

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wynnmere West Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at the Hillsborough County Supervisor of Elections, 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Wynnmere West Community Development District has two (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
April 26, 2024 24-01226H

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Villages of Bloomingdale Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at the Hillsborough County Supervisor of Elections, 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Villages of Bloomingdale Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
April 26, 2024 24-01227H

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Park Creek Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Park Creek Community Development District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
April 26, 2024 24-01228H

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Forest Brooke Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Forest Brooke Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
April 26, 2024 24-01229H

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Belmont Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Belmont Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
April 26, 2024 24-01230H

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **May 8, 2024, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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 by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 7:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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.

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
April 26, 2024 24-01231H

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 FLIP FAST HOMES : Located at 7901 4th St N Suite 300 : Hillsborough County in the City of St Petersburg : Florida, 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at St Petersburg Florida, this April day of 18, 2024
TPA HOME INVESTMENTS
April 26, 2024 24-01232H

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 FIRST EQUITY REAL ESTATE : Located at 11967 84th Ave N : Hillsborough County in the City of Maple Grove : Florida, 55369-3060 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Maple Grove Florida, this April day of 18, 2024
PLATISHA PERRY MICHAEL
April 26, 2024 24-01233H

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 BEST OPTION RESTORATION OF N. TAMPA : Located at 16057 Tapa Plms Blvd W PMB 500 : Hillsborough County in the City of Tampa : Florida, 33647-2001 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this April day of 18, 2024
NEARY STEVE
April 26, 2024 24-01234H

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 UPTOWN FUEL : Located at 2124 E Busch Blvd : Hillsborough County in the City of Tampa : Florida, 33612-8670 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this April day of 18, 2024
A&K GAS & FOOD, INC
April 26, 2024 24-01235H

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 DISABLED AMERICAN VETERANS CHAPTER 161 : Located at 2989 Gulf to Bay Blvd. Apartment 2713 : Hillsborough County in the City of Clearwater : Florida, 33759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Clearwater Florida, this April day of 18, 2024
DISABLED AMERICAN VETERANS, DEPARTMENT OF FLORIDA, INC.
April 26, 2024 24-01236H

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 QUALITY CUSTOM CONTRACTING : Located at 10457 Waterstone Dr : Hillsborough County in the City of Riverview : Florida, 33578-5444 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview Florida, this April day of 18, 2024
TUCK BRIAN
April 26, 2024 24-01237H

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 Pop That Lock & Ride, located at 512 Kensington Lake Circle, in the City of Brandon, County of Hillsborough, State of FL, 33511, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of April, 2024.
D. CALLAWAY HOLDINGS LLC
512 Kensington Lake Circle
Brandon, FL 33511
April 26, 2024 24-01240H

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 Artista de Tampania, located at 12532 Fourwheel Dr., in the City of Tampa, County of Hillsborough, State of FL, 33635, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of April, 2024.
Chastity N. Amaro
12532 Fourwheel Dr.
Tampa, FL 33635
April 26, 2024 24-01239H

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 KAGE KIDS : Located at 19046 Bruce B Dn Blvd Ste B6 PMB 982 : Hillsborough County in the City of Tampa : Florida, 33647-2434 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this April day of 18, 2024
KAGE ENTERPRISE, LLC
April 26, 2024 24-01238H

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 Chubb Risk Consulting located at 2200 North Westshore Boulevard in the City of Tampa, Hillsborough County, NJ 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of April, 2024.
ESIS, Inc.
Carla Schwarz
April 26, 2024 24-01241H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that West Florida - MHT, LLC, 15499 N Dale Mabry Hwy., Tampa, FL 33618, desiring to engage in business under the fictitious name of HCA Florida North Dale Mabry Emergency, 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 26, 2024 24-01249H

FIRST INSERTION

PUBLIC SALE

LANDLORD LIEN F.S.715.106
DAMARYS MOREJON GONZALEZ
1903 LIDO DR BRANDON, FL 33511
05-13-24@10AM
2007 PTRB 1NP5DB9X17D741453
2011 PTRB 2NPNHM6X9BM109016
2006 PTRB 1XP5DBOX66N899332
2015 CHEVY 3GCUKSEJ8FG439542
CARLOS A. MOREIRA OWES \$3800
Apr. 26; May 3, 2024 24-01250H

FICTITIOUS NAME NOTICE

Notice is hereby given that JOHN RIUS, OWNER, desiring to engage in business under the fictitious name of PRECISION TELEMED located at 202 S. PARKER STREET, UNIT 664, TAMPA, FLORIDA 33606 intends to register the said name in HILLSBOROUGH COUNTY with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 26, 2024 24-01261H

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Ballentrae Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Ballentrae Hillsborough Community Development District has two (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
April 26, 2024 24-01243H

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 15th day of May, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Singletary, Kimberly D. TV, Furniture, Electronics, Sleigh Bed, Storage Boxes, Boxes, Lawnmower, Generator, Xmas Decorations, Cowboy Boots, Vacuum; Calderon, Abigail Bowes, Bidet, Kids Float, Electrical Supplies, Fan, Misc. Boxes, Totes; Gonzalez, Cecelia R. Totes, Microwave, Outdoor Chairs, Clothes, Bedding, Sound Bar, Toaster, Shoes, Bluetooth Speakers, Speakers, Childs items; Green, Mary J. Desk, Dresser, Bed, Clothes, Comforter, Boxes, Steamer, Fishing Poles, Chest, Cooler, TV, Suit Cases, AC; Gould, Angela Painting Lights, Pressure Washer, Beds, Boxes, End Table, Clothes, Musical Instrument Case, Totes Sale is subject to cancellation in the event of settlement between owner and obligated party.
April 26; May 3, 2024 24-01242H

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

NOTICE IS HEREBY GIVEN that NORTHGATE LINCOLN MERCURY INC./RONALD R. PARKS will engage in business under the fictitious name PARKS COLLISION CENTER, with a physical address 10505 N FLORIDA AVE. TAMPA, FL 33612, with a mailing address 10505 N FLORIDA AVE. TAMPA, FL 33612, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 26, 2024 24-01260H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of C AND J TECH SERVICE : Located at 12034 Steppingstone Blvd : Hillsborough County in the City of Tampa : Florida, 33635-6252 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this April day of 22, 2024
MORGAN JOHN AARON
April 26, 2024 24-01273H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/30/2024 08:30 AM at 5715 W LINEBAUGH 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.

4T1B1HK3JU664817
2018 TOYOTA CAMRY
SADCL2B77HA083347
2017 JAGUAR F-PACE
KM8J2A43GU156131
2016 HYUNDAI TUCSON SE
1C4RJFBG3GC327471
2016 JEEP GRAND CHEROKEE
April 26, 2024 24-01294H

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 TGH SURGERY CENTER BRANDON located at 10740 Palm River Road, in the County of Hillsborough in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 22nd day of April, 2024.
The Surgery Center at TGH Brandon Healthplex, LLC
Marion Dawkins, VP Ambulatory Ops.
April 26, 2024 24-01282H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/16/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2048	Andrea Wolfe	File cabinet, totes, collectibles, furniture
Unit 2081	Erika Burgos	Baby items, totes, furniture
Unit 2187	Brenda Floyd	Furniture, totes, kitchenware
Unit 3000	Melissa Vega	Cabinets, boxes, electronics, tools
Unit 3019	Angelica Venidias	Totes, furniture
Unit 3227	Wanda Wade	Boxes, electronics, furniture, sports

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.
Apr. 26; May 3, 2024

24-01263H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/16/2024 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

163	Jeanette Ramos	Boxes, electronics, bikes
174	Rachel A. Howell	Furniture, boxes, tools
231	Stephen Jablonski	Boxes, tools
307	Mercedes Ricardo	Furniture, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
Apr. 26; May 3, 2024

24-01264H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AMERITECH RESTORATION : Located at 101 11th Street Ocean Lot 13 : Hillsborough County in the City of Marathon : Florida, 33050-2051 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Marathon Florida, this April day of 22, 2024

BENDER CODI
April 26, 2024

24-01274H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that ASCENDANTFX CAPITAL USA, INC., OWNER, desiring to engage in business under the fictitious name of ASCENDANT WORLDWIDE located at 3478 BUSKIRK AVENUE, SUITE 1000, PLEASANT HILL, CALIFORNIA 94523 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 26, 2024

24-01275H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that ASCENDANTFX CAPITAL USA, INC., OWNER, desiring to engage in business under the fictitious name of ASCENDANT PAYMENTS located at 3478 BUSKIRK AVENUE, SUITE 1000, PLEASANT HILL, CALIFORNIA 94523 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 26, 2024

24-01276H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that ASCENDANTFX CAPITAL USA, INC., OWNER, desiring to engage in business under the fictitious name of ASCENDANT WORLD PAYMENTS located at 3478 BUSKIRK AVENUE, SUITE 1000, PLEASANT HILL, CALIFORNIA 94523 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 26, 2024

24-01277H

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 Retirement Funding Solutions located at 3131 Camino Del Rio N., Suite 1100, in the County of Hillsborough in the City of San Diego, CA 92108 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 18th day of April, 2024.
Mutual of Omaha Mortgage, Inc.
April 26, 2024

24-01310H

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

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, May 9, 2024, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 737. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Stonebrier Community Development District

Sydney Viera, District Manager
(321) 263-0132, Ext. 737

April 26, 2024

24-01278H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/16/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

A022	Darius Williams	Appliances, Boxes/Bags/Totes, Electronics, Furniture
A130	Phealandra Salter	Boxes/Bags/Totes, Sports/Outdoors, Tools
A116	Christopher Haswell	Boxes/Bags/Totes, Clothing, Electronics, Furniture
A216	Delores Jefferson	Appliances, Boxes/Bags/Totes, Electronics, Furniture
A279	Mary Olsen	Boxes/Bags/Totes, Clothing, Outdoors
A339	Timothy Jordan	Appliances, Clothing, Furniture, Lamps, Tools
B023	Sherniky Boggs	Boxes/Bags/Totes, Clothing, Electronics, Furniture, Sports
B134	Angel Rosario	Boxes/Bags/Totes, Electronics, Furniture, Sports
B172B	Branndon Johnson	Boxes, Clothing
C044	Dane Randol	Appliances, Boxes/ Bags/ Totes, Furniture, Tools
D153	Latonya Poole	Boxes/ Bags/ Totes, Furniture
D156	Nataly Martinez	Appliances, Boxes, Electronics, Furniture
D184	Aimee Spry	Appliances, Boxes/ Bags/ Totes, Furniture, Toys
D203	Cavoni Herald	Boxes/ Bags/ Totes, Clothing, Kitchenware, Furniture
D211	Ryan Bishop	Appliances, Boxes, Furniture, Tools
D218	Tobby Spruill	Boxes/ Bags/ Totes, Clothing, Furniture, Sports

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390.
Apr. 26; May 3, 2024

24-01280H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/16/24 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

I7-6	Elluz Renteria	clothing, toys, bags, electronics
4-53	Coni Wilkerson	boxes, furniture
B-449	Christopher Thomas	tools, outdoors, collectibles, appliances
A-2691	Ryan Weems	clothing, furniture, mattresses
C-556	Nicholas Kuyal	toys, furniture, bedding
C-649	Joseph Unkovic	furniture, collectibles, boxes
7-95	Actavious Edwards Sr.	boxes, bags, totes
A-292	Michael English	outdoors, tools, kitchenware, clothing
3-40	Latisha Holton	boxes, appliances, kitchenware
C-562	John Oliver-Casillo Sr	clothing, baby items
D-782	Danielle Bynum	outdoors, boxes
C-539-2/D	Coni Wilkerson	boxes, totes, furniture
A-353	Scott Elliott	Furniture
D-768	Adam Lucas	Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.
Apr. 26; May 3, 2024

24-01281H

NOTICE OF PUBLIC MEETING DATES
SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the South Shore Corporate Park Industrial Community Development District (the "District") will hold their regular meetings for Fiscal Year 2023/2024 at 11:00 a.m. at the office of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 on the following dates:

- April 23, 2024
- July 30, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

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

There may be occasions when one or more Supervisors will participate by telephone.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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 the appeal is to be based.

Matthew Huber
District Manager
April 26, 2024

24-01300H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 05/10/2024 at 9:00 A.M.

JS3TY92V954107603
2005 SUZUKI XL7

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 05/10/2024 at 09:00 A.M.

JHMES96604S014781
2004 HONDA CIVIC
WBANA73565B814228
2005 BMW 528

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

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

NATIONAL AUTO SERVICE CENTER
April 26, 2024

24-01299H

NOTICE

Notice is hereby given that on or after on 5/4/24, Hillsborough County intends to issue an exemption permit to Joshua Taylor, exempting said permittee from compliance with manatee-related speed restrictions while conducting commercial fishing/professional guide activities within the following Hillsborough County manatee protection areas: Alafia River, Bullfrog Creek, Big Bend Harbor Bay, Bahia Beach, and Cockroach Bay MPAs. Any substantially affected party may appeal this decision in accordance with the procedure set forth in Hillsborough County Manatee Protection Ordinance No. 01-32. For a copy of the permit application, the proposed permit, Ordinance No. 01-32, or further information, contact Mr. Stephen Decatur, Marine Safety Coordinator, Compliance, Communities & Conservation Department, at 813-285-8066.
April 26, 2024

24-01312H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001027
IN RE: ESTATE OF
WILLIAM EMILIO PEREZ A/K/A
WILLIAM E. PEREZ
Deceased.

The administration of the estate of William Emilio Perez a/k/a William E. Perez, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:

/s/ Lydia Runnels
Lydia Runnels
103 Evans Estates Drive
Cary, North Carolina 27513
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum, Attorney
PLG Law
Florida Bar Number: 0297682
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
jheryn@plglawyer.com
Apr. 26; May 3, 2024

24-01251H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/20/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

IJ8GP28K68W258276 2008 CHRY
IN6BA06A05N520079 2005 NISS
April 26, 2024

24-01307H

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: Payne Influential Mental Health, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.

Dated at TAMPA, Hillsborough County, Florida, April 23, 2024.

TARA PAYNE, LLC
April 26, 2024

24-01308H

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 Voila By Samara located at 4234 Arborwood Lane in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of April, 2024.

Voila Trading, LLC
April 26, 2024

24-01311H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001080
Division Probate
IN RE: ESTATE OF
BEVERLY L. DANIELS
Deceased.

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

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:

LeAnn Doerr
5 Wild Senna Court
O'Fallon, Missouri 63368
Attorney for Personal Representative:
John A. Richert, Esq.
Attorney for Petitioner LeAnn Doerr
Florida Bar Number: 106613
RICHERT QUARLES PA
5801 Ulmerton Road, Suite 100
CLEARWATER, FL 33760
Telephone: (727) 235-6461
E-Mail: john@richertquarles.com
Secondary E-Mail:
emina@richertquarles.com
Apr. 26; May 3, 2024

24-01254H

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-000498
Division A
IN RE: ESTATE OF
LEANDRO CARLOS CANTERO
GUERRERO
Deceased.

The administration of the estate of LEANDRO CARLOS CANTERO GUERRERO, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative
Eusbel Cantero de Varona
 1613 Broad Winged Hawk Dr
 Ruskin, FL 33570
 Attorney for Personal Representative
 The Law Office of Alain Roman, PLLC
 Alain E. Roman, Esq.
 Fla. Bar No. 119796
 8180 NW 36th Street, Suite 224
 Doral, FL 33166
 (305) 489-1415
 Apr. 26; May 3, 2024 24-01253H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2023-CP-000400
Division U
IN RE: ESTATE OF
JANNA LYNN EGGER,
Deceased.

The administration of the estate of JANNA LYNN EGGER, deceased, whose date of death was OCTOBER 13, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 26, 2024.

Personal Representative:
RODOLFO GONZALEZ
Personal Representative
 3440 Rustic Rd.
 Nokomis, FL 34275
 ANDREW DICKMAN, Esq.
 Florida Bar No. 0238820
 Attorney for Personal Representative
 Dickman Law Firm
 Post Office Box 11868
 Naples, FL 34108
 T: 239-434-0840
 F: 239-434-0940
 andrew@dickmanlawfirm.org
 Apr. 26; May 3, 2024 24-01252H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE
 13TH JUDICIAL CIRCUIT IN AND
 FOR HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-001188
IN RE: ESTATE OF
JON FREDRIC BURNETT,
Deceased.

The administration of the estate of JON FREDRIC BURNETT, Deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

GLENNDA RODGERS,
Personal Representative
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 Citicentre, Suite P600
 290 NW 165 th Street
 Miami FL 33169
 Telephone: (305) 956-9040
 Fax: (305) 945-2905
 Primary Email: Scott@srblawyers.com
 Secondary Email:
 angelica@srblawyers.com
 Apr. 26; May 3, 2024 24-01270H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-001356
Division A
IN RE: ESTATE OF
KAREN EBBA MUELLER
Deceased.

The administration of the estate of Karen Ebba Mueller, 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 800 E. Twiggs Street, Second Floor, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:
Paul J. Grove
 50 Albemarle Avenue
 Tampa, Florida 33606
 Attorney for Personal Representative:
 LESLIE J. BARNETT
 Attorney
 Florida Bar Number: 133310
 GUNSTER, YOAKLEY & STEWART
 401 E. Jackson Street, Suite 1500
 Tampa, Florida 33602
 Telephone: (813) 228-9080
 Fax: (813) 228-6739
 E-Mail: LBarnett@gunster.com
 Secondary E-Mail:
 JDurant@gunster.com
 Secondary E-Mail:
 eservice@gunster.com
 April 26; May 3, 2024 24-01286H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-001332
Division B
IN RE: ESTATE OF
JEAN D'AGARO, AKA
JEAN MARY D'AGARO
Deceased.

The administration of the estate of JEAN D'AGARO, AKA JEAN MARY D'AGARO, deceased, whose date of death was February 11, 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 THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:
JOHN R. JACOBS
 17812 Hickory Moss Place
 Tampa, FL 33647
 Attorney for Personal Representative:
 /s/ Nicholas A. Mitchell
 NICHOLAS A. MITCHELL
 Florida Bar Number: 125437
 JOHNSON POPE BOKOR RUPPEL &
 BURNS, LLP
 490 1st Ave. S., Suite 700
 St. Petersburg, FL 33701
 Telephone: (727) 800-5980
 Fax: (727) 800-5981
 E-Mail: nickm@jpfirm.com
 Secondary E-Mail:
 angelam@jpfirm.com
 Apr. 26; May 3, 2024 24-01272H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
Case No. 24-CP-000866
IN RE: ESTATE OF
RONALD H. LEMAY,
Deceased.

The administration of the estate of RONALD H. LEMAY, deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 26, 2024.

BRIAN LEMAY
Personal Representative
 11411 Drifting Leaf Drive
 Riverview, Florida 33579
 JUAN D. BENDECK
 Attorney for Personal Representative
 Florida Bar No. 0078298
 DENTONS COHEN & GRIGSBY P.C.
 9110 Strada Place, Suite 6200
 Naples, Florida 34108
 Telephone: 239-390-1900
 Email: juan.bendeck@dentons.com
 tamipanozzo@dentons.com
 Apr. 26; May 3, 2024 24-01271H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2024-CP-001072
IN RE: ESTATE OF
CLAUDE W. SITES,
Deceased.

The administration of the Estate of CLAUDE W. SITES, Deceased, whose date of death was February 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 26, 2024.

JOSEPH L. NAJMY
Personal Representative
 6320 Venture Drive, Suite 104
 Lakewood Ranch, FL 34202
 Justin Najmy, Esq.
 Attorney for Personal Representative
 Florida Bar No. 1039816
 Najmy Thompson P.L.
 6320 Venture Drive, Suite 104
 Lakewood Ranch, FL 34202
 Telephone: 941-907-3999
 Email:
 jwnajmy@najmythompson.com
 Secondary Email:
 asamusko@najmythompson.com
 April 26; May 3, 2024 24-01287H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-1390
Division A
IN RE: ESTATE OF
MORRIS KOHL
Deceased.

The administration of the estate of Morris Kohl, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:
/s/ Lisa Kohl
Lisa Kohl
 579 S. Santa Clara St.
 Tulare, California 93274
 Attorney for Personal Representative:
 /s/ Brian P. Buchert
 Brian P. Buchert
 Florida Bar Number: 55477
 3249 W. Cypress Street, Ste. A
 Tampa, Florida 33607
 Telephone: (813) 434-0570
 Fax: (813) 422-7837
 E-Mail:
 BBuchert@BuchertLawOffice.com
 April 26; May 3, 2024 24-01291H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT IN AND
 FOR HILLSBOROUGH COUNTY,
 STATE OF FLORIDA,
 PROBATE DIVISION
Case No: 24-CP-001064
IN RE: ESTATE OF
ROY C. HOLLOWAY
Deceased.

The administration of the estate of ROY C. HOLLOWAY, deceased, whose date of death was on July 25, 2017, is pending in the Circuit Court for Hillsborough County, Florida, Probate Department, 800 E. Twiggs Street, Tampa Florida 33602. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THAT 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 26, 2024.

Personal Representative:
Deborah K. Summerall
c/o McLane McLane & McLane
 275 Clearwater-Largo Road
 North
 Largo, FL 33770
 Attorney for Personal Representative:
 Sara Evelyn McLane, Esquire
 275 Clearwater-Largo Road North
 Largo, FL 33770-2300
 (727) 584-2110
 Florida Bar #0845930
 E-mail: McLane@McLane-Law.com
 Apr. 26; May 3, 2024 24-01293H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 24-CP-001055
IN RE: ESTATE OF
ANITA D. WALKER,
Deceased.

The administration of the estate of ANITA D. WALKER, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:
Katie Elaine Walker Brinkley
 1147 Mount Olivet Road
 Hendersonville, TN 37075
 Attorney for Personal Representative:
 Lama Alqasemi
 BATTAGLIA, ROSS,
 DICUS & McQUAID, P.A.
 5858 Central Avenue
 St. Petersburg, FL 33701
 (727) 381-2300
 FBN: 1024651
 Primary Email: lalqa@brdlaw.com
 Secondary Email:
 mflah@brdlaw.com
 April 26; May 3, 2024 24-01305H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE
 THIRTEENTH JUDICIAL CIRCUIT
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
 PROBATE DIVISION
CASE NO. 24-CP-000045
IN RE: THE ESTATE OF
VERA ROSE ELLMANN,
Deceased.

The administration of the Estate of Vera Rose Ellmann, deceased, whose date of death was November 10, 2023, File Number 24-CP-000045, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative
SUSAN YVETTE THOMPSON
Personal Representative
 709 N Rome Avenue
 Tampa, FL 33606
NANCY LYNN
ELLMANN LEONARD
Personal Representative
 9620 Tuxford Road
 Richmond, VA 23236
 Attorney for Personal Representative
 Jerrold Slutzky, Esq.
 Attorney for Personal Representative
 Florida Bar Number: 95747
 Slutzky Law Firm
 853 Main Street, Suite A
 Safety Harbor, FL 34695
 Telephone: (727) 475-6200
 Email: jerryslulaw@gmail.com
 April 26; May 3, 2024 24-01292H

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000585
Division A
IN RE: ESTATE OF
SANDRA JANE KAZO a/k/a
SANDRA J. KAZO
Deceased.

The administration of the estate of SANDRA JANE KAZO a/k/a SANDRA J. KAZO, deceased, whose date of death was September 1, 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 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:

/s/ **Jesse Lowell Kazo**
Jesse Lowell Kazo
6714 Grand Bahama Drive
Tampa, Florida 33615

Attorney for Personal Representative:

/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
April 26; May 3, 2024 24-01297H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-001213
Division: A
IN RE: ESTATE OF
SELVY LEON,
Deceased.

The administration of the Estate of Selvy Leon, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:

Michael Burgos
200 W. Annandale Road
Falls Church, Virginia 22046
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, Florida 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
April 26; May 3, 2024 24-01317H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001251
Division Probate
IN RE: ESTATE OF
MADELINE E. LEE,
Deceased.

The administration of the estate of MADELINE E. LEE, deceased, whose date of death was January 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 26, 2024.

Signed on this 23 day of March, 2024.

/s/ **Lois A. Maisel**

LOIS A. MAISEL

Personal Representative

/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Secondary Email:
Liz@specialneedslawyers.com
April 26; May 3, 2024 24-01306H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
CASE NO: 2024CP593
PROBATE DIVISION
IN RE: ESTATE OF
PAULA CLARITA WELSH
Deceased.

The administration of the estate of Paula Welsh, deceased, whose date of death was September 22, 2023 and the last four digits of whose social security number are 8533, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St, Tampa Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:
Tamara Welsh

Attorney for Personal Representative:
Martez Gordon
Attorney for Personal Representative
Florida Bar Number: 96362
5228 New Brittany Lane
Zephyrhills, Florida 33541
Telephone: (813) 838.3445
E-Mail: thegordonfirm@gmail.com
April 26; May 3, 2024 24-01313H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001379
IN RE: ESTATE OF
YUSLEIVY SANCHEZ MORA,
Deceased.

The administration of the estate of YUSLEIVY SANCHEZ MORA, deceased, whose date of death was April 4, 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: April 26, 2024.

YOEL EGIDIO SANTANA

Personal Representative
2701 W. Waters, Apt. 306
Tampa, FL 33614

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@nhh-law.com
Secondary Email:
jrvera@nhh-law.com
April 26; May 3, 2024 24-01316H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 29-2022-CA-001228
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
PATRICK H. FRYE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 15, 2024 in Civil Case No. 29-2022-CA-001228 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Patrick H. Frye, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of June, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 12, BLOCK 2, CYPRESSVIEW - PHASE I - UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 25, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
23-08075FL
Apr. 26; May 3, 2024 24-01302H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 23-CA-014064
PENNYMAC LOAN SERVICES,
LLC ;
Plaintiff, vs.
KENNETH SHAWN FAISON, SR.
A/K/A KENNETH SHAWN
FAISON A/K/A KENNETH S.
FAISON, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Amended Final Judgment of Foreclosure dated April 8, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com on June 10, 2024, the following described property:

Lot 4, Block 4, Sanctuary Phase 1, according to the plat as recorded in Plat Book 123, Pages 52 through 57, of the Public Records of Hillsborough County, Florida. Property Address: 12207 FAWN BRINDLE ST., RIVERVIEW, FL 33578

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff
Marinosis Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-03032
April 26; May 3, 2024 24-01244H

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE
Thirteenth JUDICIAL CIRCUIT, IN
AND FOR Hillsborough COUNTY,
FLORIDA

Case No.: 24 005196
Division: DIVISION E-P

Tacy Lynn Oleson,
Petitioner, and
Donald Joseph Tomko,
Respondent,
TO: Donald Joseph Tomko
13938 Chalk Hill PL. Riverview Fl
33579

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Tacy Lynn Oleson whose address is 13938 Chalk Hill PL Riverview Fl 33579 on or before 5/24/2024, and file the original with the clerk of this Court at 800 E. Twiggs St. Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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: APR 18 2024
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Jessica Saladin
Deputy Clerk
April 26; May 3, 10, 17, 2024 24-01258H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No. 23-CA-12814
LETTA ENTERPRISES, L.L.C., a
Florida limited liability company,
Plaintiff, vs.
MADELINE FARMS, LLC, a Florida
limited liability company, TRACI
MENGE, individually, ARCHIE
LIDEY, III, and THE
STATE OF FLORIDA,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2023-CA-012814 on April 11, 2024, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Letta Enterprises, L.L.C., Plaintiff, and Madeline Farms, LLC and Traci Menge, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 28th day of May 2024, the following described property as set forth in said Final Judgment, to wit:

The North 244 feet of the West 100 feet of the East 268 feet of the West 582 feet of the South 924 feet of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 30 South, Range 30 East, all lying and being Hillsborough County, Florida.

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

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

/s/ Frank A. Lafalce
FRANK A. LAFALCE, ESQUIRE
Florida Bar Number: 0980609
Anthony & Partners, LLC
100 S. Ashley Drive, Ste 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff
April 26; May 3, 2024 24-01266H

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. 07-CA-016941
Deutsche Bank National Trust
Company, as Trustee of the Home
Equity Mortgage Loan Asset-Backed
Trust Series INABS 2006-E, Home
Equity Mortgage Loan Asset-Backed
Certificates, Series INABS 2006-E
Under the Pooling and Servicing
Agreement dated Dec 1, 2006,
Plaintiff, vs.
Fred A. Vega, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 07-CA-016941 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E Under the Pooling and Servicing Agreement dated Dec 1, 2006 is the Plaintiff and Fred A. Vega; Rosanna Vega; Zulma Y. Gomez; State of Florida Department of Revenue are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 14th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

SECTION 11, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, THAT PART OF THE SOUTH 1/2 OF SE 1/4 OF THE SW 1/4 EAST OF THE EAST RIGHT OF WAY LINE OF ARMENIA AVENUE, AND NORTH OF LAKE CARROLL MANOR SUBDIVISION, LESS THE EAST 1,036.42 FEET THEREOF AND LESS THAT PART DESCRIBED AS BEGINNING 145.75 FEET EAST OF THE NW CORNER

OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SW 1/4, AND RUN SOUTH 244.42 FEET; THENCE EAST 151.15 FEET; THENCE NORTH TO A POINT 149.07 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 149.07 FEET TO THE POINT OF BEGINNING.

TAX ID: A0201140000

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 22nd day of April, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-P00619
April 26; May 3, 2024 24-01284H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 24-CA-002336
NATIONS DIRECT MORTGAGE,
LLC,
Plaintiff, vs.
MARIO T. SMITH A/K/A MARIO
SMITH; et al.,
Defendant(s).

TO: Mario T. Smith A/K/A Mario Smith
Last Known Residence: 205 Cir Hill Dr. Brandon, FL 33510
TO: Unknown Spouse of Mario T. Smith A/K/A Mario Smith
Last Known Residence: 205 Cir Hill Dr. Brandon, FL 33510
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:

LOT 15, BLOCK 2, CASA DE SOL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 44, PAGE 94, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 05/27/2024, 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 or petition.

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

Dated on APR 18, 2024.

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

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1100-966B
Ref# 7584
Apr. 26; May 3, 2024 24-01279H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
(General Jurisdiction Division)
CASE NO.: 23-CA-002041
MUTINY HALL, LLC, a Florida limited liability company, Plaintiff, v. GLHC, LLC, a Florida limited liability company; JASON WOODS; DUNCAN GROVE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION, Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure and Damages dated March 14, 2024, and entered in Case No. 23-CA-002041 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MUTINY HALL, LLC, a Florida limited liability company is Plaintiff and GLHC, LLC a Florida limited liability company; JASON WOODS; and DUNCAN GROVE HOMEOWNERS' ASSOCIATION, INC. are the Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court will sell to the highest bidder for case via online auction at <https://www.hillsborough.realforeclose.com> at 10:00 A.M. on May 14, 2024 the following described property as set forth in said Final Judgment of Foreclosure and Damages:
Lot 34, Block 1, Duncan Groves, according to the map or plat thereof, as recorded in Plat Book 88, Page(s) 18, of the public records of Hillsborough County, Florida.

a/k/a 2863 Duncan Tree Circle, Valrico, FL 33594 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
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 within 60 days of the sale.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
LIEBLER, GONZALEZ & PORTUONDO
Counsel for Plaintiff Mutiny Hall, LLC Courthouse Tower - 25th Floor 44 West Flagler Street Miami, FL 33130 (305) 379-0400
By: /s/ Jacob E. Mitrani
JACOB E. MITRANI
Florida Bar No. 715581
jem@lgplaw.com
April 26; May 3, 2024 24-01246H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-CA-012880
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EMILY C. PEREIRA, et al. Defendant(s),
TO: MILTON AVILES, 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:
THE WEST 1/2 OF LOT 11, YOUNG AND DOUGLAS' ADDITION TO PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 11, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 38.75 FEET THEREOF.
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 05/23/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and the seal of this Court at County, Florida, this day of APR 17 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
20-060887
April 26; May 3, 2024 24-01248H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-CA-013788
ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, vs. 1009 MERCER LOOP LLC, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 11, 2024, and entered in Case No. 23-CA-013788 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Allied First Bank, SB dba Servbank, is the Plaintiff and 1009 Mercer Loop LLC, Jason R. Greene, Trish Diane Greene, United States of America, Acting through the Rural Housing Service, Foundation Finance Company LLC, Unknown Party #1 N/K/A James Walker, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the June 6, 2024 the following described property as set forth in said Final Judgment of Foreclosure:
A TRACT OF LAND BEGINNING 1044.35 FEET WEST AND 216.70 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOR-

OUGH COUNTY, FLORIDA; AND RUN EAST 112.00 FEET; THENCE NORTH 200.00 FEET; THENCE WEST 112.00 FEET; THENCE SOUTH 200.00 FEET TO THE POINT OF BEGINNING.
A/K/A 1009 MERCER LOOP PLANT CITY FL 33567
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/Charline Calhoun
Florida Bar #16141
CT - 22-008753
April 26; May 3, 2024 24-01265H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-000157
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. WILLIS BRITTON, et al, Defendant(s).
To: WILLIS BRITTON
Last Known Address:
2318 E 11TH AVE
TAMPA, FL 33612
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
LOT 23 BLOCK 4, SHERWOOD HEIGHTS UNIT NO. 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 2318 E 11TH AVE TAMPA FL 33612
has been filed against you and you are required to file written defenses by 05/22/2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint

or petition.
This notice shall be published once a week for two consecutive weeks in the Business Observer.
**See the Americans with Disabilities Act
In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.
WITNESS my hand and the seal of this court on this day of APR 16 2024.
Clerk of the Circuit Court (SEAL) By: /s/ Patricia Corbin Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
AR - 23-015769
April 26; May 3, 2024 24-01259H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-013027
DIVISION: E
Truist Bank, formerly known as Branch Banking and Trust Company Plaintiff, vs.- Lisa Marie Sawyer; Unknown Spouse of Lisa Marie Sawyer; Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-013027 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff and Lisa Marie Sawyer 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 22, 2024, the following described property as set forth in said Final Judgment, to-wit:
LOT 15, BLOCK 4, BRANDA VISTA SUBDIVISION UNIT NO.1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 92,

OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
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
23-328997 FC01 SUT
April 26; May 3, 2024 24-01268H

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-012582
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. GUSTAVE JOSEPH, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2024, and entered in 23-CA-012582 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and GUSTAVE JOSEPH; UNKNOWN SPOUSE OF GUSTAVE JOSEPH; SABRINA D. THOMPSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 15, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 7, BLOCK 12, HIGHLAND PINES REVISED SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 3001 N 43RD ST, TAMPA, FL 33605
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 22 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
23-102367 - NaC
April 26; May 3, 2024 24-01290H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-CA-000178
Division: G
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2021-RTL3, MORTGAGE-BACKED NOTES, SERIES 2021-RTL3, Plaintiff, v. PHILLEX, LLC, a Florida Limited Liability Company; WAGNER PAUL, an Individual; AZURE ESTATES ASSOCIATION INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),
To the following Defendant(s): PHILLEX, LLC, a Florida Limited Liability Company (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 18, BLOCK 1, AZURE ESTATES BEING A REPLAT OF PORTION OF LOT 4, HANKINS ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO MAP OR FLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 72, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 12719 Lockey Lane, Tam-

pa, FL 33612
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before MAY 22, 2024, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 800 E. Twiggs Street, Tampa, FL 33602, Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).
WITNESS my hand and the seal of this Court this 16 day of APRIL, 2024.
As Clerk of the Court (SEAL) By /s/ Isha Tirado-Baker As Deputy Clerk
Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
April 26; May 3, 2024 24-01288H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-012296
FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE, Plaintiff, vs. CHRISTY M. WILSON A/K/A CHRISTY M. KROPIK, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2024 in Civil Case No. 23-CA-012296 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE is Plaintiff and Christy M. Wilson a/k/a Christy M. Kropik, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of June, 2024 at 10:00 AM on the following described

property as set forth in said Summary Final Judgment, to-wit:
LOT 24, DAVIS-BROWN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
23-07577FL
Apr. 26; May 3, 2024 24-01301H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 13-CA-13120
TRUIST BANK, Plaintiff, vs. MARCELL A. BRYAN A/K/A MARCELL ANTHONY BRYAN, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 11, 2023 in Civil Case No. 13-CA-13120 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRUIST BANK is Plaintiff and MARCELL A. BRYAN A/K/A MARCELL ANTHONY BRYAN, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of June, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 44, Block 8, Easton Park Phase I, as per Plat thereof, recorded in Plat Book 110, Page 203, of the Public Records of Hillsborough County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
21-04774FL
Apr. 26; May 3, 2024 24-01303H

IV20906_VII



SAVE TIME

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 20-CA-002874 SECTION # RF DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH4, Plaintiff, vs. EVA M. ARELAS; U.S. BANK NATIONAL ASSOCIATION, INDENTURE TRUSTEE, HOME EQUITY LOAN TRUST 2007-HSA3; FRANK PERRUCCI; 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 28 day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE SOUTH 150 OF THE WEST 707 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA

PROPERTY ADDRESS: 225 S VALRICO RD, VALRICO, FL 33594

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

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

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

Dated this 17 day of April 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 20-00419 April 26; May 3, 2024 24-01245H

FIRST INSERTION

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

CASE NO. 24-CA-001325 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLA. RHODES, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLA. RHODES, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: SUSAN RHODES, 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 7, BLOCK 35, TOWN 'N' COUNTRY PARK UNIT NO. 17, ACCORDING TO THE MAP OR

PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 91, 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 05/23/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this day of APR 17 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 23-167000 April 26; May 3, 2024 24-01247H

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-013123 DIVISION: C

GROW FINANCIAL FEDERAL CREDIT UNION Plaintiff(s), vs. MICHAEL LUEIRO; THE UNKNOWN HEIRS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES OF LANA K ADAMS LUEIRO A/K/A LANA KAY ADAMS LUEIRO, DECEASED; THE UNKNOWN SPOUSE OF LANA K ADAMS LUEIRO A/K/A LANA KAY ADAMS LUEIRO; RIVERCREST COMMUNITY ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES OF LANA K ADAMS LUEIRO A/K/A LANA KAY ADAMS LUEIRO, DECEASED LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: MICHAEL LUEIRO LAST KNOWN ADDRESS: 11484 CAPTIVA KAY DRIVE, RIVERVIEW, FL 33569 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, TO-WIT: LOT 40, BLOCK 17, RIVERCREST PHASE 2B/2C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN

PLAT BOOK 96, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 11484 Captiva Kay Drive, Riverview, FL 33569 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this the 4 day of APRIL, 2024.

CINTY STUART CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Isha Tirado-Baker Deputy Clerk

Padgett Law Group, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-005124-1 April 26; May 3, 2024 24-01256H

FIRST INSERTION

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

Case #: 20-CA-000947 DIVISION: B

Wells Fargo Bank, N.A. Plaintiff, vs.- Donald Costa, Jr. a/k/a Don Costa, Jr.; Tricia A. Costa a/k/a Tricia A. Ellis; Unknown Spouse of Donald Costa, Jr. a/k/a Don Costa, Jr.; Unknown Spouse of Tricia A. Costa a/k/a Tricia A. Ellis; Florida Housing Finance Corporation; Clerk of Circuit Court for Hillsborough County, Florida; The Solomon Law Group, P.A.; 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. 20-CA-000947 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald Costa, Jr. a/k/a Don Costa, Jr. 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 June 3, 2024, the following described property

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

LOT(S) 4, BLOCK 13 OF WESTCHASE, SECTION 307 AS RECORDED IN PLAT BOOK 85, PAGE 37, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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 19-322567 FCO1 WEQ April 26; May 3, 2024 24-01289H

FIRST INSERTION

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

CASE NO. 29-2023-CA-012472 DIVISION: I

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. ADRIAN WILLIAM, JR. A/K/A ADRIAN KEITH WILLIAMS, JR. A/K/A ADRIAN ALEJANDRO WILLIAMS A/K/A ADRIEN WILLIAMS, et al., Defendant.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST BETTYE J. COLEMAN A/K/A BETTYE A. COLEMAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN ADRIAN WILLIAM, JR. A/K/A ADRIAN KEITH WILLIAMS, JR. A/K/A ADRIAN ALEJANDRO WILLIAMS A/K/A ADRIEN WILLIAMS 6009 WEST IDLEWILD AVENUE, TAMPA, FL 33634 UNKNOWN SPOUSE OF ADRIAN WILLIAM, JR. A/K/A ADRIAN KEITH WILLIAMS, JR. A/K/A ADRIAN ALEJANDRO WILLIAMS A/K/A ADRIEN WILLIAMS 6009 WEST IDLEWILD AVENUE, TAMPA, FL 33634

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 7, SHAVER-WEISSER HOMES SUBDIVISION, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before MAY 24, 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 18 day of APRIL, 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 23-07588FL April 26; May 3, 2024 24-01257H

FIRST INSERTION

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

CASE NO. 23-CA-016198 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5, Plaintiff, vs. DELORIS S HILL A/K/A DELORIS HILL, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 12, 2024 in Civil Case No. 23-CA-016198 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5 is Plaintiff and Deloris S Hill a/k/a Deloris Hill, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of June, 2024 at 10:00 AM on the following described

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

LOTS 473 AND 474 OF BELLMONT HEIGHTS, #2 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 88 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 0146803 23-06069FL Apr. 26; May 3, 2024 24-01304H

FIRST INSERTION

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

CASE NO. 24-CA-001324 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. KAREN A. GERSTENBLITH, et. al. Defendant(s),

TO: KAREN A. GERSTENBLITH, UNKNOWN SPOUSE OF KAREN A. GERSTENBLITH, 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 208, OF LAKESIDE TRACT B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGES 23-1 THROUGH 23-7, 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 05/27/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before

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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this day of APR 19 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 24-175334 April 26; May 3, 2024 24-01314H

FIRST INSERTION

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

Case No. 18-CA-011798 Division H RESIDENTIAL FORECLOSURE Section II

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2007-4HE ASSET-BACKED SECURITIES, SERIES 2007-4HE Plaintiff, vs. CRISPAN J. ATKINS A/K/A CRISJ ATKINS, STEPHANIE ATKINS A/K/A STEPHANIE R. ATKINS, COPPER RIDGE/BRANDON HOMEOWNERS ASSOCIATION, INC., MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMEFIELD FINANCIAL, INC., AMERICAN EXPRESS CENTURION BANK, NICHOLAS FINANCIAL, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 14, 2019, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 10, BLOCK D, COOPER RIDGE TRACT G1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 1209

JOLLEY COURT, VALRICO, FL 33594; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on June 27, 2024 at 10:00 AM.

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

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

Dated April 24, 2024 By: /s/ George Zamora George Zamora Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/1805870/wll April 26; May 3, 2024 24-01315H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO: 20-CA-008032
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2,
Plaintiff, vs.
DOUGLAS B. STALLEY, SUCCESSOR GUARDIAN OF PROPERTY OF MARVIN LUCIER, JR., INCAPACITATED; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARVIN R. LUCIER A/K/A MARVIN RAY LUCIER A/K/A MARVIN RAY LUCIER, SR.; MARVIN RAY LUCIER, JR.; AARON JUSTIN LUCIER; KRISTAL AMBER LUCIER, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 20-CA-008032 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 2018-2 is Plaintiff and DOUGLAS B. STALLEY, SUCCESSOR GUARDIAN OF PROPERTY OF MARVIN LUCIER, JR., INCAPACITATED; ESTATE OF MARVIN R. LUCIER, A/K/A MARVIN RAY LUCIER A/K/A MARVIN RAY LUCIER, SR., MARVIN RAY LUCIER, JR., AARON JUSTIN LUCIER and KRISTAL AMBER LUCIER, et al., are Defendants. The Clerk, CINDY STUART, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: <https://www.hillsborough.realforeclose.com>, at 10:00 AM on June 21, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure, to-wit:
 THE NORTH 365 FEET OF THE WEST 238.5 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 22 EAST, LESS THE NORTH 25 FEET THEREOF AND INCLUDING ROADWAY EASEMENT CONTAINED IN WARRANTY DEED DATED MAY 28, 1970, RE-RECORDED IN OFFICIAL RECORD BOOK 2174, PAGE 572 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 2004 PALM HARBOR HACIENDA TRIPLEWIDE MANUFACTURED HOME ID#PH0615334AFL & #PH-

0615334BFL & #PH0615334C-FL.
 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 an individual with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Todd C. Drosky, Esq.
 FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
 One East Broward Boulevard, Suite 1111
 Fort Lauderdale, Florida 33301
 Telephone: (954) 522-3233 |
 Fax: (954) 200-7770
 FL Bar #: 54811
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO F.L.A. R. JUD. ADMIN 2.516
flservice@flaw.com
 04-091872-F00
 April 26; May 3, 2024 24-01255H

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-014846
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST, Plaintiff, v.
REGINA CRUSE AKA REGINA R. CRUSE AKA REGINA CREWS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE M. CREWS, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated April 4, 2024, issued in and for Hillsborough County, Florida, in Case No. 23-CA-014846, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDDIE M. CREWS, REGINA CRUSE AKA REGINA R. CRUSE AKA REGINA CREWS, INDIVIDUALLY AND AS

PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE M. CREWS, KIELA CREWS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE M. CREWS, GARY JERNIGAN AKA GARY EUGENE JERNIGAN, TIMOTHY T. CREWS, ADRIAN CREWS AKA ADRIAN K. CREWS AKA ADRIAN K. CREWS AKA ADRIAN KENTARRA CREWS, ALICIA R. WASHINGTON, INTERNAL REVENUE SERVICE, STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY and US AUTO CREDIT PURCHASING CENTER, LLC are the Defendants.
 The Clerk of the Court, CINDY STUART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 30, 2024, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:
 LOT 6, OF P.A. MERRIN OF BLOCK 5 OF J.W. DOUGLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 611 Coronet Street, Plant City, FL 33563
 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.
IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: This 19th day of April, 2024.
 Respectfully submitted,
HOWARD LAW
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail: Pleadings@HowardLaw.com
 By: /s/ Matthew B. Klein
 Matthew B. Klein, Esq.
 Florida Bar No.: 73529
 E-Mail: Matthew@HowardLaw.com
 April 26; May 3, 2024 24-01267H

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-016870
Navy Federal Credit Union, Plaintiff, vs.
Ali Salih, Defendant.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-016870 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Ali Salih are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 19th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST AND RUN THENCE WEST 546 FEET FOR A POINT OF BEGINNING, THENCE NORTH 100 FEET, THENCE WEST 112.5 FEET, THENCE SOUTH 100 FEET, THENCE EAST 112.5 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
 LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 15972, PAGE 1859, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTH-

WEST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH 89°53'38" EAST, 770.30 FEET TO SURVEY CENTER LINE STATION 284+36.43 OF COUNTY ROAD 39 PER STATE-PROJECT NUMBER 10200-2511, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY; THENCE ALONG SAID SURVEY CENTERLINE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1145.92 FEET, A CENTRAL ANGLE OF 02°13'56", THE CHORD FOR WHICH, BEARS NORTH 00°55'12" WEST; A CHORD DISTANCE OF 44.64 FEET, AN ARC DISTANCE OF 44.65 FEET TO SURVEY CENTER LINE STATION 284+81.08; THENCE CONTINUE ALONG SAID SURVEY CENTER LINE NORTH 00°11'46" EAST, 55.36 FEET TO SURVEY CENTER LINE STATION 285+36.44, SAID POINT BEING ON THE EXISTING SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF TERRACE DRIVE PER STATE PROJECT NUMBER 10200-2511, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID SURVEY CENTER LINE ALONG SAID EXISTING SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF TERRACE DRIVE, SOUTH 89°53'38" WEST, 51.91 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY; THENCE DEPARTING SAID EXISTING SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 3920.83 FEET, A CENTRAL ANGLE OF 01°29'21", THE CHORD FOR WHICH BEARS SOUTH 11°10'57" EAST, A CHORD DISTANCE OF 101.90 FEET, AN ARC DISTANCE OF 101.90 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE

ALONG SAID SOUTH LINE NORTH 89°53'38" EAST, 34.31 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°11'39" EAST, 100.00 FEET TO SAID EXISTING SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE; THENCE ALONG SAID EXISTING SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE SOUTH 89°53'38" WEST, 2.50 FEET TO THE POINT OF BEGINNING.
 TAX ID: U-17-28-22-ZZZ-000004-72770.0
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.
 You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org
 Dated this 24th day of April, 2024.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 23-F02057
 April 26; May 3, 2024 24-01319H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-001475
TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.
WAYNE B. CAFFREY A/K/A WAYNE B. CAFFREY, SR.; UNKNOWN SPOUSE OF WAYNE B. CAFFREY A/K/A WAYNE B. CAFFREY, SR.; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure signed April 18, 2024, entered in Civil Case No.: 23-CA-001475 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, and WAYNE B. CAFFREY A/K/A WAYNE B. CAFFREY, SR.; HILLSBOROUGH COUNTY, FLORIDA, are Defendants.
 CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 17th day of May, 2024, the following described real property as set forth in said Judgment, to wit:
 SEE EXHIBIT 'A' - LEGAL DESCRIPTION
 EXHIBIT 'A' - LEGAL DESCRIPTION
 FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 53 OF W. E. HAMNER'S WONDERLAND ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,

RUN THENCE NORTHWARDLY 100.0 FEET ALONG THE WEST BOUNDARY OF SAID LOT 53 FOR THE POINT OF BEGINNING. CONTINUE THENCE NORTHWARDLY 75.0 FEET ALONG THE WEST BOUNDARY OF SAID LOT 53; THENCE EASTWARDLY 130.0 FEET ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 53 TO A POINT ON A LINE 10 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 53; THENCE SOUTHWARDLY 75.0 FEET ALONG SAID LINE 10 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 53; THENCE WESTWARDLY 130.0 FEET ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY OF LOT 53 TO THE POINT OF BEGINNING.
 TOGETHER WITH A 1/3RD INTEREST IN THE WELL LOCATED ON THE FOLLOWING DESCRIBED PARCEL:
 BEGIN AT THE SOUTHWEST CORNER OF LOT 53 OF W. E. HAMNER'S WONDERLAND ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. RUN THENCE NORTHWARDLY 100.0 FEET ALONG THE WEST BOUNDARY OF SAID LOT 53; THENCE EASTWARDLY 130.0 FEET, PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 53 TO A POINT ON A LINE 10 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 53; THENCE SOUTHWARDLY, 100.0 FEET ALONG SAID LINE 10 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 53 TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 53; THENCE WESTWARDLY, 130.0 FEET ALONG THE SOUTH BOUNDARY OF

SAID LOT 53 TO THE POINT OF BEGINNING. TOGETHER WITH A 1997 SKYLINE CORP. OAK HAVEN DOUBLEWIDE MOBILE HOME VIN#8U-62-0189-JA AND VIN#8U-62-0189-JB.
 If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.
 If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.
 Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.
 Dated: April 19, 2024
 /s/ Brian L. Rosaler
 By: Brian L. Rosaler
 Florida Bar No.: 0174882.
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 22-49716
 Apr. 26; May 3, 2024 24-01269H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-000577
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.
DAVID FRATICELLI, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 02, 2023, and entered in 22-CA-000577 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DAVID FRATICELLI; MERCEDES FRATICELLI; YVONNE BARNES; TAMPA BAY HOME RESCUE 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 28, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 11, BLOCK 27, CLAIR MEL CITY UNIT NO. 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 7620 DENNISON DR, TAMPA, FL 33619
 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 29 day of March, 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
 21-072331 - EuE
 April 26; May 3, 2024 24-01309H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 15-CA-005863
Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, Plaintiff, vs.
The Unknown Spouse of Maxwell D. Richard n/k/a Miriam L. Sumpter-Richard, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 15-CA-005863 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 is the Plaintiff and The Unknown Spouse of Maxwell D. Richard n/k/a Miriam L. Sumpter-Richard; Bank

of America, N.A.; Miriam L. Sumpter Richard; Christopher Richard; Miriam L. Sumpter Richard, as Personal Representative of the Estate of Maxwell D. Richard, Deceased are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 28th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 16, BLOCK 3, BEARS HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 34, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 TAX ID: A0171520000
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an

accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.
 You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org
 Dated this 24th day of April, 2024.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 17-F00533
 April 26; May 3, 2024 24-01318H

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 for Summary Administration and Petition 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.L.C., 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

SECOND 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
 /s/ Eric Martin Vosburgh
 221 Morningside Drive
 Springfield, 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

SECOND 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 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

SECOND 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
 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.L.C.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 jrivers@hnh-law.com
 April 19, 26, 2024 24-01189H

SECOND 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
 /s/ TRENTE 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

SECOND 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 STEPHEN 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 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 Biscayne 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

SECOND 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.

The administration of the estate of James M. Hyder, 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 Street, Tampa, FL, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 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@thefaulknerfirm.com
 April 19, 26, 2024 24-01206H

SECOND 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
 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.L.C.
 1312 W. Fletcher Avenue, Ste. B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 bhales@hnh-law.com
 April 19, 26, 2024 24-01207H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE

This Property, to wit: the listed vehicles below are unlawfully upon public property 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
 2003 CHEV 1GNF16S136206853 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 2G4WFF52132160612 Regal
 1999 GMC 1GTEK19T2XE502797 Sierra
 2010 VOLK WVWGD7AJ4AW282001 Golf
 2003 FORD 1FTNF20L43EB43440 F250
 1999 LEXU JT8BD68S5X0061956 GS300
 1995 DODG 1B7HC16Y5S373426 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 WITHOUT 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 9:00 A.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

SECOND 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2024-CP-001050
DIVISION: U
IN RE: PRISCILLA ELIZABETH TATUM a/k/a PRISCILLA A. TATUM 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 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.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MARCELLA ANN TAGGART and REGIS 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
 April 19, 26, 2024 24-01196H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001192
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 Number 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 PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal 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

OFFICIAL
 COURTHOUSE
 WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

--- ESTATE ---

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

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

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

The date of first publication of this notice is: April 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:
jriversa@hnh-law.com
April 19, 26, 2024 24-01206H

SECOND 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 Matthew 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. Twigg 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 THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:

/s/ Michelangelo Mortellaro
4102 W. Linebaugh Ave. Ste. 100
Tampa, Florida 33624

Attorney for Personal Representative:
/s/ Kimberly K. Muentner, 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: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuentner@gmail.com
April 19, 26, 2024 24-01212H

SECOND 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 SERVICE 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 WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER 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
Secondary 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 ---

SECOND 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
DIVISION: C

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

THIRD 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 FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
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 HOMEOWNERS 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 231, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK 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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 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 ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN L. WARREN, DECEASED; CARRIE KURVIN; DOROTHY JOZWIAK; CARLTON WARREN JR.; CYNTHIA PERSALL AKA CINDY PERSALL; SUN CITY CENTER COMMUNITY ASSOCIATION, INC. are the 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 ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN L. WARREN, DECEASED; CARRIE KURVIN; DOROTHY JOZWIAK; CARLTON WARREN JR.; CYNTHIA PERSALL AKA CINDY PERSALL; SUN CITY CENTER COMMUNITY 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 10, 2024, the following described property 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 TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48,

PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1735 COUNCIL 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
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
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

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

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

SECOND INSERTION

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 action 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.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770. 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. Twigg 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
Secondary E-Mail:
dominique@heekinlaw.com
April 19, 26; May 3, 10, 2024
24-01203H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2022-CA-002120

U.S. BANK NATIONAL ASSOCIATION, 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).

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 Corporation, 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 Dejah 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

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 PHASE 1A, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 127 THROUGH 142, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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 BRIGGS; UNKNOWN SPOUSE 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

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:
 LOT 9, BLOCK 2, OF THE ROLLING MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 4, 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.
 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
 April 19, 26, 2024 24-01175H

SECOND INSERTION

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 SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES 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, BUCKHORN PRESERVE, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE(S) 67, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 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@mlls-pa.com
 BY: /s/ Matthew B. Leider
 MATTHEW B. LEIDER, ESQ.
 FLORIDA BAR NO. 84424
 April 19, 26, 2024 24-01202H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH 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.
 NOTICE OF SALE IS HEREBY GIVEN 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

Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, is Plaintiff, and DAVID JANKIEWICZ and PLANTATION 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 corner of said Lot 40 run thence N. 72 deg. 34'21"W., 96.49 feet along

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, vs.
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 Devises 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.

Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.
 If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 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
 April 19, 26, 2024 24-01194H

SECOND INSERTION

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, Devises, 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 RECORDED IN PLAT BOOK 42, PAGE 35 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address

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 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
 Phone: (813) 272-7040 or ada@fljud13.org
 WITNESS my hand and the seal of this Court this day of APR 11 2024.
 CINDY STUART
 As Clerk of Court
 (SEAL) By: /s/ Patricia Corbin
 As Deputy Clerk
 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

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

SECOND INSERTION

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 Association Plaintiff, vs.-
Gregory Wayne Callahan a/k/a Gregory Callahan a/k/a Greg Callahan; Christina Callahan; Florida Housing Finance Corporation; Summer Breeze Roofing, LLC dba Summer Breeze Roof; 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, Devises, 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, Devises, Grantees, or Other Claimants Defendant(s).
 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), 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 30, 2024, the following described

property as set forth in said Final Judgment, to-wit:
 LOT 5, BLOCK 3, GREENMOOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
 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: FLSERVICE@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:
 FLSERVICE@logs.com
 For all other inquiries:
 metebbi@logs.com
 By: /s/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 17-309359 FCOI CHE
 April 19, 26, 2024 24-01215H

SECOND INSERTION

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, LLC, Plaintiff, vs.
SURFPIN, LLC, ET AL. Defendants
 To the following Defendant(s):
UNKNOWN HEIRS OF BRIAN L. WARDLAW (CURRENT RESIDENCE 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT PART OF CLOSED ALLEY ABUTTING THEREON, VACATED BY ORDINANCE NO. 2002-81 RECORDED IN BOOK 11582, PAGE 1571, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before

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 Plaintiff
 1239 E. NEWPORT CENTER DRIVE
 SUITE #110
 DEERFIELD BEACH, FL 33442
 NS17071-22BF/cam
 April 19, 26, 2024 24-01176H

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
 or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 23-CA-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 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, ALPINE SUBDIVISION, ACCORDING 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 accor-

dance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 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: fmail@raslg.com
By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
Communication Email: dsalem@raslg.com 23-091656 - EuE April 19, 26, 2024 24-01190H

SECOND 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 RECORDED AT PLAT BOOK 1, PAGE 78, HILLSBOROUGH COUNTY, FLORIDA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING PROPERTY NOW OR FORMERLY KNOWN AS 1702 WEST SAINT CONRAD STREET, ACCORDING

TO THE PRESENT SYSTEM OF NUMBERING IN HILLSBOROUGH 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

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 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 OF 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 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 OF THE NORTHWEST 1/4 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 OF THE NORTHWEST 1/4 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

SECOND INSERTION

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 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 25,

OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, 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@fjud13.org
Dated at St. Petersburg, Florida this 15th. day of April, 2024.

eXL Legal, PLLC
Designated Email Address: efling@exllegal.com
12425 28th Street North, Suite 200 St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
FL Bar: 1015906
1000009255
April 19, 26, 2024 24-01216H

SECOND 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 Elizabeth 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:

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 HILLSBOROUGH COUNTY, FLORIDA.

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

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
19-321618 FC01 W50
April 19, 26, 2024 24-01214H

THIRD INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-015885
DIVISION: D
GRANADA INSURANCE COMPANY, Plaintiff, vs. ALEX TOWING AND RECOVERING LLC; ALEX CRUZ CRESPO; REYNALDO TORO CUPULES; DANIEL MENDEZ; JOSE MENDEZ; and ERICA BOOTH, INDIVIDUALLY AND AS PARENT AND NATURAL GUARDIAN OF M.W., A MINOR, Defendants.
TO: REYNALDO TORO CUPULES, 1254 E. 113th Avenue, #108, Tampa, FL 33612
YOU ARE HEREBY NOTIFIED that an action for declaratory judgment

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

To be published for 4 consecutive weeks.
DATED on 4/4/2024

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

THIRD INSERTION

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

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

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

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

Lot 11 of OJJ/SUNSET MANOR, according to the Plat thereof as recorded in Plat Book 65, Page 19 of the Public Records of Hillsborough County, Florida.
Property Address: 18522 Sunward Lake, Lutz, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 777 S. Flagler Drive, Suite 300 East, West Palm Beach, Florida 33401 on or before APRIL 30, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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.famadass@gtlaw.com
FLService@gtlaw.com
Apr. 12, 19, 26; May 3, 2024
24-01107H

FOURTH INSERTION

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

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED this 4/2/2024

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

FOURTH INSERTION

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

TO: CLAUDIO JOSE SOBALVARRO PERREZ Unknown
JOSTING MANUEL SOBALVARRO PERREZ
c/o Rosa Idalia Perez Rugama Unknown
ROCELYN GABRIELA SOBALVARRO PERREZ
c/o Rosa Idalia Perez Rugama Unknown
YOU ARE NOTIFIED that a Petition

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

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

lv20906_v11

SAVE TIME

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

--- ACTIONS / SALES ---

SECOND INSERTION

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 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://

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 wit:

Certain real property, hereafter referred to as the "Real Property" and more particularly described as in Exhibit "A."

EXHIBIT "A"

Certain real property, hereafter referred to as the "Real Property" and more particularly described as follows:

Lots 11 and 12, and the South 30 feet of the East 2.80 feet of Lot 13, Block 10, AVONDALE, a subdivision according to the plat thereon recorded at Plat Book 14, Page 26, of the Public Records of Hillsborough County, Florida.

All improvements and structures now or hereafter erected on the Real Property (including all replacements and additions);

All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, 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 thereupon;

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 Property (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), including replacements and additions 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 accounts maintained with respect to the Real Property.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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 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. Twigg 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. WOLSEY 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.com
Attorneys for Plaintiff,
Lynk Investments LLC
April 19, 26, 2024 24-01177H

SECOND 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 case, 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, KATHRYN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH 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. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 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

SECOND INSERTION

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

CASE NO.: 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 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 PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder 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 said Final Judgment, to wit:

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, FLORIDA.

AND
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, FLORIDA.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITIES 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-

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 NORTHERLY BOUNDARY OF THE AFORESAID NE 1/4 OF THE NW 1/4; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG A LINE 15 FEET EAST OF AND PARALLEL 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 DIRECTION TO INTERSECT A LINE 100 FEET EASTERLY OF AND PARALLEL WITH AFORESAID WESTERLY BOUNDARY OF THE SE 1/4 OF THE SW 1/4; THENCE IN A NORTHERLY DIRECTION WITH SAID LINE, TO INTERSECT THE NORTHERLY BOUNDARY OF

THE AFORESAID SE 1/4 OF THE SW 1/4 FOR THE TERMINAL 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 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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 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.com
1184-1024B
April 19, 26, 2024 24-01192H

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

THE UNKNOWN HEIRS, 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

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.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the June 6, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF SEFFNER IN THE COUNTY OF HILLSBOROUGH, 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 REFERENCED AS FOLLOWS: BEGINNING AT THE NORTH-

WEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 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 THE WEST 40.50 FEET THEREOF AS DESCRIBED IN O.R. BOOK 6185 PAGE 721, PUBLIC RECORDS OF HILLSBOROUGH 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.

In Accordance with the Americans with Disabilities Act, if you are a per-

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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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: serviceal@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 22-001297
April 19, 26, 2024 24-01221H

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