# **Public Notices**

PAGE 17 \*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

**HILLSBOROUGH PAGES 17-28** PASCO PAGES 29-40

Business Ibserver

APRIL 19 - APRIL 25, 2024

HILLSBOROUGH COUNTY LEGAL NOTICES

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates be low these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Stat-utes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. May 13, 2024

The Hyaatt Auto Repair Center, 1209 Old Hopewell Rd Ste B3, Tampa, Fl 2005 MERZ

WDBTJ75J25F157598 \$6101.00

2004 ME/BE WDBUF76J24A578818 \$6487.50

Infinity Automotive Solutions, LLC., 1507 W. Brandon Blvd., Brandon, Fl. 2014 JEEP

1C4NJRBB8ED892746 \$4705.31

Cardwell Performance, 8405 E. Amado Dr., Ste 180, Tampa, Fl 2013 CHEV 1G1YU2DWXD5101887 \$22,277.31 Shalom Auto Body, LLC., 3904 N. Flor-ida Ava Tampa Pl ida Ave., Tampa, Fl 2014 CHEV

2G1FB1E39E9315477 \$11,718.00 Rennen Imports, Inc., 1615 N. Himes Ave. Tampa, Fl

2017 AUDI WA1LAAF70HD024351 \$1160.00 April 19, 2024 24-01165H

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

NOTICE IS HEREBY GIVEN that Jenivette Laureano-Rivera / TRU SIMULATION + TRAINING INC. will engage in business under the fictitious name TRU SIMULATION, with a physical address 1827 Northpointe Parkway , Suite 100 Lutz, FL 33558, with a mailing address 1551 Gunn Hwy Odessa, FL 33556, and already regis-tered the name mentioned above with the Florida Department of State, Division of Corporations

24-01179H April 19, 2024

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

NOTICE IS HEREBY GIVEN that Brian Tuck will engage in business under the fictitious name QUALITY CUSTOM CONTRACTING, with a physical address 10457 Waterstone Dr Riverview, FL 33578, with a mailing address 10457 Waterstone Dr Riverview, FL 33578, and already registered the name mentioned above with the Florida Department of State, Division of Corporations

April 19, 2024 24-01180H

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

STATUTES NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of The Inn Aston at Gardens Tampa Bay in the County of Hillsborough located at One Town Center Road, 3rd Floor in the City of Boca Raton, Florida 33486, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida. Dated at Tallahassee, Florida, this 16th, day of April, 2024. Owner, Tampa FL Senior Housing OPCO, LLC April 19, 2024 24-01209H

#### --- PUBLIC SALES ---WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC WORKSHOP Notice is hereby given that the Board of Supervisors ("**Board**") of the Waterleaf Community Development District ("**District**") will hold a public workshop of the District on Monday, April 29, 2024, at 5:30 p.m. at the Bloomingdale Regional Public Library, 1906 Bloomingdale Avenue, Valrico, Florida 33596, for the purpose of discussing the District's FY 2025 budget. A copy of the agenda may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132.

The public workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshop may be continued to a date, time, and place to be specified on the record at such public workshop. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ("District Manager's Office") at least three (3) business days prior to the public workshop. 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.

No Board decisions shall be made at the public workshops. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

24-01166H

24-01167H

24-01168H

#### INVITATION TO BID

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

#### BID #23-12

NY Yankees Ramp Project Tampa Spors Authority

#### MANDATORY PRE-BID CONFERENCE

Thursday, April 25, 2024 at 10am (Entrance B/C off Himes Avenue)

#### **BID DUE DATE**

#### Wednesday, May 8, 2024 not later than 10am

Bid packages will be available for distribution on Friday, April 12, 2024 after 10am. Documents are also available for download on our website https://www. tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 8th Day of April 2024.

/ss/ Deltecia Jones

Procurement Manager TAMPA SPORTS AUTHORITY

April 19, 2024

April 19, 2024

#### NOTICE OF BUDGET WORKSHOP HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

A budget workshop of the Board of Supervisors of the Harbor Bay Community Development District will be held on Wednesday, May 1, 2024 at 6:00 PM at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 4530 Eagle Falls Place, Tampa, FL 33619. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, Staff or other individuals

will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

#### 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 No Worries Mobile RV Service located at 7016 dusty rd in the City of riverview, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of April, 2024. Joseph Lange II Lange Ventures LLC April 19, 2024 24-01182H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to en-gage in business under the Fictitious Name of NEWDAY VETERINARY CARE-APOLLO BEACH located at 1551 ATLANTIC BLVD, STE. #200, JACKSONVILLE, FL 32207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Pet Paradise-Apollo Beach, LLC

April 19, 2024 24-01183H

#### 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 seniorcitizensolutions.com located at 400 N Ashley Dr Ste 1900, 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 15th day of April, 2024. CJ PREMIER VENTURES LLC

April 19, 2024 24-01185H

#### 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 Cartridge World located at 610 E. Zack St. Ste. 110-2161 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 15th day of April, 2024. Dewenise Rivera

#### 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 Dadzie & Associates located at 11441 Acacia Grove Ln, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Riverview, Florida, this 15th day of April, 2024. KJD, LLC

#### NOTICE OF PUBLIC SALE OF COLLATERAL BY ORDER OF SECURED PARTY

Betts Xpress, LLC (via overnight mail) 369 Blanding Blvd., #N18 Orange Park, FL 32073

Alagi Betts (via overnight mail) 7924 Renoir Drive Jacksonville, FL 32221

FROM: Pathward, National Association 5480 Corporate Drive, Suite 350 Troy, MI 48098

NAME OF

TO:

DEBTOR: Betts Xpress, LLC and Alagi Betts

Pursuant to Sections 610, 611 and 613 of the Florida Uniform Commercial Code (Fla. Stat. §§ 679.610, 679.611 and 679.613), notice is hereby given that on April 23, 2024, at 10:00 a.m., EDT, in the Conference Room of Bradley Arant Boult Cummings LLP, 1001 Water Street, Suite 1000, Tampa, FL 33602, Pathward, National Association (**"Secured Party"**) will offer for sale to the highest qualified bidder the Collateral owned by Betts Xpress, LLC and described as (the **"Collateral"**):

#### 2014 Great Dane Refrigerated Trailer $(53 \mathrm{ft}\,\mathrm{x}\,102\,\mathrm{in})$ Serial Number: 1GRAA0623EB703748.

The sale may be continued from time to time, without further notice other than as given at the scheduled sale, at the sole and absolute discretion of Secured Party. Closing shall occur immediately after the auction if Secured Party (or its nominee) is the highest bidder, and will occur no later than the close of business on April 23, 2024, if Secured Party is not the highest bidder.

#### TERMS OF PUBLIC SALE

Each interested bidder shall deposit \$1,000.00 by cashier's or certified check with Secured Party prior to bidding, with all deposits (except that of the highest bidder) returned at the conclusion of the bidding process. The deposit of the highest bidder shall be non-refundable, with the balance of the bid payable by cashier's or certified check, or by wire transfer at the closing. If the successful bidder fails to close, the initial deposit is forfeited, and the Collateral, at secured party's option, may be sold to the next highest bidder. Secured Party, either directly or indirectly through nominees or assigns, reserves the right to bid at any such sale without cash, certified or cashier's check deposit, as required for other bidders, and to take title through one or more nominees or assigns.

The Collateral shall be sold as is and where is, and all warranties of quality, fitness and merchantability are hereby excluded. The Collateral will be sold only as a block to a single purchaser and will not be split up or broken down. The purchaser of the Collateral will be required to acknowledge and represent that: (1) the purchaser, either alone or with the purchaser's attorneys, accountants or other advisors, possess the requisite business and investment knowledge and expertise and experience to effectively evaluate the potential risks and merits of the investment; and (2) the purchaser has sufficient financial ability and net worth to bear the economic risk of the investment. Other terms of this public sale may be announced at the public sale.

Borrower is entitled to an accounting of the unpaid indebtedness secured by the Collateral that Secured Party intends to sell. Borrower may request an accounting by calling Lauren G. Raines, Bradley Arant Boult Cummings LLP, (813) 559-5500, following the public sale. For further information, interested parties should contact Lauren G. Raines, Bradley Arant Boult Cummings LLP, (813) 559-5500 (phone) or lraines@bradley.com.

24-01169H

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Environmental activities on 49.91 acres known as GK Odessa LLC. The project is located in Hillsborough County, Section(s) S28/T27S/R17E, S27/T27S/R17E, Township South, Range East. The petitioner is GK Odessa LLC whose address is 4532 W Kennedy Blvd, Suite 481, Tampa, FL 33609. The Petition No. is 42046792.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 N, Tampa, FL 33637.

#### NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57. F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. April 19, 2024

April 19, 2024 24-01195H

NOTICE UNDER FICTITIOUS

April 19, 2024

#### FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of MARCELLA ANN TAGGART and RE-GIS TAGGART, will, on May 1, 2024, at 10:00 a.m., at 807 Choo Choo Lane. Lot #807F, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 2002 MERT MOBILE HOME. VIN: FLHMBT145547606A. TITLE NO.: 0084937785, and VIN: FLHMBT145547606B, TITLE NO.: 0084937986 and all other personal property located therein PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 24-01196H April 19, 26, 2024

Governmental Management Services - Tampa, LLC District Manager April 19, 2024

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives

notice that on 05/06/2024 at 10:00

AM the following vehicles(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

2S3TC52C2X6104808 1999 SUZI

NOTICE UNDER FICTITIOUS

NAME LAW ACCORDING TO

FLORIDA STATUTE NUMBER

865.09

NOTICE IS HEREBY GIVEN that the

undersigned, desiring to engage in busi-

ness under the Fictitious Name of Todd

Gerson-Tutoring located at 6415 South

Roberts Ave, Apt 101 in the City of

Tampa, Hillsborough County, FL 33716

intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Dated this 13th day of April, 2024.

24-01197H

24-01181H

pursuant to Florida statute 713.78.

April 19, 2024

Todd Gerson

April 19, 2024

#### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/15/2024 at 10:00 AM the following vehicles(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.

1N4AA5AP3CC864544 2012 NISS 3C4PDCAB3ET134404 2014 DODG 4T1BB46K59U098379 2009 TOYT JTDKN3DU7A0174531 2010 TOYT KMHFC46F27A210913 2007 HYUN

April 19, 2024 24-01198H

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that SHI-IV Crossings Riverview Owner, LLC, 2 Seaport Ln., Fl. 15, Boston. MA 02210. desiring to engage in business under the fictitious name of Crossings at Riverview, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. April 19, 2024 24-01184H

April 19, 2024 24-01186H

#### 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 5019 N Hale Ave. Tampa, FL 33614 on 05/03/2024 at 09:00 Å.M.

> WBANU53538C115732 2008 BMW 528I

Terms of the sale are CASH. NO RE-FUNDS! 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 RE-FUNDS! 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 CEN-TER April 19, 2024 24-01205H 24-01199H



## HILLSBOROUGH COUNTY

#### --- PUBLIC SALES ---

#### FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT TO ISSUE

THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP OR DEPARTMENT) GIVES NOTICE OF ITS INTENT TO ISSUE A PERMIT UNDER SECTION 403.722, FLORIDA STATUTES (F.S.), AND CHAPTERS 62-4, 62-701, 62-710 AND 62-730 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) TO Cliff Berry, Inc. This permit relates to the facility located at 5128 Saint Paul Street, Tampa, Hillsborough County, Florida, having assigned facility ID number FLR 000 013 888, and is issued as part of DEP's Used Oil and Solid Waste management programs. The draft Permit contains the conditions for Permit(s) 76517-011-HO & 76517-012-SO. The Used Oil & Material Processing

Permit is intended to be issued to allow Cliff Berry Inc., to continue storage and transportation of used oil and hazardous waste at the Cliff Berry – Tampa Facility located in Tampa, Florida.

Copies of the application and the draft Permit are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at DEP Southwest District Office, 13501 Telecom Parkway North, Temple Terrace, Florida 33637, (813) 470-5700, and at Permitting & Compliance Assistance Program, Division of Waste Man-agement, Bob Martinez Office Building, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, (850) 245-8935. Electronic copies of the application and supplemental information can be accessed in the Department's OCULUS data system located at: https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=2.503268.1]&[profile=Permitting\_Authorization].

The Department will issue the Permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an adminiistrative hearing must contain the following information: (a) The name, address, and telephone number of each petitioner, the applicant's name and address, the Department Permit File Number and the county in which the project is proposed; (b) A stateapplicates interesting and address, the bepartment refinite runner and the county in which the project is proposed, (b) A state-ment of how and when each petitioner received notice of the Department's action or proposed action; (c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action; (d) A statement of all material facts disputed by petitioner, if there are none, the petition must so indicate; (e) A statement of facts which petitioner contends warrant reversal or modification of the Department's action or proposed action; (f) A statement of which rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and (g) A statement of the relief sought by petitioner, stating precisely the action petitioner wants the Department to take with respect to the Department's action or proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@dep.state. fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any other persons must be filed within 14 days of publication of this notice or receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap or marital status. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact Stacie Taylor at 850-245-2118 or LEP@FloridaDEP.gov. If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, 800-955-8771 (TDD) or 800-955-8770 (voice).

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to submit comments or file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@dep.state.fl.us, before the expiration of the deadline proposed to be extended. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation is not available in this proceeding.

April 19, 2024

#### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/20/2024 08:30 AM at 5715 W LINEBAUGH  $\operatorname{AVE}$  , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

3KPC24A33KE052420 2019 HYUNDAI ACCENT SE/SEL JTEES42A092132976 2009 TOYOTA HIGHLANDER LIMITED 24-01211H

April 19, 2024 FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/03/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2010 HRTO mobile home bearing Vehicle Identification Numbers H402479GR and H402479GL and all personal items located inside the mobile home. Last Tenant: Yasmany Luis Cabello Morell. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

April 19, 26, 2024 24-01204H



This Property, to wit: the listed vehicles below are unlawfully upon public prop-erty known as The Port Richey Police Department, 6333 Ridge Rd, Port Richey, FL 34668 and must be removed within 5 days; otherwise, it will be removed and disposed of pursuant to Chapter 705, Florida Statutes. The owner will be liable for the costs of removal, storage and publication of notice. Dated this: April 19,26 2024. 2006 VOLK 3VWRF71K86M732104 Jetta 2006 DODG 1D4HD48N76F190452 Durango

FIRST INSERTION

NOTICE

2003 CHEV 1GNET16S136206853 Trailblazer 1998 FORD 1FMZU34E0WZA28710 Explorer 1997 FORD 1FTCR11X7VTA24354 Ranger 2003 LINC 1LNHM81W73Y660238 Towncar 2000 MERC 2MEFM74WXYX655638 Marquis 2013 CHRY 2C3CCABG8DH599272 300 1999 TOYT 4T1BG22K8XU497912 Camry 2003 BUIC 2G4WF521231260612 Regal 1999 GMC 1GTEK19T2XE502797 Sierra 2010 VOLK WVWGD7AJ4AW282001 Golf 2003 FORD 1FTNF20L43EB43440 F250 1999 LEXU JT8BD68S5X0061956 GS300 1995 DODG 1B7HC16Y5SS373426 Ram1500

Such public auction will be held at the Tampa Machinery Auction, Inc. located at 11720 US Highway 301 North, Thonotosassa, Florida, at 9:00 A.M. on May 11, 2024. The Port Richey Police Dept/Tampa Machinery Auction, Inc. reserves the right to reject any or all bids. ALL BIDS SHOULD BE "AS IS" AND WITH-OUT ANY COVENANTS OR WARRANTY OR OTHERWISE ON THE PART OF THE PORT RICHEY POLICE DEPT/TAMPA MACHINERY AUCTION, INC. Sale items will be on display from 7:30 A.M. to 9:00A.M. on the day of the sale. Signed: Robert Lovering, Chief of Police, Port Richey Police Department, 6333 Ridge Rd, Port Richey, FL 34668 727-835-0970. April 19, 26, 2024 24-01225H

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 One Love Renovations located at 505

#### 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 IRO Trim Wood Creation, located at 1002 E Seneca Ave, in the City of Tampa, County of Hillsborough, State of FL, 33612, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee. Florida. Dated this 17 of April, 2024. Ivan Rivera Olmeda 1002 E Seneca Ave Tampa, FL 33612

April 19, 2024

**Email your Legal Notice** 

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

Busin

24-01223H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT.

HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO .: 2024-CP-001050 DIVISION: U IN RE: PRISCILLA ELIZABETH TATUM a/k/a PRISCILLA A. TATUM

STATE OF FLORIDA, IN AND FOR

Deceased.

The administration of the estate of PRISCILLA ELIZABETH TATUM a/k/a PRISCILLA A. TATUM, deceased, whose date of death was January 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-001050; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

24-01224H

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 PUBLICA-

TION OF THIS NOTICE IS April 19, 2024.Petitioner JAMES MICHAEL TATUM 2810 Barrett Ave.

Plant City, FL 33566 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com April 19, 26, 2024 24-01213H

#### FIRST INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-001031 Division A IN RE: ESTATE OF MARJORIE A. WATTS, aka MARJORIE ANNA WATTS

Deceased. TO: KAREN WATTS HEHN Unknown YOU ARE NOTIFIED that a Petition

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001192

---- ESTATE ----

Division A IN RE: ESTATE OF PAUL K. REPMAN Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PAUL K. REPMAN, deceased, File Num-ber 24-CP-001192, by the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602; that the decedent's date of death was January 8, 2024; that the total value of the estate is less than 75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Anne M. Repman, as Trustee of "The Paul K. Repman Living Trust dated March 31, 2006"

Address 8519 Woodwick Court Tampa, Florida 33615-2022 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 PE-RIODS 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 19, 2024. Person Giving Notice: Anne M. Repman 8519 Woodwick Court

Tampa, Florida 33615-2022 Attorney for Person Giving Notice Neil R. Covert, Esquire Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com April 19, 26, 2024 24-01172H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2298 IN RE: ESTATE OF SANDRA LEE GAIN

Deceased.

The administration of the estate of SANDRA LEE GAIN, deceased, whose date of death was June 3, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 430, 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 19, 2024. Personal Representative: /s/ TRENT R. GAIN 6037 164th Avenue E, Parrish, FL 34219 Attorney for Personal Representative: /s/ LORI VELLA, ESQ. Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com April 19, 26, 2024 24-01171H

**APRIL 19 - APRIL 25, 2024** 

FIRST INSERTION NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 19, 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 19, 26, 2024 24-01188H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-846 IN RE: ESTATE OF

MARIA O. CORREIA, Deceased.

The administration of the estate of MARIA O. CORREIA, deceased, whose date of death was April 16, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the curator and the curator's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

We publish all Public sale, Estate & Courtrelated 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 vour behalf
- Simply email your notice to legal@ businessobserverfl.com



East Jackson Street, Suite 306 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of April, 2024. Steve Rife April 19, 2024 24-01210H

SAV

SARASOTA • MANATEE

HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

for Summary Administration and Peti-tion to Determine Homestead Status of Real Property 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., 315 S. Hyde Park Ave, Tampa, FL 33606 on or before 05/17, 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 16 day of APRIL, 2024.

As Clerk of the Court (SEAL) By: /s/ RYAN MARSH As Deputy Clerk Apr. 19, 26; May 3, 10, 2024

24-01200H



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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 19, 2024.

#### Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com April 19, 26, 2024 24-01189H

## HILLSBOROUGH COUNTY BusinessObserverFL.com

## --- ACTIONS / SALES ---

#### FIRST INSERTION

the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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

Dated April 15, 2024 /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com April 19, 26, 2024 24-01201H

FIRST INSERTION

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. To request such an 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: 4/15/2024.

CINDY STUART As Clerk of the Court (SEAL) By: /s/ Isha Tirado-Baker As Deputy Clerk P.O. Box 3360 Tampa, FL 33601 800 E. Twiggs St. Room 101 Tampa, FL 33602

Attorney for Plaintiff: /s/ Carroll "C.G." Sanders, Esq. Florida Bar Number: 52846 Heekin Law, P.A. 7220 Financial Way Jacksonville, FL 32256 Telephone: (904) 355-7000 Fax: (904) 222-5500 E-Mail: Cgs@heekinlaw.com SecondaryE-Mail: dominique@heekinlaw.com April 19, 26; May 3, 10, 2024 24-01203H

#### FIRST INSERTION

AM on the June 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 5, BLOCK 6, RIVER BEND

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001240 IN RE: ESTATE OF KAREN LEE VOSBURGH, Deceased.

The administration of the estate of Karen Lee Vosburgh, deceased, whose date of death was March 22, 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 19, 2024.

**Personal Representative:** /s/ Eric Martin Vosburgh 221 Morningside Drive Springville, Indiana 47462 Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, FL 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com April 19, 26, 2024 24-01170H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000513 **Division B** IN RE: ESTATE OF STEPHEN MARK GOLDSTEIN Deceased.

The administration of the estate of STE-PHEN MARK GOLDSTEIN, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000643 **Division Probate** IN RE: ESTATE OF JAMES M. HYDER Deceased.

--- ESTATE ----

The administration of the estate of James M. Hvder, deceased, whose date of death was November 26, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Steet, 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is April 19, 2024. Attorney and Personal Representative: /s/ Debra A. Faulkner, Esq. Florida Bar Number: 94212 The Faulkner Firm, P.A. 4056 Tampa Road Oldsmar, FL 34677 Telephone: (727) 939-4900 E-Mail: debbie@thefaulknerfirm.com Secondary E-Mail: probate@the faulk ner firm.comApril 19, 26, 2024 24-01206H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1267 IN RE: ESTATE OF PROVIDENTE ZAMORA DURAN, Deceased.

The administration of the estate of ZAMORA DURAN PROVIDENTE, deceased, whose date of death was December 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, 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 AFTEF 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1270 IN RE: ESTATE OF CONNOR JONATHAN-BROOKS LYNCH, Deceased.

The administration of the estate of CONNOR JONATHAN-BROOKS LYNCH, deceased, whose date of death was February 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, 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 WITH-IN 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 SEC-TION 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 19, 2024. MICHELLE LYNCH ZEBRA Personal Representative 9822 Emerald Links Drive Tampa, FL 33626 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com April 19, 26, 2024 24-01208H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000932 Division: A IN RE: ESTATE OF MATTHEW MURRAY Deceased. The administration of the estate of Mat-

thew Murray, 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 800 E. Twiggs St., 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000524 IN RE: ESTATE OF JUDY ANN CLAYTON, Deceased.

The administration of the Estate of JUDY ANN CLAYTON, deceased, whose date of death was July 14, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 401 North Jefferson 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-IN THREE (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 FOREV-ER BARRED.

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

notice is 4/19/2024. /s/ SHERRY ROBBINS

Personal Representative c/o BERLIN PATTEN EBLING

PLLC 324 S. Hyde Park Avenue, Suite 325 Tampa, Florida 33606 /s/ LAUREN V. MABE, ESQ. Florida Bar No. 1025208 MARK C. MANN, ESQ. Florida Bar No. 40118 Berlin Patten Ebling, PLLC 324 S. Hyde Park Avenue, Suite 325 Tampa, Florida 33606 Telephone: (813) 467-7500 Fax: (813) 251-1662 Primary Email: lmabe@berlinpatten.com Primary Email: mcmann@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Sherry Robbins, Personal Representative April 19, 26, 2024 24-01222H

--- ACTIONS / SALES ----

FIRST INSERTION NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-016760

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CC-015116 GOLDROCK INC., A FLORIDA CORPORATION

NOTICE OF FORECLOSURE SALE

PLAINTIFF, VS. BAM 32 INC. A FLORIDA CORPORATION DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to the Agreed Final Judgment of Foreclosure dated April 8, 2024 and entered in 24-CC-015116 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Goldrock Inc., is the Plaintiff and BAM 32, Inc. is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose. com, at, 10:00 am on May 31, the following described property as set forth in said Agreed Final Judgment of Foreclosure, to wit: Lot 25, Block 3, HIGH VIEW

TERRACE, according to the plat thereof as recorded in Plat Book 45, Page 9 of the public records of Hillsborough County, Florida. More commonly known as: 516 N.

Highview Cir., Brandon, FL 33510 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of

NOTICE OF ACTION FOR DECLARATION OF CONTRACTUAL RIGHTS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 23-CC-085420 DIV: CIVIL-L ALEXANDER BEST,

#### Plaintiff, vs. JOSHUA BUCHER, Defendant.

TO: JOSHUA BUCHER 207 S Moody Ave, Unit A Tampa, FL 33609 YOU ARE NOTIFIED that an ac tion has been filed against you and that you are required to serve a copy of your written defenses, if any, to Plaintiff's counsel Carroll "C.G." Sanders, Esq. by email at CGS@Heekinlaw.com and/or by delivery to Heekin Law, P.A., 7220 Financial Way, Jacksonville, FL 32256, not less than 28 nor more than 60 days after the first publication of this notice and to file the original of same 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. Copies of all court documents in this

case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

PHASE 1A, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 127 THROUGH 142, INCLUSIVE, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

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

NOTWITHSTANDING 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 19, 2024

#### Personal Representative:

#### /s/ Mindy Frank

94 Thanet Circle Princeton, New Jersey 08540 Attorney for Personal Representative: /s/ Abraham A. Galbut, Attorney Florida Bar Number: 210889 Galbut, Walters & Associates, LLP 4770 Biscavne Blvd, Suite 1400 Miami, Florida 33137 Telephone: (305) 672-3100 Fax: (786) 427-6203 E-Mail: agalbut@hudcap.com Secondary E-Mail: awalters@hudcap.com April 19, 26, 2024 24-01187H

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 19, 2024. FERNANDO ZAMORA CRUZ Personal Representative 9620 North Oklawaha Avenue Tampa, FL 33617 Robert D. Hines Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: bhales@hnh-law.com 24-01207H

April 19, 26, 2024

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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 19, 2024.

Personal Representative: /s/ Michelangelo Mortellaro 4102 W. Linebaugh Ave. Ste. 100 Tampa, Florida 33624 Attorney for Personal Representative: /s/ Kimberly K. Muenter, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com April 19, 26, 2024 24-01212H

#### DIVISION: 0 GRANADA INSURANCE COMPANY, Plaintiff, vs. RAPHAEL AAA TOWING, INC.;

**ROBERT SEVERANS; and EDILIA** JARVIS. Defendants.

TO: ROBERT SEVERANS, 39320 Greenmeadow Drive, Zephyrhills, FL 33542

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 16, 2024, on Amber N. Massey, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks.

DATED on 4/10/2024

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., Suite 1000. 10th Floor Coral Gables, Florida 33134 Apr. 19, 26; May 3, 10, 2024 24-01173H

#### Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH. UNDER, OR AGAINST, ZENOBIA LYNCH AKA ZENOBIA JAQUIZE LYNCH . DECEASED, et al, Defendant(s).

CIVIL ACTION

CASE NO.: 29-2022-CA-002120

U.S. BANK NATIONAL

ASSOCIATION,

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 4, 2024, and entered in Case No. 29-2022-CA-002120 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, through, under, or against, Zenobia Lynch aka Zenobia Jaquize Lynch, deceased, Florida Housing Finance Cor-poration, River Bend of Hillsborough County Homeowners Association, Inc., Suncoast Credit Union .Michael Antonio Forbes, Jr., Omarion Hopkins, Keith Michael Gardner, Jr., a minor, Hillsborough County, Hillsborough County Clerk of the Circuit Court, State of Florida Department of Revenue, Unknown Party #1 N/K/A Deiah Knott. 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

#### A/K/A 2324 POTOMAC MARK PL RUSKIN FL 33570

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 17 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/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 22-000869 April 19, 26, 2024 24-01220H --- ACTIONS / SALES ---FIRST INSERTION

FIRST INSERTION

#### FIRST INSERTION

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

CIVIL DIVISION CASE NO. 23-CA-011869 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST,

SERIES 2019-1,

Plaintiff, vs. MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; STATE OF FLORIDA DEPARTMENT OF **REVENUE; BARCLAYS BANK** DELAWARE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 2, 2024 and entered in Case No. 23-CA-011869, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 is Plaintiff and MICHAEL UNKNOWN SPOUSE BRIGGS; OF MICHAEL BRIGGS; CAROL L. HILL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA DEPARTMENT OF REVENUE; BARCLAYS BANK DELAWARE; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 2009 CA 28773 GENERAL CIVIL DIVISION: K WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, Plaintiff, vs. MARK A. ADAMS; et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 15, 2024, entered in Civil Case No. 2009 CA 28773 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SO-CIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OP-PORTUNITIES TRUST VI-A, is Plaintiff and MARK A. ADAMS; et al., are Defendant(s).

The Clerk, CINDY STUART, will sell to the highest bidder for cash, online at www.hillsborough. realforeclose.com at public sale on May 17, 2024, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit: LOT 28, BLOCK 1, BUCK-

HORN PRESERVE, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 94, PAGE(S) 67, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

for cash BY ELECTRONIC SALE WWW.HILLSBOROUGH. AT: REALFORECLOSE.COM, at 10:00 A.M., on May 9, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 2, OF THE ROLL-ING MEADOWS, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 45, PAGE 4, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH 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.

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

Dated this 12th day of April 2024. /s/ Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00254 SPS 24-01175H April 19, 26, 2024

#### FIRST INSERTION

Property Address: 4129 Balington Drive, Valrico, Florida 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. DATED this 15th day of April 2024.

LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 24-01202H April 19, 26, 2024

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2023-CA-012863 DIVISION: G

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v. JANYTH LYNN RIGHTER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANYTH L. RIGHTER A/K/A JANYTH LYNNETTE RIGHTER, et al., Defendants. TO: Michael Shaffer Modern Concepts Solar and Roofing,

Inc. 325 N Larchmont Blvd. Ste. 202 Los Angeles CA 90004 Unknown Heirs, Beneficiaries, and Devisees of the Estate of Janyth L. Righter a/k/a Janyth Lynnette Righter 11930 Steppingstone Blvd. Tampa FL 33635

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

Lot 33, Block A COUNTRYWAY PARCEL B TRACT 21 PHASE 2, according to the Map or Plat thereof as recorded in Plat Book 67, Page 22 of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-000626 MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEONA E. DRAKE A/K/A LEONA ELLEN DRAKE A/K/A LEONA BRITT DRAKE A/K/A LEONA B. DRAKE A/K/A LEONA DRAKE, ET AL., DEFENDANT(S).

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Leona E. Drake A/K/A Leona Ellen Drake A/K/A Leona Britt Drake A/K/A Leona B. Drake A/K/A Leona Drake Last Known Address: 7107 Seabury Ct, Tampa, FL 33615

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 11, BLOCK 73, TOWN' N

COUNTRY PARK UNIT NO. 30, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 42, PAGE 35 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you

are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disabil-ity who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 15 day of APRIL, 2024.

Cindy Stuart as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: /s/ Isha Tirado-Baker DEPUTY CLERK

Anthony R. Smith, Esquire the Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 24-01194H April 19, 26, 2024

FIRST INSERTION

is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 05/20/2024, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 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

> CINDY STUART As Clerk of Court (SEAL) By: /s/ Patricia Corbin As Deputy Clerk

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

NOTICE OF FORECLOSURE SALE

CASE NO .: 23-CA-000566 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MARTESE ARIEL ASKEW,

LAMONT MALIK ASKEW ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of April, 2024, and entered in Case No. 23-CA-000566, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LAMONT MALIK ASKEW; MARTESE ARIEL ASKEW; and HAWKS POINT WEST HOMEOWN-ERS ASSOCIATION, INC. F/K/A THE TOWNHOMES AT HAWKS POINT OWNERS ASSOCIATION, INC. 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 10:00 AM on the 2nd day of July, 2024. the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 23, OF HAWKS POINT - PHASE 1C, ACCORD-ING TO THE PLAT THERE-OF. AS RECORDED IN PLAT BOOK 114, PAGE 231, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

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

#### 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. 22-CA-007528 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff. vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN L. WARREN, DECEASED, et al.

**Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2024, and entered in 22-CA-007528 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL AS-SOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN L. WARREN, DECEASED; CARRIE KURVIN; DOROTHY JOZWIAK; CARLTON WARREN JR.; CYNTHIA PERSALL AKA CINDY PERSALL; SUN CITY CENTER COMMUNITY ASSOCIA-FION. INC. are the Defendant(s)

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 12th 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 22FL373-1529 April 19, 26, 2024 24-01193H

TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 48, PAGE 33 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1735 COUN-CIL DR, SUN CITY CENTER, FL 33573

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

#### IMPORTANT

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

Dated this 11 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 22-037947 - NaC April 19, 26, 2024 24-01191H

**RE-NOTICE OF** Hillsborough County, Florida, where-FORECLOSURE SALE in U.S. BANK NATIONAL ASSO-IN THE CIRCUIT COURT OF THE CIATION, NOT IN ITS INDIVID-THIRTEENTH JUDICIAL CIRCUIT UAL CAPACITY BUT SOLELY AS

the Southerly boundary of said Lot 40 to the Point of Beginning; thence N. 72 deg. 34'21"W. 23.51 feet along said Southerly boundd Lot 40. the ofs deg. 59'08"W., 10.31 feet along said Southerly boundary of Lot 40, thence N. 12 deg. 33'42"E., 92.37 feet; thence S. 72 deg. 34'21"E., 33.79 feet along the Northerly boundary of said Lot 40, thence S. 12 deb. 33'42"W., 90.33 feet to the Point of Beginning. Property Address: 5308 Bellefield Dr., Tampa, FL 33624 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds 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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO

COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT'S ADA COOR-DINATOR, HILLSBOROUGH COUN-

Phone: (813) 272-7040 or ada@ fljud13.org

WITNESS my hand and the seal of this Court this day of APR 11 2024. MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff, 210 N. University Drive, Suite 900 Coral Springs, FL 33071 23FL922-0078

April 19, 26, 2024 24-01219H

COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 18-CA-011682 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER **TRUSTEE FOR RCF 2** ACQUISITION TRUST, Plaintiff, vs. DAVID JANKIEWICZ; UNKNOWN SPOUSE OF DAVID JANKIEWICZ; **UNKNOWN TENANT 1; UNKNOWN TENANT 2:** PLANTATION HOMEOWNERS, INC., Defendants.

ND EOD UILL SPODOLICU

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Order on Defendant's Motion to Cancel Sale entered on March 20, 2024, and the Final Judgment of Foreclosure entered on November 29, 2023, in Case No. 18-CA-011682 of the Circuit Court of the Thirteenth Judicial Circuit, in and for

OWNER TRUSTEE FOR RCE 2 AC QUISITION TRUST, is Plaintiff, and DAVID JANKIEWICZ and PLAN-TATION HOMEOWNERS, INC. are Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http:// www.hillsborough.realforeclose.com beginning at 10:00 A.M. on the 23rd day of May, 2024, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: Part of Lot 40. BELLEFIELD VILLAGE AMENDED (A Replat of a Portion of Bellefield Village) according to the map or plat thereof as recorded in Plat Book 54, Page 21, of the Public Records of Hillsborough County, Florida and being more particularly described as follows: From the Southeast c order of said Lot 40 run thence N. 72 deg. 34'21"W., 96.49 feet along

TY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDI-ATELY UPON RECEIVING THIS NO-TIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated this 21st day of March 2024. SOKOLOF REMTULLA, PLLC By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq., Bar No: 73863 SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff April 19, 26, 2024 24-01218H

isine

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 10, 2024, the following described prop-erty as set forth in said Final Judgment, to wit:

LOT 26 IN BLOCK BF, DEL WEBB'S SUN CITY CENTER UNIT NO. 9-A, ACCORDING



#### VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

## PUBLISH YOUR LEGAL NOTICE

FIRST INSERTION

#### 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

or email legal@businessobserverfl.com

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

Case #: 2018-CA-000398

DIVISION: B

JPMorgan Chase Bank, National

Gregory Wayne Callahan a/k/a

Gregory Callahan a/k/a Greg

Callahan; Christina Callahan;

Corporation; Summer Breeze

#1, if living, and all Unknown

and against the above named

be dead or alive, whether said

Unknown Parties may claim an

Grantees, or Other Claimants;

claiming by, through, under

and against the above named

**Unknown Parties may claim** 

an interest as Spouse, Heirs,

Devisees, Grantees, or Other

Claimants

Defendant(s).

Roofing, LLC dba Summer Breeze

**Roof; Unknown Parties in Possession** 

Parties claiming by, through, under

Defendant(s) who are not known to

interest as Spouse, Heirs, Devisees,

Unknown Parties in Possession #2,

if living, and all Unknown Parties

Defendant(s) who are not known

to be dead or alive, whether said

NOTICE IS HEREBY GIVEN pursuant

to order rescheduling foreclosure

sale or Final Judgment, entered in

Civil Case No. 2018-CA-000398 of

the Circuit Court of the 13th Judicial

Circuit in and for Hillsborough County,

Florida, wherein JPMorgan Chase

Bank, National Association, Plaintiff

and Gregory Wayne Callahan a/k/a

Gregory Callahan a/k/a Greg Callahan

are defendant(s). L Clerk of Court.

Cindy Stuart, will sell to the highest and

best bidder for cash by electronic sale at

http://www.hillsborough.realforeclose.

Florida Housing Finance

Association

Plaintiff, -vs.-

#### --- ACTIONS / SALES ----FIRST INSERTION

#### FIRST INSERTION

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

#### CASE NO. 23-CA-012848 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. RAYMUNDO FLORES, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2023, and entered in 23-CA-012848 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and RAYMUNDO FLORES 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 09, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 2, AL-PINE SUBDIVISION, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 53, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10116 VERN ST, GIBSONTON, FL 33534 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, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail:

ADA@fljud13.org Dated this 12 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 23-091656 - EuE 24-01190H April 19, 26, 2024

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-000014 GENERAL CIVIL DIVISION: I WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-C, Plaintiff. vs.

#### CHRISTOPHER JOHNSON; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2024, entered in Civil Case No. 23-CA-000014 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-C, is Plaintiff and CHRISTOPHER JOHNSON; et al., are Defendant(s).

The Clerk, CINDY STUART, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on June 13, 2024, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA BEING LOTS NOS. 2 AND 3, BLOCK 17, BOUTON & SKINNER'S ADDITION TO WEST TAMPA SUBDIVISION. AS SHOWN ON PLAT AS RE-CORDED AT PLAT BOOK 1, PAGE 78, HILLSBOROUGH COUNTY, FLORIDA RECORDS, WHICH PLAT IS HEREBY AD-OPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COM-PLETE DESCRIPTION OF SAID PROPERTY, BEING PROPERTY NOW OR FORMERLY KNOWN AS 1702 WEST SAINT CON-RAD STREET, ACCORDING

TO THE PRESENT SYSTEM OF NUMBERING IN HILLSBOR-OUGH COUNTY, FLORIDA RECORDS /APN#A-14-29-18-4PB-000017-00002-0 Property Address: 1702 West Saint Conrad Street, Tampa, Florida 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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 11th day of April,2024. LAW OFFICES OF MANGANELLI. LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 April 19, 26, 2024 24-01178H

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-014799 WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS

**TRUSTEE OF MFRA TRUST 2021-1** Plaintiff, v. WILSON HOME REALTY LLC. A FLORIDA LIMITED LIABILITY **COMPANY; CHRISTOPHER** CHARLES WILSON; 3522 W PRICE AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY; SARAH WILSON KOMOLL: **UNKNOWN TENANT 1;** UNKNOWN TENANT 2; 706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION: HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COREY STEINER Defendants. Notice is hereby given that, pursuant

to the Final Judgment of Foreclosure entered on April 10, 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 12 AND THE WEST 12

FEET OF LOT 11, BLOCK 4, GANDY BOULEVARD PARK 2ND ADDITION A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 25,

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 19-CA-012056 DIVISION: C JPMorgan Chase Bank, National Association

#### Plaintiff, -vs.-

Ira D. Shandles a/k/a Ira Shandles; Elizabeth S. Shandles a/k/a Elizabeh S. Shandles a/k/a Elizabeth Shandles; United States of America, Department of Treasury; Van Dyke Farms Homeowners' Association, Inc.; SCM Roofing, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other **Claimants; Unknown Parties** in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive. whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

#### Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-012056 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Ira D. Shandles a/k/a Ira Shandles are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose. com beginning at 10:00 a.m. on May 28, 2024, the following described property as set forth in said Final Judgment, to-wit:

OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA. a/k/a 3522 W PRICE AVE, TAMPA, FL 33611-3636

at public sale, to the highest and best bidder, for cash, online at http://www. hillsborough.realforeclose.com, on May 17, 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 15th. day of April, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera FL Bar: 1015906 24-01216H

1000009255 April 19, 26, 2024

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 22-CA-002283 DIVISION: K RF - SECTION II LAKEVIEW LOAN SERVICING, THE DATE OF THE LIS PENDENS

#### LLC, Plaintiff, vs. SURPFIN, LLC, ET AL.

Defendants

To the following Defendant(s): UNKNOWN HEIRS OF BRIAN L. WARDLAW (CURRENT RESI-DENCE UNKNOWN) Last Known Address: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE SOUTH 16 FEET OF LOT 18 AND THE NORTH 51 FEET OF LOT 19, BLOCK 5, PLANDOME HEIGHTS SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 32, PAGE 13, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. TO-GETHER WITH THAT PART OF CLOSED ALLEY ABUT-TING THEREON, VACATED BY ORDINANCE NO. 2002-81 RECORDED IN BOOK 11582, PAGE 1571, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. A/K/A 10905 N. ASTER AVE,

TAMPA FL 33612 has been filed against you and you are required to serve a copy of your written defenses if any to I Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CEN-TER DRIVE, SUITE #110, DEER-FIELD BEACH, FL 33442 on or before

#### FIRST INSERTION

property as set forth in said Final

Judgment, to-wit: LOT 5, BLOCK 3, GREEN-MOOR SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 17-309359 FC01 CHE 24-01215H April 19, 26, 2024

#### FIRST INSERTION

05/16/2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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 day of APR 10 2024.

CINDY STUART HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By /s/ Patricia Corbin As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC Attorney for the Plaintif 1239 E. NEWPORT CENTER DRIVE SUITE #110 DEERFIELD BEACH, FL 33442 NS17071-22BF/cam April 19, 26, 2024 24-01176H

com beginning at 10:00 a.m. on May 30, 2024, the following described LOT 27, IN BLOCK E, OF THE TRAILS AT VAN DYKE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE. IF ANY. OTHER THAN THE PROPERTY OWNER AS OF

MUST FILE A CLAIM NO LATER

THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS

\*Pursuant to Fla. R. Jud. Admin.

2.516(b)(1)(A), Plaintiff's counsel here-

by designates its primary email address

for the purposes of email service as:

Pursuant to the Fair Debt Collection

Practices Act, you are advised that this

office may be deemed a debt collector

and any information obtained may be

"In accordance with the Americans

with Disabilities Act, persons needing

a special accommodation to participate

in this hearing, should contact A.D.A.

Coordinator not later than 1 (one) days

prior to the proceeding at (813) 272-

7040 or VIA Florida Relay Service at

750 Park of Commerce Blvd., Suite 130

Telephone: (561) 998-6700 Ext. 55139

UNCLAIMED.

FLeService@logs.com\*

used for that purpose.

1-800-955-8770."

Attorneys for Plaintiff

Fax: (561) 998-6707

For Email Service Only:

FLeService@logs.com

For all other inquiries:

LOGS LEGAL GROUP LLP

Boca Raton, Florida 33487

mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 19-321618 FC01 W50 April 19, 26, 2024 24-01214H

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-013741 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1, Plaintiff, vs. DOUGLAS A. SPEDDING; UNKNOWN SPOUSE OF **DOUGLAS A. SPEDDING;** UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure

filed April 2, 2024 and entered in

Case No. 23-CA-013741, of the Circuit Court of the 13th Judicial Circuit in

and for HILLSBOROUGH County,

Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 is Plaintiff and DOUGLAS A. SPEDDING; UNKNOWN SPOUSE OF DOUGLAS A. SPEDDING; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on May 9, 2024, the following described property as set forth in said Final Judgment, to wit: THE EAST 143 FEET OF THE WEST 561 FEET OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP

30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-WAY, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 25 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 THE NORTHWEST 1/4 ÓF OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ALSO OVER THE SOUTH 25 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 THE NORTHWEST 1/4 ÓF OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 20 EAST, 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.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs

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

Dated this 12th day of April 2024. /s/ Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380

#### Designated service email: notice@kahaneandassociates.com File No.: 22-00463 SPS April 19, 26, 2024 24-01174H

# PUBLISH YOUR LEGAL NOTICE

#### We publish all Public sale, Estate & Courtrelated notices

- Simply email your notice to legal@businessobserverfl.com
- 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



--- ACTIONS / SALES ---

wit:

Exhibit "A."

follows:

upon;

www.hillsborough.realforeclose.com

after having given notice as required

by section 45.031, Florida Statutes, the

following described properties as set forth in said Summary Judgement to

Certain real property, hereafter re-

ferred to as the "Real Property" and

more particularly described as in

EXHIBIT "A"

Certain real property, hereafter referred to as the "Real Property"

and more particularly described as

Lots 11 and 12, and the South 30

feet of the East 2.80 feet of Lot 13,

Block 10, AVONDALE, a subdivi-

sion according to the plat thereof

recorded at Plat Book 14, Page 26,

of the Public Records of Hillsbor-

All improvements and structures

now or hereafter erected on the

Real Property (including all re-

All easements, rights of way, rights

(including air, mineral, riparian,

and development rights), fran-

chises, tenements, appm1emmces,

leases, permits, licenses, powers,

and privileges in my way now or

hereafter belonging, relating, or pertaining to the Real Property or

the buildings and improvements

now or hereafter erected there-

TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

The Clerk of the Court, Cindy Stuart will sell to the highest bid-

der for cash at www.hillsborough.

realforeclose.com on May 14, 2024

at 10:00:00 AM EST the following

described real property as set forth in

PARCEL 1: THE SOUTH 80 FEET OF THE NORTH 420

FEET OF THE WEST 85 FEET

OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY,

PARCEL 2: THE SOUTH 80

FEET OF THE NORTH 420

FEET OF THE EAST 250 FEET

OF THE SOUTHWEST 1/4

OF THE SOUTHWEST 1/4

OF SECTION 27, TOWNSHIP

27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY,

TOGETHER WITH A PERPET-

UAL EASEMENT AND RIGHT

OF WAY FOR INGRESS AND

EGRESS AND PUBLIC UTILI-TIES IN COMMON WITH

OTHERS WITHIN A 30 FOOT

WIDE STRIP OR PARCEL OF

LAND LYING AND BEING IN HILLSBOROUGH COUNTY,

FLORIDA, THE CENTERLINE

OF SAID STRIP OR PARCEL

BEING DESCRIBED AS FOL-

FIRST INSERTION

said Final Judgment, to wit:

FLORIDA.

FLORIDA.

AND

ANTS are Defendants.

placements and additions);

ough County, Florida.

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-008931

LIMA ONE CAPITAL, LLC Plaintiff, v. SARAH WILSON KOMOLL;

CHRISTOPHER CHARLES WILSON A/K/A CHRISTOPHER WILSON; WILSON HOME **REALTY LLC, A FLORIDA** LIMITED LIABILITY COMPANY; 2200 E BIRD ST LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT 1 N/K/A CHRISTINA RODRIGUEZ; UNKNOWN TENANT 2; UNKNOWN TENANT 3 N/K/A MALCOLM BELL; UNKNOWN TENANT 4; UNKNOWN TENANT 5 N/K/A JON MARTINEZ; UNKNOWN TENANT 6; UNKNOWN TENANT 7 N/K/A BRANDON AUGUSTIN; UNKNOWN TENANT 8 N/K/A **BRANDON WALKER; 706** PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION: HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PHOENIX CONSTRUCTION GROUP LLC; KEITH SAVAGE; COREY STEINER

#### Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 19, 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 173, LESS THE SOUTH 20.00 FEET THEREOF, AND



ALL OF LOTS 174 & 175, KATH-RYN PARK, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 23, PAGE 56, PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. a/k/a 2200 E BIRD ST, TAMPA, FL 33604-3519

at public sale, to the highest and best bidder, for cash, online at http://www. hillsborough.realforeclose.com, on May 29, 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 15th. day of April, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera FL Bar: 1015906 1000008565 April 19, 26, 2024 24-01217H NOTICE OF SALE IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2022-CA-010302 LYNK INVESTMENTS, LLC, a

Florida limited liability company, Plaintiff, vs. BAPE INVESTMENT GROUP, LLC, a Florida limited liability company; CITY OF TAMPA, a municipal corporation; UNKNOWN TENANTS; ALEXANDRA

TENANTS; ALEXANDRA CASH-GARCIA, an individual; and LUIS GARCIA, an individual, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Judgement dated April 11, 2024, and entered in the Case Number: 2022-CA-010302 of the Circuit Court of the Tenth Judicial Circuit in and for Hillsborough County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and BAPE INVESTMENT GROUP, LLC, a Florida limited liability company, CITY OF TAMPA, a municipal corporation; UNKNOWN TENANTS, ALEXANDRA CASH-GARCIA, an individual; and LUIS GARCIA, an individual, are Defendants. The Clerk of Court shall sell to the highest and best bidder for cash, at public sale on May 15, 2024, at 10:00 a.m. in an online sale pursuant to Section 45.031 at https://

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

COUNTY, FLORIDA CASE NO.: 19-CA-004429 LAKEVIEW LOAN SERVICING,

#### LLC., Plaintiff, VS.

JEFFERY THWAITES; AMBER THWAITES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 18, 2023 in Civil Case No. 19-CA-004429, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and JEFFERY THWAITES; AMBER THWAITES; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-

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.: 29-2022-CA-003740 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. THE UNKNOWN HEIRS,

Claimants claiming by, through, under, or against, Wayne G. Burton a/k/a Wayne Granville Burton aka Wayne Burton, Wayne M. Burton, Geoffrey Burton, Sandra Reilly, Suncoast Credit Union successor in interest to Suncoast Schools Federal Credit Union, 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.cealforeclose.com, Hillsborough County, Florida at 10:00 AM on the June 6, 2024 the following

FIRST INSERTION All agreements, contracts, certificates, permits, licenses, plans, specifications, and other documents related to the development. construction, renovation, or operation of the Real Property or the buildings and improvements now or hereafter erected thereupon; All furniture, fixtures, equipment, supplies, and materials now or hereafter located on or attached to the Real Properly (including, but not limited to, construction materials, tools, furnishings, machinery, ranges, refrigerators. dishwashers, heating and air conditioning units, washing machines, dryers, maintenance equipment, awnings, shades, blinds, and carpeting),

> tions thereto; All proceeds paid under any insurance policies covering any of the Real Property, all property tax refunds or rebated received in regards to the Real Property, all condemnation proceeds, and all settlements or awards resulting from any suit or claim pertaining to any of the Real Property; All reserves, escrows, and deposit

including replacements and addi-

accounts maintained with respect to the Real Property. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS PRO-CEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY

#### FIRST INSERTION

LOWS: BEGINNING FOR SAID CENTERLINE AT THE POINT OF INTERSECTION OF THE LINE 15 FEET EAST OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 17 EAST, NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND RUNNING THENCE IN A NORTHERLY DIRECTION TO INTERSECT THE NORTH-ERLY BOUNDARY OF THE AFORESAID NE 1/4 OF THE NW 1/4; THENCE CONTINU-ING IN A NORTHERLY DI-RECTION ALONG A LINE 15 FEET EAST OF AND PARAL-LEL WITH THE WESTERLY BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 17 EAST TO A POINT 15 FEET SOUTHERLY OF THE SOUTHERLY SHORE LINE OF CHURCH LAKE; THENCE MEANDERING WITH AND 15 FEET EASTERLY OF THE EASTERLY SHORE LINE OF AFORESAID CHURCH LAKE IN A NORTHERLY DIREC-TION TO INTERSECT A LINE 100 FEET EASTERLY OF AND PARALLEL WITH AFORE-SAID WESTERLY BOUNDARY OF THE SE 1/4 OF THE SW 1/4; THENCE IN A NORTHER-LY DIRECTION WITH SAID LINE, TO INTERSECT THE NORTHERLY BOUNDARY OF

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 Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 272-5894, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711. WOOLSEY MORCOM, PLLC By: /s/ Nicholas W. Morcom, Esq. NICHOLAS W. MORCOM, ESQ. Florida Bar No. 0013767 203 Fort Wade Road, Suite 260 Ponte Vedra, Florida 32081 (904) 638-4235 (telephone) (904) 638-9302 (facsimile) Email: nick@woolseymorcom.com elizabeth@woolseymorcom.com shunnefield @woolseymorcom.comAttorneys for Plaintiff, Lynk Investments LLC April 19, 26, 2024 24-01177H

THE AFORESAID SE 1/4 OF THE SW 1/4 FOR THE TERMI-NAL POINT OF CENTERLINE.

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

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

Dated this 12 day of April, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2024.04.12 14:52:03-04'00' FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com1184-1024B April 19, 26, 2024 24-01192H

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC-TION 11, TOWNSHIP 29, SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE SOUTH 200 FEET FOR A POINT OF BEGINNING; THENCE EAST 272 FEET; THENCE SOUTH 100 FEET; THENCE WEST 272 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THEW-EST 40.50 FEET THEREOF AS DESCRIBED IN O.R. BOOK 6185 PAGE 721, PUBLIC RE-CORDS OF HILLBOROUGH COUNTY, FLORIDA. A/K/A 2208 S PARSONS AVE SEFFNER FL 33584 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.

with Disabilities Act, if you are a per-

In Accordance with the Americans

WEST CORNER OF THE

son 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

## **Email your Legal Notice**

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

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE



DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WAYNE G. BURTON A/K/A WAYNE GRANVILLE BURTON AKA WAYNE BURTON, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 11, 2024, and entered in Case No. 29-2022-CA-003740 of the Circuit

Court of the Thirteenth Judicial Circuit

in and for Hillsborough County, Florida

in which Carrington Mortgage Services,

LLC, is the Plaintiff and The Unknown

Heirs, Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, or other

AM on the June 6, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LAND REFERRED TO IN

LAND REFERRED TO IN THIS COMMITMENT IS DE-SCRIBED AS ALL THAT CER-TAIN PROPERTY SITUATED IN CITY OF SEFFNER IN THE COUNTY OF HILLBOROUGH, AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 12/11/1979 AND RECORDED 01/24/1980 IN BOOK 3616 PAGE 1161 AMONG THE LAND RECORD OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFER-ENCED AS FOLLOWS: BEGINNING AT THE NORTH- 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 17 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/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq.

24-01221H

CT - 22-001297

April 19, 26, 2024

LORIDA'S NEWSPAPER FOR THE C-SUITE

# **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

## SUBSEQUENT INSERTIONS

#### --- TAX DEEDS ---

#### FOURTH 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.: 0477940000 File No.: 2024-386 Certificate No.: 2021 / 3892 Year of Issuance: 2021 Description of Property: SANSON PARK UNIT NO 2 LOT 35 BLOCK 5 PLAT BK / PG : 38 / 20 SEC - TWP - RGE : 36 - 29 - 19 Name(s) in which assessed: LISA HARMON All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-

erty 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.

deemed according to law, the prop-

Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Mar. 29; Apr. 5, 12, 19, 2024

#### FOURTH 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.: 0268370000 File No.: 2024-384 Certificate No.: 2021 / 2228 Year of Issuance: 2021 Description of Property: PINECREST VILLA ADDITION

NO 3 LOTS 13 AND 14 BLOCK G PLAT BK / PG : 16 / 51 SEC - TWP - RGE : 28 - 28 - 18

Name(s) in which assessed: CORPORATE INVESTMENTS LLC

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

Unless such certificate shall be re-

#### 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.: 0767885018 File No.: 2024-447 Certificate No.: 2021 / 6852 Year of Issuance: 2021 Description of Property: RIVER RAPIDS SUBDIVISION LOT 9 PLAT BK / PG : 47 / 93 SEC - TWP - RGE : 23 - 30 - 20 Name(s) in which assessed: ARIEL WILDE All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be re-

#### FOURTH 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 INCLU-SIVE BLOCK 3

Dated 3/22/2024 Cindy Stuart Clerk of the Circuit Court

24-00972H

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.

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

Cindv Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Mar. 29; Apr. 5, 12, 19, 2024 24-00970H

FOURTH INSERTION

deemed according to law, the prop-erty 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 24-00976H

#### FOURTH 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

## FOURTH 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.: 0513120000 File No.: 2024-387 Certificate No.: 2021 / 4344 Year of Issuance: 2021 Description of Property: GIBSONTON ON THE BAY 7TH ADDITION SOUTH GIBSON-TON LOT 16 PLAT BK / PG : 33 / 3 SEC - TWP - RGE : 35 - 30 - 19 Name(s) in which assessed: MILLER ARTHUR ANDREW LIFE ESTATE MILLER SHEILA LYNN LIFE ESTATE SLAYTON MARJORIE

MILLER RICHARD B MILLER SAMUEL G

#### FOURTH 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.: 0247200930 File No.: 2024-383

Certificate No.: 2021 / 2123 Year of Issuance: 2021 Description of Property:

GRANDE OASIS AT CARROLL-WOOD UNIT 1716 AND AN UNDIV INT IN COMMON ELE-MENTS SEC - TWP - RGE : 22 - 28 - 18

Name(s) in which assessed: GRANDE OASIS AT CAR-ROLLWOOD CONDO ASSOC

INC C/O BUSH ROSS PA All of said property being in the County of Hillsborough, State of Florida.

#### 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.: 1572960000

File No.: 2024-377 Certificate No.: 2021 / 12543

Year of Issuance: 2021 Description of Property: SPERRY GROVE ESTATES RE-VISED PLAT LOT 12 BLOCK 5

#### FOURTH 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

CROSS ANDREA L

#### 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 24-00973H

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 24-00969H

#### FOURTH INSERTION 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.

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,

#### 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

FOURTH 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.: 0591510000 File No.: 2024-388 Certificate No.: 2021 / 5141 Year of Issuance: 2021 Description of Property:

FROM NW COR OF NE 1/4 RUN N 58 DEG 54 MIN 51.5 SEC E 720.18 FT AND S 31 DEG 05 MIN 08.5 SEC E 1566.31 FT FOR POB THEN RUN S 58 DEG 54 MIN 51.5 SEC W 125 FT S 31 DEG 05 MIN 08.5 SEC E 75.7 FT N 58 DEG 54 MIN 51.5 SEC E 125 FT AND N 31 DEG 05 MIN 08.5 SEC W 75.7 FT TO BEG SEC - TWP - RGE : 36 - 32 - 19

Name(s) in which assessed: ALBERTO GUERRERO ELIDA GUERRERO

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 24-00974H

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 24-00965H

#### FOURTH INSERTION

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

Unless such certificate shall be redeemed according to law, the propdescribed in such certificate erty 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

Mar. 29; Apr. 5, 12, 19, 2024

#### FOURTH 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.: 0679767938

File No.: 2024-396 Certificate No.: 2021 / 6128

Year of Issuance: 2021

Description of Property: CHELSEA MANOR LOT 3 BLOCK 22

PLAT BK / PG : 91 / 10

SEC - TWP - RGE : 17 - 29 - 20 Name(s) in which assessed:

KEATHEL CHAMCEY TRUST-EE

KEATHEL CHAUNCEY ESQ AS TRUSTEE ONLY UNDER THE 2108 ROTTWELL LAND TRUST

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

24-00975H

#### --- ESTATE ----

#### SECOND 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 Cir-cuit 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

other persons having claims or de-mands 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 AF-

TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE

OR 30 DAYS AFTER THE DATE OF

SERVICE OF A COPY OF THIS NO-

All other creditors of the decedent

and other persons having claims or

demands against decedent's estate

must file their claims with this court

All creditors of the decedent and

are set forth below.

TICE ON THEM.

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

Cindv Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Mar. 29; Apr. 5, 12, 19, 2024 24-00968H

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. vou are entitled, at no cost to vou, 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

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

SEC - TWP - RGE : 25 - 28 - 17 Name(s) in which assessed: MERCEDES GONZALEZ PA TRUSTEE LAW OFFICES OF MERCEDES GONZALEZ HALE PA TRUST-EE UNDER THAT CERTAIN FLORIDA LAND TRUST DAT-ED OCTOBER 21 2015

#### --- PUBLIC SALES ----

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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. 24-01097H

April 12, 19, 2024



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

Cindy Stuart

24-00971H

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

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

Rarely do consumers specifically search online for public notices.



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 24-01154H

April 12, 19, 2024

WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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.

## HILLSBOROUGH COUNTY

--- ESTATE ----

#### SECOND 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 Edgecomb 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 AF-TER 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

#### SECOND 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

DEMANDS AGAINST THE OR 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:

SECOND 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. Edgecomb 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 WITH-IN 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 FOREV-ER 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@sw rlaw.com April 12, 19, 2024 24-01162H

#### SECOND 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: Mariorie E. Scholz

Deceased. The administration of the estate of Mariorie 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

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

SECOND INSERTION

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 attor-

ney 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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 24-01156H April 12, 19, 2024

#### SECOND 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, 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

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

SECOND 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

#### SECOND 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

SECOND 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.

administration of the estate of The 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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: jhemenway@bhpalaw.com Secondary E-Mail: pleadings@brandonbusinesslaw.com April 12, 19, 2024 24-01133 24-01133H

SECOND 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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: 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 24-01155H April 12, 19, 2024

#### SECOND 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 DÁVID J. WOLLINKA 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: s/David J. Wollinnka 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

SECOND 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,

24-01158H

April 12, 19, 2024

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 Di-vision, 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 FLORIDA STATUTES TION 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.

orvaisas 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, NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (20 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



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 AF-TER 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. Connechusett Rd Tampa FL 33617 24-01109H April 12, 19, 2024

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

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

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

The date of first publication of this notice is 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 NIHEP

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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 Andrei 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.comApril 12, 19, 2024 24-01157H

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 24-01111H April 12, 19, 2024

## HILLSBOROUGH COUNTY BusinessObserverFL.com

#### SECOND 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- Edgecomb 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 oth-

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

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

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

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

The date of first publication of this notice is 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

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001141 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT. IN AND FOR HILSBOROUGH COUNTY, FLORIDA PROBATE DIVISON

#### 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 WITH-IN 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 FOREV-ER 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. /s/ JAMES RAY FUTCH II,

#### PETITIONER

By : s/ Patrick Jean-Gilles, Esq. Attorney for Personal Representative 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

#### SECOND 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 GOLBY 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000997

--- ESTATE ----

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 HILL-SBOROUGH 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

#### SECOND 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

24-01119H

#### 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 represen-tative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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 WITH-IN 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

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

The administration of the Estate of Kathryn Patrcia 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 BE-FORE 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 NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001136 Division B IN RE: ESTATE OF HARRIET A. FOUNDAS Deceased.

The administration of the estate of HARRIET A. FOUNDAS, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, 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 oth er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

SECOND 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 attornev 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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.efile@hwhlaw.com April 12, 19, 2024 24-01138H

#### --- ACTIONS / SALES ----

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.: 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:

#### --- 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-001100 Division B IN RE: GUARDIANSHIP OF DAVID THOMAS, III,

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

#### SECOND 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

PAWNEE 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

service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.com Apr. 12, 19, 26; May 3, 2024 24-01136H

Primary E-mail:

SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 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 SEC-TION 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 Kathrvn 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 24-01114H April 12, 19, 2024

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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Scott T. Foundas 4600 Via Dolce, Apt. 108 Marina del Rey, CA 90292 Attorney for Personal Representative: Dax O. Nelson, Attorney Florida Bar Number: 52767 2309 S. MacDill Avenue, Suite 102 Tampa, FL 33629 Telephone: (813) 739-6695 Fax: (813) 739-6696 E-Mail: dnelson@daxnelsonlaw.com Secondary E-Mail: nswart@daxnelsonlaw.com April 12, 19, 2024 24-01130H

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 elec-tronic 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@reissmanlay w.com April 12, 19, 2024 24-01105H



We publish all Public sale, Estate & Courtrelated 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



## HILLSBOROUGH COUNTY

--- ACTIONS / SALES ---

SECOND INSERTION

#### SECOND INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 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 Pursu-

26

ant 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  $\ensuremath{\operatorname{http://}}$ 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

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, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, BARBARA R. RANDOLPH AKA BARBARA ROLAND RAN-DOLPH, DECEASED Last Known Address: Unknown Current Address: Unknown KRISTI RANDOLPH HARVEY, IN-

DIVIDUALLY 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 RO-LAND RANDOLPH LIVING TRUST DATED AUGUST 13, 2022 Last Known Address: Unknown Current Address: Unknown THE UNKNOWN BENEFICIARIES OF THE BARBARA ROLAND RAN-DOLPH LIVING TRUST DATED AU-

GUST 13, 2022 Last Known Address: Unknown ESTATES - UNIT 2, A SUBDI-VISION 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: serveal a w@albertellilaw.comBy: /s/ Charline Calhoun Florida Bar # 16141 AM - 23-000114 April 12, 19, 2024 24-01134H

#### SECOND INSERTION

LOT 6, BLOCK 9, LYNWOOD, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 47, AND THE WEST 1/2OF LOT 5, BLOCK 9, A REPLAT OF LYNWOOD, 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 cer-tain 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

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 Plain-tiff and YOLANDA P. JUNCAL, IAN ANTHONY WARREN A/K/A IAN WARREN, LAKEMONT VIL-LAGE HOMEOWNERS ASSOCIA-TION, INC., LAKEMONT HILLS HOMEOWNERS ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUB-JECT PROPERTY NKA ALEXAN-DRA 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 Judg-

ment, to wit: LOT 40, BLOCK 11, LAKE-MONT HILLS - PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 64, PAGE(S) 27, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-

#### 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-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 YA-DAV; DAVENDRA YADAV; SWATI YADAV; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA PRAMOD YA-DAV; FISHHAWK RANCH HOME-OWNERS 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 RE-CORDED AT PLAT BOOK 92. PAGE 9, IN THE PUBLIC RE-

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.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@ fljud13.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 24-01148H

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 ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED 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 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 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 HAR-OLD ULRICH JR A/K/A TONY HAROLD ULRICH; UNKNOWN SPOUSE OF TONY HAROLD UL-RICH JR A/K/A TONY HAROLD ULRICH; AYERSWORTH GLEN 3A HOMEOWNERS ASSOCIA-TION, 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 SITUAT-ED IN THE CITY OF WIMAU-MA, COUNTY OF HILLSBOR-OUGH. STATE OF FLORIDA. AND IS DESCRIBED AS FOL-LOWS: LOT 103, BLOCK 27, AYER-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CIVIL DIVISION:

CASE NO.: 23-CA-002828 SECTION # RF

U.S. BANK NATIONAL

LEVI RUSSELL WILLIS;

MELENDEZ; UNKNOWN

FLORIDA HOUSING FINANCE CORPORATION; SARAH

TENANT IN POSSESSION OF

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 de-

scribed property as set forth in said Final

LOT 1394, FIRST ADDITION TO RUSKIN CITY, ACCORD-

ING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 6,

PAGE 39, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH

PROPERTY ADDRESS: 206

6TH AVE NW, RUSKIN, FL

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

COUNTY, FLORIDA.

THE SUBJECT PROPERTY.

ASSOCIATION,

Plaintiff, vs.

Defendants.

Judgment, to wit:

33570

SECOND INSERTION

SWORTH GLEN PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 127, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. PARCEL ID: 077952-6438. Property Address: 14444 HAD-DON MIST DR, WIMAUMA,

FL 33598 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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

#### SECOND INSERTION

REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 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

SECOND INSERTION

Current Address: Unknown	Albertelli Law		CORDS OF HILLSBOROUGH	FOR SERVICE PURSUAN	JT TO FLA	THE CLERK REPORTS THE FUNDS	FOR SERVICE PURSUAN	ITTOFLA.
YOU ARE NOTIFIED that an action			COUNTY, FLORIDA.	R. JUD. ADMIN 2.516		AS UNCLAIMED. IF YOU FAIL TO	R. JUD. ADMIN 2.516	
to foreclose a mortgage on the follow-			IF YOU ARE A PERSON CLAIMING	ESERVICE@MGS-LEGAI	LCOM	FILE A CLAIM, YOU WILL NOT BE	eservice@decubaslewis.co	m
ing property in Hillsborough County,	AR - 23-006363		A RIGHT TO FUNDS REMAINING			ENTITLED TO ANY REMAINING	22-01114	
Florida:	April 12, 19, 2024	24-01151H	AFTER THE SALE, YOU MUST FILE	-1	24-01149H	FUNDS. AFTER THE FUNDS ARE	April 12, 19, 2024	24-01159H
			111 1111 11111 0111111, 10 0 010001 111111	11p111 12, 13, 2021	21 0111011	reneed in the the reneed inte		21 0110011

# **PUBLISH** YOUR **LEGAL NOTICE**

#### We publish all Public sale, Estate & Courtrelated notices

- Simply email your notice to legal@businessobserverfl.com
- 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



NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTFENTH IUDICIAL 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 SAV-INGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST is the Plaintiff and TAUQEER JAFFRY; SO-

HAIL JAFFRY; UNKNOWN SPOUSE OF TAUQEER JAFFRY; CORTEZ CARROLLWOOD CONDO-OF MINIUM 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 CONDOMIN-

IUM PARCEL COMPOSED OF UNIT 4004D, BUILDING 4, CORTEZ OF CARROLL-WOOD AND AN UNDIVIDED SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, RESTRIC-TIONS. TERMS AND OTH-ER PROVISIONS OF THAT DECLARATION OF CONDO-MINIUM FOR CORTEZ OF CARROLLWOOD, A CONDO-MINIUM AS RECORDED IN O.R. BOOK 3543, PAGE 86-145 AND IN PLAT BOOK 2, PAGE

39, BOTH OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 4004 COR-TEZ 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@fljud13.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



SECOND INSERTION

### --- ACTIONS / SALES ---SECOND INSERTION

#### 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-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 a/k/a Hector Manuel 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, GROVE-WOOD COURT, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. 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

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, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRES-TON

THE ESTATE OF KENNETH PRES-TON AKA K. PRESTON AND ALL KNOWN AND UNKNOWN AUTHO-RIZED REPRESENTATIVES IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON

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

lowing described property: LOT 47, BLOCK 1, HEATHER LAKES UNIT XVI, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 55, OF THE PUBL 62, PECORDED OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

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

NOTICE OF ACTION -

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.

address is 2001 NW 64th St, Suite 130,

THIS NOTICE SHALL BE PUB-LISHED 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 ac-commodation, 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 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 24-01106H April 12, 19, 2024

#### SECOND INSERTION

AL SPRINGS, FL 33310 on or before MAY 14, 2024, a date at least thirty  $\left( 30\right)$ days after the first publication of this Notice in the (Please publish in BUSI-NESS 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 activ-ity 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, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail:

	ADA@fljud13.org					
EATHER	WITNESS my hand and the seal of					
AS PER	this Court this 8 day of APRIL, 2024.					
CORDED	CINDY STUART					
PAGE 55,	As Clerk of the Court					
ECORDS	(SEAL) By /s/ Isha Tirado-Baker					
COUN-	As Deputy Clerk					
	De Cubas & Lewis, P.A.					
and you are	Attorney for Plaintiff					
of your writ-	PO BOX 5026					
on De Cubas	CORAL SPRINGS, FL 33310					
for Plaintiff,	24-00493					
5026, COR-	April 12, 19, 2024	24-01124H				
SECOND II	NSERTION					

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 quite title action of the following described real property in Hillsborough County, Florida:

Lot 11 of OJJ/SUNSET MAN-OR, according to the Plat thereof as recorded in Plat Book 65, Page 19 of the Public Records of Hillsborough County, Florida. Property Address: 18522 Sun-

ward Lake, Lutz, Florida. has been filed against you and you are required to serve a copy of your writ-ten 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

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,

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,

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming tion to foreclose a mortgage on the following described property in Hill-sborough County, Florida:

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 PUB-LISHED 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 notifica-tion 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 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 TRAURIG, P.A. 777 S. Flagler Drive, Suite 300 East West Palm Beach, FL 33401 beth.norrow@gtlaw.com sandra.famadas@gtlaw.com FLService@gtlaw.com Apr. 12, 19, 26; May 3, 2024

24-01107H

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.

ILEANA ENCARNACION-ZE-To: GARRA A/K/A ILEANA ENCARNA-CION ZEGARRA, 1508 REDMOND BROOK LN, RUSKIN, FL 33570 UNKNOWN SPOUSE OF ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGAR-RA, 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,

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 23-CA-002531 SECTION # RF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS5, Plaintiff, vs. LINDA J. SEJOUR; HSBC FINANCE CORPORATION AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE **CORPORATION III ; MV REALTY** PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN SPOUSE OF LINDA J. SEJOUR: 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 02 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 5, OF COR-RECTED PLAT OF IDLE GROVE PARK, UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

PROPERTY ADDRESS: 3307 W PARIS STREET, TAMPA, FL

33614 IF YOU ARE A PERSON CLAIMeservice@decubaslewis.com ING A RIGHT TO FUNDS REMAIN-23-00365 ING AFTER THE SALE. YOU MUST April 12, 19, 2024 24-01150H

LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled 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. 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 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

SECOND INSERTION

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 09 day of 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

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,

To be published for 4 consecutive

Coral Gables, Florida 33134.

weeks.

SECOND INSERTION

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES,

# INC.,

RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2715, PAGE 920 AND ALL AMENDMENTS

#### Defendant(s).

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 ac-

CONDOMINIUM PARCEL 57, BEDFORD "C" CONDOMINIUM, ACCORDING TO THE DECLA-

SECOND INSERTION THERETO AND CONDOMIN-IUM PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AP-

PURTENANT 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 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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

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

plaint or petition.

impaired, call 711.

#### 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 BALLEN AND LADY ESMERALDA CABRA

#### ORGANISTA, et. al. Defendant(s),

TO: LADY ESMERALDA CABRA OR-GANISTA.

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 imme-

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

#### NOTICE SHALL THIS 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 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					

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

and the nature of the proceeding is a Partition of Real Property.

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

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 notifica-tion 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 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

#### SECOND 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



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

#### --- ACTIONS / SALES ---

#### SECOND 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 NATION-AL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHOME MORT-GAGE TRUST 2021-RTL2, MORT-GAGEBACKED NOTES, SERIES 2021-RTL2, Plaintiff and JESUS RI-SERIES

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

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

**Defendant**(s), TO: BRETT LEE CLEMONS JR., UN-

KNOWN SPOUSE OF BRETT LEE

whose residence is unknown and all

parties having or claiming to have any

right, title or interest in the property

described in the mortgage being fore-

that an action to foreclose a mortgage

PARCEL 1 - FOLIO #093601-2100

BEGINNING AT THE NORTH-

WEST CORNER OF THE NW

1/4 OF SECTION 19, TOWN-

SHIP 30 SOUTH, RANGE 22

EAST, RUN THENCE S OO DEG

40'58" W ALONG THE WEST

LINE OF THE NW 1/4 OF SEC-

TION 9, TOWNSHIP 30 SOUTH,

RANGE 22 EAST, A DISTANCE

on the following property:

YOU ARE HEREBY NOTIFIED

IN THE ESTATE OF BRETT L.

CLEMONS, DECEASED, et. al.

LLC,

Plaintiff. vs.

CLEMONS JR.,

closed herein.

VERA AS TRUSTEE FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST; ONE HOUR HOUSE SOLUTIONS, LLC: ASH-LEY 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-

LISHED 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02306495-JMV April 12, 19, 2024 24-01104H

#### SECOND INSERTION

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 RESERV-ING UNTO THE GRANTORS NON-EXCLUSIVE EASE-MENT IN COMMON WITH GRANTORS; THEIR THE 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 FLFLK32A11046ST AND FLFLK-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

THIRD INSERTION

c/o Rosa Idalia Perez Rugama

c/o Rosa Idalia Perez Rugama

PERRE7

Únknown

RO PERREZ

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 an otificationof 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 ImpairedLine1-800-955-8770.

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

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

RE-NOTICE OF

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 IRRECOVABLE TRUST, are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida

#### SECOND INSERTION

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, ACCORD-ING 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 Admnistrative 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 Admnistrative 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 discapacitación del oído o de la voz, llame al 711.

Si ou se yon 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 kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040 ; Moun ki gen pwoblem pou tande 1-800-955gen pwohen pou tante 1-800-955-8771; Vwa ki gen pwohem 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 lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive,

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

#### SECOND INSERTION 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

FOURTH INSERTION

Tampa Florida 33602 before service

on Petitioners or immediately there-

after. There will be a hearing on the

petition to terminate parental rights

pending adoption on April 25, 2024 at

Meeting ID: 854 1032 7860

10;15 a.m. via zoom.

Passcode: 359650

Meeting Link:

VJvUTRNelZzUT09

#### 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

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

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 SOBALVARRO-REVES. Deceased.

TO: CLAUDIO JOSE SOBALVARRO Unkr Unknown JOSTING MANUEL SOBALVARRO

file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Fail-ROCELYN GABRIELA SOBALVARure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without Unknown YOU ARE NOTIFIED that a Petifurther notice.

April 5, 12, 19, 26, 2024

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

24-01041H

NOTICE OF ACTION FOR PUBLICATION IN AND FOR HILLSBOROUGH

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

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 bio-

NOTICE OF ACTION AND

HEARING TO TERMINATE

PARENTAL RIGHTS PENDING

ADOPTION

logical 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 eves, heavyset 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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

COUNTY, FLORIDA Case No.: 23-DR-8483

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

Hines Norman Hines, P.L., 1312 V Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 4/29, 2024, and to

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.,

#### FOURTH 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 Petition ers 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 limitation 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



TAK ELK LNK JAK

Adoptee TO: Marlin Hanley 532 Indiana St. SÉ 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.

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, includ-

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

https://fljud13-org.zoom.us/j/85410 327860?pwd=cDIzRkFFZDR6bU53Q

UNDER SECTION 63.089, FLORI-DA STATUES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO AP-PEAR AT THIS HEARING CONSTI-TUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PA-RENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MI-NOR CHILD.

The minor child is identified as follows:

Name Date of Birth Place of Birth New Mexico TAH 2018 ELH 2017 New Mexico

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 Familv 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

#### THIRD INSERTION

ing 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 SUMMER-FIELD 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