts and circumstances upon which exoneration from and/or limitation or liability is claimed.

All persons or corporations having claims arising out of the events mentioned above and as more particularly described in the Petition must present them as provided in Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, to the Clerk, United States District Courthouse for the Middle District of Florida located at 801 North Florida Avenue, Tampa, FL 33602 and serve on or mail copies thereof to the Petitioners' attorneys, CHARLES S. DAVANT, ESQUIRE and BRANDON BUSHWAY, ESQUIRE, DAVANT LAW, P.A., 12 Southeast 7th Street, Suite 601, Fort Lauderdale, Florida 33301, on or before May 5, 2024 or be defaulted. Personal attendance is not required.

Any claimant desiring to contest the allegations of the Petition shall file and serve on counsel for Petitioners an Answer to the Petition on or before the aforesaid date unless the Claim includes an Answer so designated or be defaulted.

Mar. 29; Apr. 5, 12, 19, 2024
 24-01001H

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
and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



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FLORIDA'S NEWSPAPER FOR THE C-SUITE