

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **May 21st, 2024 at 12:00pm** online at: www.storageauctions.com for the safeguard self-storage facility located at: **SAFEGUARD SELF STORAGE**

1115 E. Hillsborough Ave.

Tampa, FL 33604

Tel: 813-708-7438

Unit# A2308 MILLER, MARCIUS C HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A2402 DUCLOS, PAULETTE MARIE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A2418 MCKAY, ARTHUR LEWIS HOUSEHOLD GOODS, BOXES, SUITCASE

Unit# A2512 BONILLA, DAVID AFANADOR JUNIOR HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3305 BAEZ, ENRIQUE HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A3409 DOWNS, CHRISTINA FRANCESCA HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3421 BURGESS, GRELINDA GERITA BOXES, FURNITURE, TOOLS
Unit# B3220 SMITH, TONIESHA KESHAUNNA HOUSEHOLD GOODS, APPLIANCES, BOXES

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

May 3, 10, 2024 24-01320H

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FIRST INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **May 21st, 2024 at 10:00 a.m.** online at: WWW.StorageAuctions.com for the safeguard self-storage facility located at: **SAFEGUARD SELF STORAGE**

7014 Gunn Highway

Tampa, FL 33625

Tel: 813-519-1053

Unit #1166 Raymond White Jr Household Goods, Boxes, Furniture
Unit #1149 Michael Thomas Lucas Jr Household Goods, Boxes, Furniture

Unit #2123 Sims, Lazarus Uland Household Goods, Boxes, Furniture, Tools, Suitcases, Appliances

Unit #2137 Julie Huynh Household Goods, Boxes, Furniture, Unit #2139 Julie Huynh Household Goods, Boxes, Furniture, Sporting Goods

Unit #2143 Kaela Rae Hovland Household Goods, Boxes, Furniture, Suitcases
Unit #2266 Jordyb Rianu Bray Boxes

Unit #3086 Nichole Brown Sierra Household Goods, Boxes, Furniture
Unit #4003 Julie Huyun Household Goods, Furniture, Boxes, Sporting Goods

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

May 3, 10, 2024 24-01322H

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NOTICE OF BOARD MEETING

BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **May 9, 2024, at 1:00 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 belmontcdd.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.

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
May 3, 2024 24-01323H

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NEW PORT - TAMPA BAY

COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold a special meeting of the Board of Supervisors on **May 16, 2024, at 11:00 a.m.**, at the Offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida, 33606.

A copy of the agenda for the meeting can be obtained from the District Office at PFM

--- PUBLIC SALES ---

NOTICE OF PUBLIC SPECIAL MEETING FOR SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold a special meeting on Tuesday, May 14, 2024, at 11:00 a.m., at the offices of Rizzetta & Company located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business that may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Rd. 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 this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (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 at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

South Shore Community Development District
Matthew Huber, District Manager
May 3, 2024

24-01350H

NOTICE OF BOARD OF SUPERVISOR MEETING BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on May 21, 2024 at 9:30 A.M. in person at the Offices of Lennar Homes, 4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607.

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 the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, <https://www.belmont2cdd.org>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff 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 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Belmont II Community Development District
Debby Wallace, District Manager
May 3, 2024

24-01351H

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 893419 from Barbara Provenzano, 16315 Dunlindale Dr., Lithia, FL 33547. Application received: 4/26/2024. Proposed activity: Residential. Project name: Barrington Subdivision. Project size: 32.23 acres Location: Section(s) 1, Township 30 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

May 3, 2024

24-01361H

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 DESIGN TEMP OF FLORIDA INC. : Located at PO Box 262106 : Hillsborough County in the City of Tampa : Florida, 33685-2106 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 30, 2024

THE DAN HICKS GROUP INC.
May 3, 2024

24-01372H

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 SPIKE'S SPORTS ADVENTURES : Located at 15225 W Pond Woods Dr : Hillsborough County in the City of Tampa : Florida, 33618-1802 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 30, 2024

SPEICHER MICHAEL
May 3, 2024

24-01373H

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 Silverback stevedore squad staffing : Located at 4906 Thomas way unit 304 : Hillsborough County in the City of Palmetto : Florida, 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Palmetto Florida, this April day of 30, 2024

Silverback stevedore squad staffing
May 3, 2024

24-01375H

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 ISHovel : Located at 1622 Dogwood Flower Ln Apt 201 : Hillsborough County in the City of Ruskin : Florida, 33573-6886 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Ruskin Florida, this April day of 30, 2024

BRUTUS CLARENS
May 3, 2024

24-01376H

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 HTD CONNECT : Located at PO Box 1012 : Hillsborough County in the City of Dunedin : Florida, 34697-1012 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Dunedin Florida, this April day of 30, 2024

CHEHAIBER ANTHONY C
May 3, 2024

24-01377H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 05/20/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 4814 N Hale Ave Tampa, FL 33614 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. 58ADZ1B1XMU096418 2021 LEXS 18412.33 2LMPJ6J96M-BL02778 2021 LINC 14672.48 IHGCV-1F25RA020046 2024 HOND 15101.36 Lienor Name: HERNANDEZ AUTO BODY SHOP LLC. Lienor Address: 4814 N Hale Ave Tampa, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV-107652 Location of Vehicles: 4814 N Hale Ave Tampa, FL 33614

May 3, 2024

24-01383H

NOTICE OF SALE

BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY

To be sold at public auction, Saturday, May 11, 2024 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.

Chad Chronister, Sheriff
Hillsborough County Sheriff's Office
Joseph W. Lopano, Executive Director
Hillsborough County
Aviation Authority
Mike Merrill County Administrator
May 3, 2024

24-01328H

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 DONUTNV APOLLO BEACH : Located at 7005 Mainland Ave : Hillsborough County in the City of Apollo Beach : Florida, 33572-2762 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Apollo Beach Florida, this April day of 30, 2024

BJ UNITY VENTURES INC.
May 3, 2024

24-01381H

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 TRU SIMULATION : Located at 1551 Gunn Hwy : Hillsborough County in the City of Odessa : Florida, 33556-5308 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Odessa Florida, this April day of 30, 2024

TRU SIMULATION + TRAINING INC.
May 3, 2024

24-01382H

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 05/17/2024 at 9:00 A.M.

1GNDS13S632400384
2003 CHEVROLET TRAILBLAZER
2C3CDXCT9JH232209
2018 DODGE CHARGER

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 05/17/2024 at 09:00 A.M.

3N1AB7AP3KY339821
2019 NISSAN SENTRA

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
May 3, 2024

24-01384H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Brisket Shoppe located at 3501 N. Armenia Ave in the County of Hillsborough in the City of Tampa, Florida 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 1st day of May, 2024.

Grill & Provisions Company
May 3, 2024

24-01393H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/24/2024 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.

4T1BG28KXXU875347 1999 TOYT
5TDKZ3DC8LS059495 2020 TOYT

May 3, 2024

24-01360H

SECURITY SERVICES REQUEST FOR PROPOSALS CORY LAKES COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA

Notice is hereby given that the Cory Lakes Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing security services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to larry@breezehome.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with security services. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than Tuesday, May 22, 2024, at 12:00 p.m. (EST) at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Attention: Cory Lakes CDD, District Manager. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of three percent (3%) of contractor's bid amount with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Cory Lakes Community Development District - Security Services) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

There will be a mandatory Special Meeting held on Thursday, May 30, 2024, at the Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647 at 6:00 p.m. (EST). Failure to attend may preclude the District's consideration of a proposal submitted by a non-attending proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, or by sending an email to larry@breezehome.com, (813) 565-4663.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Larry Krause at larry@breezehome.com. Cory Lakes Community Development District
Larry Krause, District Manager
May 3, 2024

24-01392H

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 KENDYL'S JEWELS : Located at 15914 Muirfield Dr : Hillsborough County in the City of Odessa : Florida, 33556-2858 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Odessa Florida, this April day of 30, 2024
DEJOSEPH KENDYL ELIZABETH
May 3, 2024

24-01379H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001026
Division B
IN RE: ESTATE OF MALIK AJANI PICKERING A/K/A MALIK PICKERING Deceased.

The administration of the estate of Malik Pickering, deceased, whose date of death was February 25, 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 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 May 3, 2024.

Personal Representative:
Monique Pickering
12420 Early Run Lane
Riverview, Florida 33578
Attorney for Personal Representative:
LaShawn Strachan, Esquire
Florida Bar Number: 0321760
5118 N. 56 Street, Suite 102
Tampa, FL 33610
Telephone: (813) 606-4111
Fax: (813) 606-4112
E-Mail: lstrachanesq@msn.com
May 3, 10, 2024

24-01397H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-1377
IN RE: ESTATE OF JOHN VACHET, Deceased.

The administration of the estate of JOHN VACHET, deceased, whose date of death was February 25, 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: May 3, 2024.

FARREN VACHET
Personal Representative
19329 Michigan Avenue
Odessa, FL 33556
Robert D. Hines, Esq.
12420
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:
jrivers@hnh-law.com
May 3, 10, 2024

24-01336H

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
1/20/2023, 4/7

SAVE TIME
Email your Legal Notice
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Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SIDE
1/20/2023, 4/7

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001328
IN RE: ESTATE OF
SHERYL K. MAY
Deceased.

The administration of the estate of SHERYL K. MAY, deceased, whose date of death was February 27, 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 May 3, 2024.

Personal Representative:

/s/ AMI C. COOK
11418 Galleria Drive
Tampa, Florida 33618

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
May 3, 10, 2024 24-01396H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
JUDICIAL CIRCUIT COURT IN
AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2024-CP-000142
DIVISION: A
IN RE: ESTATE OF
RAYMOND H. WHEELER,
a/k/a RAYMOND HARRY
WHEELER, JR.,
Deceased.

The administration of the estate of RAYMOND H. WHEELER, deceased, whose date of death was November 16, 2022, 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 attorneys 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 3, 2024.

Personal Representative:

SARAH CAVERHILL
725 Orchard Point
Atlanta, GA 30350

Attorneys for Personal Representative:
/s/ Clayton T. Miller
Clayton T. Miller
Florida Bar No.: 047094
Email: clayton@ivanlawgroup.com
2d Email: emily@ivanlawgroup.com
Rob Daugustinis
Florida Bar No.: 106914
Email: rob@ivanlawgroup.com
Ivan & Daugustinis, PLLC
5150 Belfort Road, Bldg. 200
Jacksonville, Florida 32256
Telephone: 904-395-2395
Fax: 904-475-2121
May 3, 10, 2024 24-01341H

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 24-CP-000530
IN RE: ESTATE
GAVIN O. WEIDEL,
Deceased.

The formal administration of the Estate of Gavin O. Weidel, deceased, File Number 24-CP-000530, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, FL 33602, Attn: Probate Department.

The name and address of the Personal Representative and the Personal Representative's Attorney is set forth below.

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

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

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

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

The date of this first publication of this notice is May 3, 2024.

Personal Representative(s)

Carmen Bates
3431 Latta Road
Rochester, NY 14612

Attorney for the Personal Representative:
Matthew J. Lester
Florida Bar No. 1003301
5500 W. Ridge Rd
Spencerport, NY 14559
Email:
Matthew@LesterLawPLLC.com
Phone: 585-352-5556
May 3, 10, 2024 24-01338H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
STATE OF FLORIDA
PROBATE DIVISION
File Number: 24-CP-001090
IN RE: The Estate of:
RICHARD D. MONTGOMERY
Deceased.

The administration of the estate of RICHARD D. MONTGOMERY, deceased, whose date of death was February 13, 2024, and whose social security number is XXX-XX-4878, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg St., Tampa, Florida 33602. The names and addresses of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 FOREVER BARRED.

The date of first publication of this notice is May 3, 2024.

Petitioner:

DAVID E. MONTGOMERY
7701 E. Comanche Avenue
Tampa, Florida 33610

Attorney for Petitioner:
By: /s/ Thomas J. Gallo
Thomas J. Gallo, Esq.
THOMAS J. GALLO,
ATTORNEY, P.A.
FBN: 0723983
2240 Lithia Center Lane
Valrico, Florida 33596
(813) 815-4529
May 3, 10, 2024 24-01339H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-1088
IN RE: ESTATE OF
AMBER J. HEROM
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: AMBER J. HEROM, File Number 2024-CP-1088.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, Florida, 800 E. Twigg Street, Tampa, FL 33602.

Date of death of the decedent is: February 12th, 2024.

The date of first publication of this notice is: May 3, 2024.

The second week of publication is: May 10, 2024.

Personal Representative(s):

Elwood Gordon Herom II
Attorney for the representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 709-0206 Ext:2
May 3, 10, 2024 24-01340H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 24-CP-001232
DIVISION: A
IN RE: ESTATE OF
THOMAS ALLAN GRATTAN,
Deceased.

The administration of the Estate of Thomas Allan Grattan, deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 3, 2024.

Personal Representative:

Gwen G. Jacobs
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
May 3, 10, 2024 24-01367H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 24-CP-001361
DIVISION: B
IN RE: ESTATE OF
KRISTI LYN WOJCIK,
Deceased.

The administration of the Estate of Kristi Lyn Wojcik, deceased, whose date of death was January 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 3, 2024.

Personal Representative:

Lisa Wojcik
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
May 3, 10, 2024 24-01368H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001007
Division B
IN RE: ESTATE OF
LUISSA SAA
Deceased.

The administration of the Estate of LUISSA SAA, deceased, whose date of death was January 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 May 3, 2024.

PERSONAL REPRESENTATIVE:

VERONICA SAA LOBBAN
9904 Emerald Links Drive
Tampa, Florida 33626
ATTORNEY FOR PERSONAL REPRESENTATIVE:
ALEXANDER L. NOSTRO
Attorney for Petitioner
Florida Bar Number: 115548
Gunster Yoakley & Stewart, PA
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
Telephone: (305) 376-6074
Fax: (305) 376-6010
E-Mail: anostro@gunster.com
Secondary E-Mail:
mrichards@gunster.com
eservice@gunster.com
May 3, 10, 2024 24-01369H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001119
Division B
IN RE: ESTATE OF
LONNIE EARL ROBERTSON
Deceased.

The administration of the estate of LONNIE EARL ROBERTSON, 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. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 May 3, 2024.

Personal Representative:

CHRISTINA L. CLARK
1819 Bella Casa Ct.
Tampa, FL 33618

Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 27906
Bivins & Hemenway, P.A.
10600 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemeway@bhpallaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
May 3, 10, 2024 24-01385H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 24-CP-1107
Division A
IN RE: ESTATE OF
BRIAN STASELL,
Deceased.

The administration of the estate of BRIAN STASELL, deceased, whose date of death was January 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

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

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

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

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

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

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

The date of first publication of this notice is: May 3, 2024.

MARITA MADDEN

Personal Representative
4802 Northdale Boulevard
Tampa, Florida 33624
Lexy M. Bublely, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLELY & BUBLELY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone: (813) 963-7735
E-mail: LMB@bublelylaw.com
May 3, 10, 2024 24-01386H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000821
Division: U
IN RE: ESTATE OF
WADE A. SCHAUER
Deceased.

The administration of the estate of Wade A. Schauer, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 May 3, 2024.

Personal Representative:

Eileen D. Schauer
10812 Dorman Meadow Lane
Lithia, Florida 33547
Attorney for Personal Representative:
Daniel M. Hartzog, Jr., Esq.
E-mail addresses: dan@hartzog.law,
2adopt@heartfeltadopt.com
Florida Bar No. 0652067
Law Office of Daniel M. Hartzog, Jr.
1405 Oakfield Drive
Brandon, Florida 33511
Telephone: (813) 835-6000
May 3, 10, 2024 24-01394H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-1273
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: May 3, 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:
jrvera@hnh-law.com
May 3, 10, 2024 24-01337H

--- ESTATE ---

FIRST INSERTION
FORMAL NOTICE OF PETITION FOR SUMMARY ADMINISTRATION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 97-CP-171
PROBATE DIVISION
IN RE ESTATE OF:
JUANITA WANDA BERRY, Deceased.

To: The Unknown Heirs of the Estate of Juanita Wanda Berry
YOU ARE HEREBY NOTIFIED that the administration of the estate of JUANITA WANDA BERRY, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Division U, the address of which is 301 N. Michigan Avenue, Plant City, Florida 33563, Case Number 97-CP-000171, Division U. The estate is intestate and the names and addresses of the petitioner and the petitioner's attorney are set forth below. Any interested person in the estate of JUANITA WANDA BERRY, as an heir or beneficiary, is required to serve written notice of the person's interest in the estate of JUNITA WANDA BERRY on the person giving this Notice within thirty (30) days after the first date that this Notice is published, and file the original notice of the person's interest with the Clerk of the above Court either before service or immediately thereafter. Failure to serve and file written notice of the person's interest as required may result in a judgment or order for the relief demanded in the pleading or motion, without further notice or hearing.

Signed this 1st day of May, 2024.
/s/ Sherry T. Anderson
Sherry T. Anderson, Petitioner
17 South Gordon Street
Plant City, Florida 33563
CIPPARONE & CIPPARONE, P.A.
1525 International Parkway, Suite 1071
Lake Mary, Florida 32746
Telephone: (321) 275-5914
Facsimile: (321) 275-5931
/s/ Paul Cipparone
Paul C. Cipparone
Florida Bar No.: 84084
PCipparone@cipparonepa.com
May 3, 10, 17, 24, 2024 24-01395H

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF ACTION by Publication
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 24-DR-002969
Division: I
Pamela Yvonne Robinson, Petitioner. vs.
Monique I. Martinez Respondent
To: MONIQUE I. MARTINEZ
Current Address: Unknown
YOU ARE NOTIFIED that an action for temporary child custody has been filed by your daughter's grandmother, PAMELA YVONNE ROBINSON. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before JUNE 4, 2024, and file an original with the Clerk of this Court 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.

DATED on APRIL 29, 2024.
CINDY STUART
CLERK OF COURT
(SEAL) BY: /s/ Isha Tirado-Baker
As Deputy Clerk
Fehintola Oguntebi
1904 W. Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com/
foguntebi@aol.com
May 3, 10, 17, 24, 2024 24-01356H

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CC-008363
DIVISION: M
MOLLY EVELYN MACY, Plaintiff, vs.
TERRYL LAMOND SCOTT and LAMOND EDWARD SCOTT, Defendants.

NOTICE is hereby given that a civil action commenced on or about February 14, 2024 and is now pending as case number 2024-CA-008363 in the Circuit Court in the State of Florida, County of Hillsborough.
The name of the unserved party to the action is:
Lamond Edward Scott
7810 Tuscani Woods Drive
Tampa, FL 33647
5512 Fulmar Drive
Tampa, FL 33625
108833 OUR RD
Anchorage, AK 99516
and the nature of the proceeding is a Partition of Real Property.
This notice shall be published once each week for two consecutive weeks in the Business Observer publication.
Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie Dutton, Esq., whose address is P.O. Box 429, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.
WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 29 day of April 2024.
CINDY STUART
AS CLERK OF THE COURT
(SEAL) BY /s/ Isha Tirado-Baker
As Deputy Clerk

/s/ Corrie Dutton
Corrie Dutton, Esq.
Florida Bar No.: 1032315
Law Offices of Stephen K. Hachey, P.A.
P.O. Box 429
Riverview, FL 33569
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
May 3, 10, 2024 24-01355H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-CC-090563
THE LINKS HOMEOWNERS' ASSOCIATION, INC.
Plaintiff vs.
JONATHAN KUSZ, et al.
Defendant(s)
Notice is hereby given that, pursuant to a Final Judgment of Foreclosure or Order dated April 25, 2024, entered in Civil Case No. 23-CC-090563, in the COUNTY COURT in and for HILLSBOROUGH County, Florida, wherein THE LINKS HOMEOWNERS' ASSOCIATION, INC. is the Plaintiff, and JONATHAN KUSZ, et al., are the Defendants, Cindy Stuart, HILLSBOROUGH County Clerk of the Court, will sell the property situated in HILLSBOROUGH County, Florida, described as:

Lot 18, Block 7, Bloomingdale Sectio 'AA/GG', Unit 3 Phase 1, according to the map or plat thereof as recorded in Plat Book 75, Page 30 of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 a.m. on the 14th day of June, 2024. 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 at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
/s/ Anne M. Malley
Anne M. Malley, Esquire
(SPN 1742783, FBN 075711)
36739 County Road 52, Suite 105
Dade City, FL 33525
Phone: (352) 437-5680
Fax: (352) 437-5683
Primary E-Mail Address:
amalley@malleypa.com
May 3, 10, 2024 24-01352H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 23-CA-016801
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
HOWARD COWAN; UNKNOWN SPOUSE OF HOWARD COWAN; LILLIANA GOMEZ NIETO MENDEZ; UNKNOWN SPOUSE OF LILLIANA GOMEZ NIETO MENDEZ; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BIHARI KALRA; GOODLEAP, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.
To the following Defendant(s): HOWARD COWAN (LAST KNOWN ADDRESS) 7601 LAVENDER LN TAMPA, FL 33619 UNKNOWN SPOUSE OF HOWARD COWAN (RESIDENCE UNKNOWN) UNKNOWN SPOUSE OF LILLIANA GOMEZ NIETO MENDEZ (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 32, BLOCK 28, CLAIRMEL CITY UNIT NO. 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 7601 Lavender Ln, Tampa, FL 33619
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 05/29/2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.
WITNESS my hand and the seal of this Court this day of APR 23 2024.
As Clerk of the Court (SEAL) By: /s/ Patricia Corbin
As Deputy Clerk
Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
May 3, 10, 2024 24-01370H

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. 23-CA-016299
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID E. MONTGOMERY, DECEASED, et. al. Defendant(s),
TO: NORA BUR MONTGOMERY, 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 20 AND 21 OF BLOCK 5 OAKWOOD VILLA AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 5, 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 06/03/2024/(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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and the seal of this Court at County, Florida, this day of APR 26 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
23-152429
May 3, 10, 2024 24-01371H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-007422
AMERIHOM MORTGAGE COMPANY, LLC; Plaintiff, vs.
TODD J. HREVNAK, ET.AL; Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 26, 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 May 30, 2024, the following described property:
THE SOUTH 96.00 FEET OF THE NORTH 126.00 FEET OF THE EAST 130.00 FEET OF THE EAST HALF OF THE SOUTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7401 HANCOCK 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
/s/ Andrew Arias FBN: 89501
Attorneys for Plaintiff
Marinosci 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.: 22-04457
May 3, 10, 2024 24-01388H

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-014035
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7, Plaintiff, vs.
EARL MOSLEY, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2024, and entered in 23-CA-014035 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7 is the Plaintiff and MARIE MOSLEY; CITY OF TAMPA, FLORIDA; DISCOVER BANK 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 24, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 121, BELLMONT HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 12, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3601 E GIDDENS AVE, TAMPA, FL 33610
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 30 day of April, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-094722 - NaC
May 3, 10, 2024 24-01387H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-000510
DIVISION: I
FREEDOM MORTGAGE CORPORATION, PLAINTIFF, VS.
LECTICIA ZABALETA VENTURA A/K/A LECTICIA ZABALETA NUNEZ A/K/A LECTICIA ZABALETA, ET AL., DEFENDANT(S).
TO: Darwin Ventura Aguilar A/K/A Darwin Ventura
Last Known Address: 503 Magnolia Ave, Seffner, FL 33584
Current Residence: UNKNOWN
TO: Leticia Zabaleta Ventura A/K/A Leticia Zabaleta Nunez A/K/A Leticia Zabaleta
Last Known Address: 503 Magnolia Ave, Seffner, FL 33584
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 8, Block 8, East Broadway Heights, as per plat thereof, recorded in Plat Book 21, Page 1, of the Public Records of Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before MAY 21, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. 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
WITNESS my hand and the seal of this Court this 15 day of APRIL, 2024.
CINDY STUART
As Clerk of Court
(SEAL) By: /s/ Isha Tirado-Baker
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
May 3, 10, 2024 24-01334H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE NO. 24-CA-001501
MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS.
THE ESTATE OF ESSIE MAE DIXON A/K/A ESSIE DIXON (DECEASED), ET AL. DEFENDANT(S).
TO: UNKNOWN SPOUSE OF ESSIE MAE DIXON A/K/A ESSIE DIXON
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1104 W. Ball St, Plant City, FL 33563
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:
LOT 9 OF BLOCK 6 OF MADISON PARK SUBDIVISION OF PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 48, 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 this action, on Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600 Deerfield Beach, FL 33441
Our Case #: 23-002072/24-CA-001501/PHH
May 3, 10, 2024 24-01390H

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 23-CC-103890
Division: V
WESTSHORE CLUB II, INC., a Florida not-for-profit corporation, Plaintiff, vs. MICHELLE ALICIA CLARK; UNKNOWN SPOUSE OF MICHELLE ALICIA CLARK; UNKNOWN PARTY IN POSSESSION; STATE OF FLORIDA DEPARTMENT OF REVENUE; and USF FEDERAL CREDIT UNION Defendants.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on April 2, 2024, in this cause, in the County Court of Hillsborough County, Florida, the Office of Cindy Stuart, Clerk of the Court, shall sell the property situated in Hillsborough County, Florida, described as:

Unit Number F-205, Westshore Club II, a Condominium according to the Declaration of Condominium recorded in O.R. Book 4290, Page 1898, and Amendment thereto recorded in O.R. Book 4400, Page 1386 (the "Declaration"), together with an undivided share in the limited and common elements appurtenant thereto as per Condominium Plat Book 6, Page 57, all of the Public Records of Hillsborough County, Florida
Also known as 4835 W. McElroy Avenue Unit F-205, Tampa, Florida 33611-3205
Folio No.: 132159-5200
at public sale, to the highest and best bidder, for cash, online at https://www.hillsborough.realforeclose.com, on:

May 24, 2024, beginning at 10:00 AM.
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Dated at Tampa, Florida this 23rd day of April 2024.
Johnson Pope Bokor Ruppel & Burns, LLP
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
(727) 999-9900 - Telephone
(727) 800-5981 - Facsimile
Email Address: kmaller@jppfirm.com
Secondary: ysanne@jppfirm.com
Attorneys for Plaintiff,
WESTSHORE CLUB II, INC., a Florida not-for-profit corporation
/s/ Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
Matter No. 158591
May 3, 10, 2024 24-01331H

FIRST INSERTION

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

CASE NO.: 23-CA-001358
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, Plaintiff, vs. LILLIAN ZUFELT A/K/A LILLIAN A. ZUFELT; UNKNOWN SPOUSE OF LILLIAN ZUFELT A/K/A LILLIAN A. ZUFELT; LAWRENCE W. N. ZUFELT UNKNOWN SPOUSE OF LAWRENCE W. N. ZUFELT; HILLSBOROUGH COUNTY, FLORIDA, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 27, 2024, and entered in Case No. 23-CA-001358 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, is Plaintiff and LILLIAN ZUFELT A/K/A LILLIAN A. ZUFELT; UNKNOWN SPOUSE OF LILLIAN ZUFELT A/K/A LILLIAN A. ZUFELT; LAWRENCE W. N. ZUFELT UNKNOWN SPOUSE OF LAWRENCE W. N. ZUFELT; HILLSBOROUGH COUNTY, FLORIDA, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 25th day of June, 2024, the following described property as set forth in said Final Judgment, to

wit:
LOT 20, BLOCK 5, PRESIDENTIAL MANOR, UNIT NO. 2A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 11206 Mondale Avenue, Seffner, Florida 33584

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 before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040 or ADA@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 4/25/2024
McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400398
May 3, 10, 2024 24-01333H

FIRST INSERTION

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

CASE No. 24-CA-001675
MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. THE ESTATE OF NINA D. SMALL A/K/A NINA D. BERRY A/K/A NINA SMALL (DECEASED), ET AL. DEFENDANT(S).

To: DAVID RALPH BERRY A/K/A DAVID BERRY
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 8320 Bahia Avenue, Tampa, FL 33619
To: THE ESTATE OF NINA D. SMALL A/K/A NINA D. BERRY A/K/A NINA SMALL (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4720 S 87th Street, Tampa, FL 33619

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

LOT 1, BLOCK 38, PROGRESS VILLAGE, UNIT NO. 3-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 65, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deer-

field Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 06/05/2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.

Date: APR 30 2024
Clerk of the Circuit Court
(SEAL) By: /s/ Patricia Corbin
Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC
attorneys for Plaintiff
600 West Hillsboro Boulevard,
Suite 600
Deerfield Beach, FL 33441
Our Case #: 24-000011/24-CA-001675/PHH
May 3, 10, 2024 24-01389H

FIRST INSERTION

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

CASE NO.: 2022-CC-106156
BAYRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ADEBOLA ATANDA, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2024 and entered in case no: 2022-CC-106156, of the County Court in and for Hillsborough County, Florida, wherein Bayridge Homeowners Association Inc., is Plaintiff, and Adebola Atanda, is the Defendant(s), the Office of Cindy Stuart, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on May 31, 2024, the following described property as set forth in said Final Judgment, to-wit:

Lot 26, BAYRIDGE, according to the plat thereof, as recorded in Plat Book 123, Page(s) 152 through 164, of the Public Records of Hillsborough County, Florida.
The Property is located at the street address of:
1519 Custer Bayou Street, Ruskin, FL 33570

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

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

ance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Thirteenth Judicial Circuit ADA Coordinator [external website link]
Phone: (813) 272-7040 or ADA@fljud13.org

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711.

Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 Phone: (813) 276-8100, extension 7039

If you require sign language interpreting assistance while receiving in person service at the Clerk's Office, the following locations have a virtual remote sign language interpreting service available: Edgecomb Courthouse Customer Service Center, Edgecomb Courthouse Jury Services, Edgecomb Courthouse Domestic Violence Department, Tampa Pierce Street Official Records and Value Adjustment Board Departments, Plant City Courthouse Customer Service Center, and Brandon Regional Service Center. This free sign language interpreting service is available in person on demand at these service locations during each location's operating hours.

GARFINKEL LAW
300 N. Maitland Avenue
Maitland, Florida 32751
Tel: (407) 539-3900
Fax: (407) 386-8485
BY: /s/ Karen M. Marcell
Karen M. Marcell, Esq.
Florida Bar No.: 51640
Primary email address: karen@garfinkel.law
Secondary email address: rachel@garfinkel.law
May 3, 10, 2024 24-01332H

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.: 2023-CA-012536
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 19, 2024, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the June 26, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B.
A/K/A 10005 COWLEY COVE DR RIVERVIEW FL 33569

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

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

Dated this 25 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 Swosinski
Florida Bar #96533
Justin Swosinski, Esq.
CT - 23-003534
May 3, 10, 2024 24-01353H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO: 24-CA-001483
DIVISION: C

TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. BENJAMIN ROBERSON A/K/A BENJAMIN D ROBERSON; SHERRY PERRY; RAYMOND ROBERSON; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON; STATE OF FLORIDA, COUNTY OF HILLSBOROUGH CODE ENFORCEMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON
LAST KNOWN ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 12, BLOCK 32, CLAIR MEL CITY, UNIT NO. 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1716 LANCELOT LOOP, TAMPA, FL 33619

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111,

Fort Lauderdale, FL, 33301 on or before MAY 30, 2024, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24 day of APRIL, 2024.

CINDY STUART
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Isha Tirado-Baker
DEPUTY CLERK
Clerk of Court of Hillsborough County,
George E. Edgecomb Courthouse,
800 Twiggs Street, Room 101,
Tampa, FL 33602

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233
Ext. | FAX: (954) 200-7770
EMAIL: DSaffa@flwlaw.com
DESIGNATED PRIMARY
E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-098007-F00
May 3, 10, 2024 24-01335H

FIRST INSERTION

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

CASE NO.: 23-CC-063952
DIVISION: L

CP SEFFNER MHC, LLC d/b/a Chateau Forest Mobile Home Park, Plaintiff, vs. MICHAEL DAVIS SEABAUGH, DERIKA HUTCHINSON, RALPH WOOD, and WENDY LYNNE HARBIN,

Defendants.
TO: The Estate of Ralph Norman Wood 12730 SE 87th Terrace Belleview, Florida 34420
All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Ralph Norman Wood
12730 SE 87th Terrace Belleview, Florida 34420
All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Ralph Norman Wood
3824 SE 56th Street Ocala, Florida 34480

YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

516 Deresine Carre, Lot No. 516DR, Seffner, Florida 33584
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 North Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS

OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 ac-

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

WITNESS Cindy Stuart, as Clerk of

the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida.

Dated: 4/30/2024
CINDY STUART
Clerk of the Circuit and County Court
(SEAL) By: /s/ Isha Tirado-Baker
As Deputy Clerk

Brian C. Chase, Esq.
Plaintiff's attorney
3902 N. Marguerite Street
Tampa, Florida 33603
May 3, 10, 2024 24-01391H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 23-CA-014775 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. JAMES PRESTON SYSK, 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 25, 2024, issued in and for Hillsborough County, Florida, in Case No. 23-CA-014775, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and JAMES PRESTON SYSK, CITIBANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA), N.A. and AMERICAN SURETY COMPANY 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 June 17, 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 BEGINNING 630 FT WEST AND 210 FT SOUTH OF NE CORNER OF NW 1/4 OF NE 1/4 AND RUNNING WEST 324 FT SOUTH TO ROAD, NORTHEASTERLY ALONG SAID ROAD TO A POINT SOUTH OF THE BEGINNING AND NORTH 361 FEET TO BEGINNING. LESS TRACT DESCRIBED AS BEGINNING 954 FEET WEST AND 317.88 FEET SOUTH OF THE NE

CORNER OF THE NW 1/4 OF THE NE 1/4 AND RUNNING NORTH 107.88 FEET, EAST 324, SOUTH 361 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ROAD, SOUTH-WESTERLY ALONG ROAD 125 FEET AND NORTHWEST-ERLY 389.74 FEET TO THE POB, ALL LYING AND BEING IN SECTION 19, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 9402 Harney Rd, Thonotosassa, FL 33592 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 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 Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 29th day of 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 May 3, 10, 2024 24-01354H

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-013611 CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

LORI L. ROEDER AND DONALD R. ROEDER, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 15, 2024, and entered in 23-CA-013611 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and LORI L. ROEDER; DONALD R. ROEDER, JR.; RELIANT INCOME FUND, LLC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 22, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 3, VAN'S RE-SUBDIVISION, AS RECORDED IN PLAT BOOK 18, PAGE 59, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10112 MIDWAY 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. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 26 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 23-101737 - EuE May 3, 10, 2024 24-01364H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 22-CA-008241 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA L HUDSON, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 09, 2024, and entered in 22-CA-008241 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA L HUDSON, DECEASED; DAVID HUDSON; JASON HUDSON; 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 21, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK "D", DEL WEBB'S SUN CITY FLORIDA UNIT NO. 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 716 THUNDERBIRD AVE, SUN CITY CEN-

TER, 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 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 26 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 22-048786 - NaC May 3, 10, 2024 24-01362H

FIRST INSERTION

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

CASE NO.: 16-CA-010362 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1, Plaintiff, vs.

JULIO C. O'BEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 2, 2023 in Civil Case No. 16-CA-010362, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1 is the Plaintiff, and JULIO C. O'BEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on June 5, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 33 IN BLOCK 2 OF TAMPA PALMS, 2C-UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66 ON PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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 26 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: 2024.04.26 13:30:06-04'00' FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-9803B May 3, 10, 2024 24-01366H

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-012146 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL RICKS-MCQUAY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 05, 2024, and entered in 23-CA-012146 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL RICKS-MCQUAY, DECEASED; LEON MCQUAY; ANGELITA STEPHENS A/K/A ANGILITIA STEPHENS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA 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 21, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 1, SUGAR-CREEK SUBDIVISION UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 51, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3621 SUGAR-CREEK DRIVE, 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. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 24 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: fmail@raslg.com 22-054580 - MiM May 3, 10, 2024 24-01363H

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-013489 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

CARMEN BUNTING AKA CARMEN M. BUNTING CARMEN AKA MARIE CASH AND DAVID BUNTING, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 15, 2024, and entered in 23-CA-013489 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and CARMEN BUNTING AKA CARMEN M. BUNTING CARMEN AKA MARIE CASH; DAVID BUNTING; FLORIDA HOUSING FINANCE CORPORATION 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 22, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 2, BRYAN OAKS RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 11, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

Property Address: 223 BRYAN OAK AVE, BRANDON, FL 33511 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 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 26 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 23-125202 - NaC May 3, 10, 2024 24-01365H

SUBSEQUENT INSERTIONS

FOURTH INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

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

FAMILY LAW DIVISION CASE NO.: 24-DR-001502 DIVISION: D IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR CHILD

TO: Eugeni Aronovich Rozman or any known or unknown legal or biological father of the female child born

on May 7, 2014, to Ketevan Rukhadze Current Residence Address: Unknown Last Known Residence Address: 14121 Caminito Vistana, San Diego, CA 92130

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

unknown and cannot be reasonably ascertained.

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

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed

attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Suite B, Tampa, FL 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twigg St., Tampa, FL 33602, (813) 276-8100, on or before May 15, 2024, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice. UNDER § 63.089, FLORIDA

STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE JUNE 3, 2024 HEARING CONSTITUTE GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

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

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

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
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 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 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

SECOND 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 unmatured, 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 unmatured, 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

SECOND 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

SECOND 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
3440 Rustic Rd.
Nokomis, FL 34275
ANDREW DICKMAN, Esq.
Florida Bar No. 0238820
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840
F: 239-434-0940
andrew@dickmanlawfirm.org
Apr. 26; May 3, 2024 24-01252H

SECOND 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
Cititcenter, 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

SECOND 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
Secondary Email:
tami.panozzo@dentons.com
Apr. 26; May 3, 2024 24-01271H

SECOND 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 1XP5DB0X66N899332
2015 CHEVY 3GCUKSEJ8FG439542
CARLOS A. MOREIRA OWES \$3800
Apr. 26; May 3, 2024 24-01250H

--- ESTATE ---

SECOND 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 unmatured, 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 unmatured, 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: jerrylslulaw@gmail.com
April 26; May 3, 2024 24-01292H

THIRD 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., 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
tami.panozzo@dentons.com
Apr. 19, 26; May 3, 10, 2024
24-01200H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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 Venidis	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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

SECOND 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	Phealandrea 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, Tools
B134	Angel Rosario	Boxes/Bags/Totes, Electronics, Furniture, Sports
B172B	Brannon 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

SECOND INSERTION

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

17-6	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

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 Boxes, 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.
Apr. 26; May 3, 2024 24-01242H

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
Business Observer
W/2023.07

--- ESTATE ---

SECOND 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 Albenmarle 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

--- ACTIONS / SALES ---

THIRD 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

SECOND 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

SECOND 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:
jherny@plglawyer.com
Apr. 26; May 3, 2024 24-01251H

SECOND 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

SECOND 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

SECOND 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

SECOND 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: thegordondfirm@gmail.com
April 26; May 3, 2024 24-01313H

SECOND 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

SECOND 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 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:

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@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
April 26; May 3, 2024 24-01305H

SECOND 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@jppfirm.com
Secondary E-Mail:
angelam@jppfirm.com
Apr. 26; May 3, 2024 24-01272H

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

SAVE TIME



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

LV20206-V-6

--- ACTIONS / SALES ---

SECOND 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 Marinosei 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

SECOND 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
24-01255H

SECOND 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 LIIDEY, 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

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. 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

SECOND 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

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-F00619
April 26; May 3, 2024 24-01284H

FOURTH INSERTION

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

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

THIRD 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 CG@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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated on: 4/15/2024.

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

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

FOURTH 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 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
21-04774FL
Apr. 26; May 3, 2024 24-01302H

FOURTH 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

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

SECOND INSERTION

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

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
Business Observer
FOR A REPLY FROM THE CLERK
IN 2023

--- ACTIONS / SALES ---

SECOND 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 PLAT 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 have 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 1-800-995-8770 (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

SECOND INSERTION

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

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

SECOND INSERTION

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

Case No. 19-CA-012880

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, 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

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.: 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

SECOND 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 111TH 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 111TH 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

SECOND 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 FCO1 SUT
April 26; May 3, 2024 24-01268H

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-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

SECOND INSERTION

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

Case No. 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

FOURTH 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 at-

orney 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 TRAUERIG, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401
beth.norror@gtlaw.com
sandra.famadas@gtlaw.com
FLService@gtlaw.com
Apr. 12, 19, 26; May 3, 2024 24-01107H

--- 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.: 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 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 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

SECOND INSERTION

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

CASE NO. 24-CA-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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL A. RHODES, DECEASED, et. al.
Defendant(s),

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-013123
DIVISION: C

GROW FINANCIAL FEDERAL CREDIT UNION
Plaintiff(s), vs.
MICHAEL LUEIRO; THE UNKNOWN HEIRS, DEVISEES, 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, DEVISEES, 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

SECOND INSERTION

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

CASE NO. 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: MRService@mccalla.com
 Fla. Bar No.: 0146803
 23-06069FL
 Apr. 26; May 3, 2024 24-01304H

SECOND INSERTION

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

CASE NO. 24-CA-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

SECOND 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 FC01 WEQ
 April 26; May 3, 2024 24-01289H

SECOND INSERTION

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

CASE NO. 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, DEVISEES, 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

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
 LOT 7, 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

SECOND 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 CRISP 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

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

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 --

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

Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 222-3233 |
Fax: (954) 200-7770
FL Bar #: 54811

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlw.com
04-091872-F00
April 26; May 3, 2024 24-01255H

SECOND 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 SAID 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. Twigg Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

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

SECOND INSERTION

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

CASE NO. 22-CA-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 DENNIS 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. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 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: fmail@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

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

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 ADRIN 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. 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 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

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-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 2844-36.43 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 2844-81.08; 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 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. Twigg Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org

Dated this 24th day of April, 2024.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
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Phone: (954) 618-6955, ext. 4766
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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

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. 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. Twigg Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
Dated this 24th day of April, 2024.
BROCK & SCOTT, PLLC
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By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F00533
April 26; May 3, 2024 24-01318H