# Public Notices

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MAY 24 - MAY 30, 2024

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### HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of UNIVISTA INSURANCE located at 8000 N. Armenia Ave, Suite D in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2024. BLUE OCEAN PRO SERVICES CORP May 24, 2024 24-01570H

### FICTITIOUS NAME NOTICE

Notice is hereby given that TONIA R JACKSON, OWNER, desiring to engage in business under the fictitious name of ALICE & BUCKS AUTO SALES located at 3804 CARROWAY STREET, TAMPA, FLORIDA 33619 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. May 24, 2024 24-01571H

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

NOTICE IS HEREBY GIVEN that Ricky King / KING CHIROPRAC-TIC LLC will engage in business under the fictitious name RIVERVIEW CHIROPRACTIC CENTER, with a physical address 10732 Ketchum Valley Drive RIVERVIEW, FL 33579, with a mailing address 10732 Ketchum Valley Drive RIVERVIEW, FL 33579, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. 24-01572H

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 The Humanists located at 16125 Churchview Dr, in the County of Hillsborough, in the City of Lithia, Florida 33547 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lithia, Florida, this 16th day of May, 2024.

DIFFERENTIAL ADVANTAGE LLC

May 24, 2024 24-01573H

### FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0247200930 Certificate No.: 2021 / 2123 Year of Issuance: 2021

Description of Property: GRÂNDE OASIS AT CARROLL-WOOD UNIT 1716 AND AN UNDIV INT IN COMMON ELE-MENTS

SEC - TWP - RGE : 22 - 28 - 18 Name(s) in which assessed:

GRANDE OASIS AT CAR-ROLLWOOD CONDO ASSOC INC C/O BUSH ROSS PA

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/6/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/10/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk May 24, 2024 24-01574H

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

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

The New Port Tampa Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections. For additional information, please contact the Hillsborough County Supervisor

May 24, 2024 24-01575H

#### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Tampa Palms Community Development District (the "District") will commence at noon on Monday June 10, 2024 and close at noon on Friday June 14, 2024. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602

Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd.

Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578

Northwest Regional Office

4575 Gunn Hwv.

Tampa, FL 33624

All candidates shall qualify for individual seats in accordance with Section 99.061. Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough  $County\ Supervisor\ of\ Elections\ or\ visit\ their\ website\ at\ \underline{www.votehillsborough.gov}$ 

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the DG Farms Community Development District (the "District") will commence at noon on Monday June 10, 2024 and close at noon on Friday June 14, 2024. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602

Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd. Tampa, FL 33619

Northwest Regional Office 4575 Gunn Hwy. Tampa, FL 33624

Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578

qualify for individual seats in acco Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically seats 2, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at https://www.votehillsborough.gov.

May 24, 2024

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wynnmere East Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 East Kennedy Boulevard, 16th Floor, Tampa, Florida 33602; Ph: (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Wynnmere East Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on

November 5, 2024, and in the manner prescribed by law for general elections. For additional information, please contact the Hillsborough County Supervisor

May 24, 2024 24-01594H

#### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the K-Bar Ranch Community Development District (the "District") will commence at noon on Monday June 10, 2024 and close at noon on Friday June 14, 2024. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602 Northwest Regional Office 4575 Gunn Hwy. Tampa, FL 33624

Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd.

Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seats 2 and 3. Each seat

carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <a href="https://www.votehillsborough.gov">www.votehillsborough.gov</a>. May 24, 2024

### NOTICE OF PUBLIC MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meeting on Thursday, June 6, 2024, at 7:30 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours, or from the District's website <a href="http://wynnmereeastcdd.com/">http://wynnmereeastcdd.com/</a>.
Pursuant to provisions of the Americans with Disabilities Act, any person requir-

ing special accommodations at the meetings should contact the District Office at (813) 933-5571 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Any person who decides to appeal any action taken 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 such appeal is to be based. Matthew Huber

District Manager May 24, 2024

24-01595H

24-01596H

24-01597H

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Stonelake Ranch Community Development District will commence at Noon on June 10, 2024, and close at Noon on June 14, 2024.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602, Phone: (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

For additional information, please contact the Hillsborough County Supervisor of Elections at the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, Florida 33602, Phone: (813) 272-5850 or <a href="https://www.votehillsborough.gov">https://www.votehillsborough.gov</a> James P. Ward

District Manager

Stonelake Ranch Community Development District

May 24, 2024

### NOTICE OF MEETINGS BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Ballentrae Hillsborough Community Development District Audit Committee will meet on Monday, June 3, 2024 at 6:00 p.m. at the Ballentrae Clubhouse, 11864 Thicket Wood Dr., Riverview FL 33579. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Ballentrae Hillsborough Community Development District.

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

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

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

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

District Manager

May 24, 2024

### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ADI ENDEAVORS located at 11959 Cinnamon Fern Dr in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of May, 2024.

ADIEnterprise May 24, 2024

## 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 Bavaro's Italian Market located at 514 N. Franklin Street, Suite 101, in the County of Hillsborough in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 17

day of May, 2024. Bavaro's Central Kitchen & Market,

May 24, 2024

### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 06/24/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids. 5J6RM4H52CL065724

2012 HONDA CR-V EX ZDM1XBMV2BB016942 2011 DUCAT 848

May 24, 2024 24-01598H

### NOTICE OF PUBLIC SALE:

Noel Trucks & Towing LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 06/12/2024 08:30 AM at 654 West Southport Rd , Kissimmee, FL 34746 pursuant to subsection 713.585 of the Florida Statutes. Noel Trucks & Towing LLC reserves the right to accept or reject any and/or all bids.

1XP7D49XXAD103770 2010 PETERBILT CONVENTIONAL

May 24, 2024

### 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 LIME located at: 85 2nd Street, Suite 300 in the city of San Francisco, CA 94105 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17th day of May, 2024. OWNER:

Neutron Holdings, Inc. 85 2nd Street, Suite 300 San Francisco, CA 94105 May 24, 2024

24-01603H

### FICTITIOUS NAME NOTICE

Notice is hereby given that JONA-THAN HOOD, OWNER, desiring to engage in business under the fictitious name of RIDGELINE SCIENTIFIC SOLUTIONS located at 712 S. FIELD-ING AVE, TAMPA, FLORIDA 33606 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 06/28/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Stat-utes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids

3GCEC23J49G280396 2009 CHEVROLET SILVERADO C1500 LT 1GKS2BKC8GR439530 2016 GMC YUKON

24-01605H May 24, 2024

### --- PUBLIC SALES ---

#### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Reserve at Pradera Community Development District will commence at noon on June 10, 2024 and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at  $(813)\ 384-3944$ or candidate@votehillsborough.gov. Offices: 601 E. Kennedy Boulevard, 16th Floor, Tampa, Florida 33602.

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, *Florida Statutes*. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

For additional information please contact the Hillsborough County Supervisor of Elections office.

Matthew Huber District Manager May 24, 2024

24-01600H

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

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

The Encore Community Development District has three (3) seats up for election, specifically seats 2, 3, and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections

May 24, 2024 24-01602H

#### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will commence at noon on Monday June 10, 2024 and close at noon on Friday June 14, 2024. Candidates may qualify\* for the office of board member of the District with the Hillsborough County Supervisor of Elections by contacting the  $Candidate \ Services \ Department \ at \ (813) \ 384-3944 \ or \ \underline{candidate@votehillsborough}.$ 

gov to coordinate how to properly submit the paperwork.

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal  $\,$ resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www. voteHillsborough.gov.

May 24, 2024

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

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

The Magnolia Park Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2025, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor

of Elections. May 24, 2024 24-01607H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Tox Tampa, located at 3624 W. Clark Circle, in the City of Tampa, County of Hillsborough, State of FL, 33629, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Flor-

Dated this 22 of May, 2024. KNW PARTNERS, LLC 3624 W. Clark Circle Tampa, FL 33629 May 24, 2024 24-01649H

### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER

865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CAIRE MGA located at 2202 N Westshore Blvd Suite 200 Unit 228 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 21st day of May, 2024. Community Association Insurance Risk Exchange LLC

May 24, 2024 24-01626H

### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CAIRE located at 2202 N Westshore Blvd Suite 200 Unit 228 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tal-

lahassee, Florida. Dated this 21st day of May, 2024.

Community Association Insurance Risk Exchange LLC

24-01627H

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Panther Trace II Community Development District (the "District") will commence at noon on Monday June 10, 2024 and close at noon on Friday June 14, 2024. Candidates may qualify\* for the office of board member of the District with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at (813) 384-3944 or <a href="mailto:candidate@votehillsborough">candidate@votehillsborough</a>.

gov to coordinate how to properly submit the paperwork.

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www. voteHillsborough.org.

May 24, 2024

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisor of the Waterleaf Community Development District will commence at noon on June 10, 2024 and close at noon on June 14, 2024. Candidates may qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center Attn: Candidate Services 601 E. Kennedy Blvd., 16th Floor Tampa, FL 33602 Telephone: (813) 272-5850

Robert L. Gilder Elections Service Center Attn: Candidate Services 2514 North Falkenburg Road Tampa, FL 33619 Telephone: (813) 744-5900

Website: www.voteHillsborough.org

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Waterleaf Community Development District has two (2) seats up for election, specifically seats 1 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

May 24, 2024

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

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

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

For additional information, please contact the Hillsborough County Supervisor May 24, 2024

### NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Triple Creek Community Development District will hold a Special Meeting on June 11, 2024, at 6:00 p.m., at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, Florida 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via email at MONolan@ rizzetta.com or via telephone at (813) 533-2950.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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. Matt O'Nolan

District Manager

May 24, 2024

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Panther Trails Community Development District will commence at noon on June 10, 2024 and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at (813) 384-3944 or candidate@ votehillsborough.gov. Offices: 601 E. Kennedy Boulevard, 16th Floor, Tampa, Florida 33602.

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

For additional information please contact the Hillsborough County Supervisor

of Elections office. District Manager

24-01601H May 24, 2024

#### ENCORE COMMUNITY DEVELOPMENT DISTRICT REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on June 6, 2024, at 4:00 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come

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, Rizzet-

ta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida  $33578\ (813)\ 533\text{-}2950,$  during normal business hours.

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

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

Encore Community Development District

Matthew Huber, District Manager

May 24, 2024

24-01630H

### REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY hereby issues Public Notice of its intention to receive sealed proposals for temporary staffing services for Tampa Sports Authority at Raymond James Stadium. Proposals should be submitted online or delivered to the office of the Authority, located at 4201 North Dale Mabry Highway, Tampa,

Sealed proposals are invited for the following:

#### TEMPOARY STAFFING SERVICE, TAMPA SPORTS AUTHORITY

### MANDATORY PRE-PROPOSAL CONFERENCE

TUESDAY, JUNE 11, 2024 AT 10AM (Entrance B/C (Mercedes Lot) off Himes Avenue at Raymond James

#### PROPOSAL DUE DATE

### MONDAY, JUNE 24, 2024 (Not Later Than) 10AM

Bid packages will be available for distribution on Friday, May 24, 2024 after 10am. Documents are also available for download on our website https://www. tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 20th Day of May 2024. /ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY

### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER

865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 82 West Distilling located at 6430 North Florida Avenue in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2024. The Rum Project, LLC Jeremy Nelson, Manager

May 24, 2024 24-01636H

### 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 Madison Homes located at: 1713 S. Lois Ave, Suite 100 in the county of Hillsborough in the city of Tampa, FL 33629 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated this 21st day of May, 2024. OWNER:

Madison Construction, Inc. 1713 S. Lois Ave, Suite 100 Tampa, FL 33629 May 24, 2024 24-01628H

### NOTICE OF PUBLIC SALE:

24-01616H

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

#### SALE DATE JUNE 24, 2024 TAMPA TRUCK CENTER LLC 7528 **US HWY 301 N**

2013 FRHT 1FUJGEBG0DSBW6726 \$3,601.91 SPEEDY TRANSMISSION II 14743 NORTH NEBRASKA AVE 2015 CHEV

1GNSCJKC5FR559178 \$11,782.50 May 24, 2024 24-01629H

### FIRST INSERTION

24-01631H

### NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/07/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2012 PALH mobile home bearing vehicle identification numbers PH0918256AFL and PH0918256BFL and all personal items located inside the mobile home. Last Tenant: Rogers Renard Wilson, Gloria Stelle Wilson, and Linda Ahmad. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

May 24, 31, 2024

### 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 BEAUTY STUDIO BY NADIN located at: 511 W CLEVELAND ST APT 618 in the county of HILLSBOROUGH in the city of TAMPA, FL 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22ND day of May, 2024.

OWNER: YACHMENTSEVA, NADEZDA 511 W CLEVELAND ST APT 618 TAMPA, FL 33606

May 24, 2024 24-01646H

### 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  $2309\ \mathrm{N}$ 55th St. Tampa, FL $33619\ \mathrm{on}$ 06/07/2024 at 9:00 A.M.

#### 1FVACWFC7LHKU8711 2020 FREIGHTLINER M2

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

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

NATIONAL AUTO SERVICE CEN-

May 24, 2024 24-01647H

### HILLSBOROUGH COUNTY

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001289

Division A IN RE: ESTATE OF JULIE SAMARAS Deceased.

The administration of the estate of JU-LIE SAMARAS, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024.

### Personal Representative: /s/ Alexander Samaras

4202 La Palma Court Tampa, Florida 33611 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.comAmv.Morris@TBELC.com 24-01576H May 24, 31, 2024

### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 23-CP-001034 DIVISION: B

IN RE: ESTATE OF CHAD TAYLOR CAGLEY, Deceased.

The administration of the Estate of Chad Taylor Cagley, deceased, whose date of death was September 16, 2019, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 430, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LAT-ER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICA-THIS NOTICE DAYS AFTER THE DATE OF SER-VICE 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 PUBLICA-TION OF THIS NOTICE.

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

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

The date of first publication of this notice is May 24, 2024.

### Personal Representative:

Christina McKinney 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

24-01578H

May 24, 31, 2024

### FIRST INSERTION

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

File No. 24-CP-001358 Division Probate IN RE: ESTATE OF GRACE C. FORSYTHE

Deceased. The administration of the estate of Grace C. Forsythe, deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is May 24, 2024.

#### Personal Representative: /s/ Carolyn Wilson f/k/a Carolyn Rhines 1950 Clement Road

Lutz, Florida 33549 Attorney for Personal Representative: s/ Patrick D. Quarles Patrick D. Quarles, Esq. Attorney for Carolyn Wilson f/k/a  $\,$ Carolyn Rhines Florida Bar Number: 106599 Richert Quarles P.A. 5801 Ulmerton Road, Suite 100 Clearwater, Florida 33760 Telephone: (727) 235-6461 E-Mail: patrick@richertquarles.com Secondary E-Mail: emina@richertquarles.com 24-01577H May 24, 31, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA File No.: 24-CP-00891 Division: PROBATE IN RE: ESTATE OF EUGENE JOHN CERTELLI, JR. Deceased.

The administration of the estate of EUGENE JOHN CERTELLI, JR., deceased, whose date of death was January 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 24-CP-00891; the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative, HEATHER CERTELLI WALMSLEY, and the personal repre-

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: May 24,

### Personal Representative /s/ Heather Certelli Walmsley

206 Hopewell Manor Rd. Plant City, FL 33567 Attorney for the Personal Representative /s/James R. Kennedy, Jr., Esquire 250 Mirror Lake Drive North St. Petersburg, FL 33701 (727) 821-6888 Email: Jim@jrklaw.com BAR 343528 SPM 00243191 24-01580H May 24, 31, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001585 Division U

IN RE: ESTATE OF JEREMY ALAN WANG Deceased.

The administration of the estate of Jeremy Alan Wang, deceased, whose date of death was March 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, Florida, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is May 24, 2024.

### Personal Representative: /s/ Gail Marie Wang

14279 Blue Dasher Drive Riverview, FL 33569 Attorney for Personal Representative: /s/ Linda D. Hartley, Attorney Florida Bar Number: 951950 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, FL 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900  $\hbox{E-Mail: linda.hartley@hwhlaw.com}$ Secondary E-Mail: probate.efile@hwhlaw.com 24-01579H May 24, 31, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001638 Division A

IN RE: ESTATE OF ARLENE NIEVES, Deceased. The administration of the estate of Ar-

lene Nieves, deceased, whose date of death was December 2, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 24, 2024.

### Personal Representative: /s/ Anthony R. Nieves

10631 Parkers Landing Drive, Tampa, Florida 33615 Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, FL 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com May 24, 31, 2024 24-01588H

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION CASE NO.: 24-CP-001051 IN RE: ESTATE OF DYNIESHA KIEMBRA MOORE Deceased.

The administration of the estate of Dyniesha Kiembra Moore, deceased, whose date of death was June 23, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is May 24, 2024.

### /s/ LASHEKA MOORE **Personal Representative**

3407 E. 38th Avenue Tampa, FL 33610 /s/ Hung V. Nguyen HUNG V. NGUYEN, ESQ. Florida Bar Number 597260 THE NGUYEN LAW FIRM Attorneys for the Personal Representative 2020 Ponce de Leon Blvd., Suite 1105-B Coral Gables, FL 33134 Phone: (786) 600-2530 Fax: (844) 838-5197

E-mail: hung@nguyenlawfirm.net May 24, 31, 2024 24-01589H

### 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-001644 DIVISION: W

IN RE: ESTATE OF TYLER SHAWN PADGETT, Deceased.

The administration of the Estate of Tyler Shawn Padgett, deceased, whose date of death was April 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024. Personal Representative:

#### Kaci Padgett 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 24, 31, 2024 24-01617H

### FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-000934 Division A IN RE: ESTATE OF JAMES A. EDWARDS Deceased.

The administration of the estate of JAMES A. EDWARDS, 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 800E. Twiggs Street, Tampa, FL 33602Attn: 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 24, 2024.

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 24-01618H May 24, 31, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000563 Division B IN RE: ESTATE OF OLIVER M. HACKETT a/k/a OLIVER MARTIN HACKETT, Deceased.

The administration of the estate of OLIVER M. HACKETT a/k/a OLIVER MARTIN HACKETT, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 24, 2024

### AMY E. WITTIG Personal Representative 5142 8th St.

Zephyrhills, FL 33542 JAMES P. HINES, JR. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: lmartinez@hnh-law.com May 24, 31, 2024 24-01619H

### FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 24-CP-000917 Division B

IN RE: ESTATE OF GLORIA MORROW, aka GLORIA G. MORROW

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of GLORIA MORROW, also known as GLORIA G. MORROW, deceased, File Number 24-CP-000917; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was September 21, 2023; that the total value of the estate is Exempt homestead real property and Navy Federal Credit Union Account valued at approximately \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address; EGGERT FITZ-PATRICK, 811-B Cypress Village Blvd. Ruskin, FL 33573; CHARLES MOR-ROW (Family Allowance), 705 Radford Place Sun City Center, FL 33573; CHARLES MORROW, AS TRUSTEE OF THE TWICE IZ NICER LIVING TRUST, 705 Radford Place Sun City Center, FL 33573

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES  ${\tt SECTION\,733.702.\,ALL\,CLAIMS\,AND}$ DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 24, 2024.

#### **Person Giving Notice:** CHARLES MORROW

705 Radford Place Sun City Center, FL 33573 Attorney for Person Giving Notice: JAMES S. EGGERT Attorney for Petitioner Email: jim@eggfitz.comSecondary Email: leslie@eggfitz.com Florida Bar No. 949711 EGGERT FITZPATRICK 811-B Cypress Village Blvd. Ruskin, FL 33573 Telephone: (813) 633-3396

May 24, 31, 2024

# **PUBLISH YOUR LEGAL NOTICE**

24-01590H

We publish all Public sale, Estate & Courtrelated notices

· We offer an online payment portal for easy credit card payment

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

Simply email your notice to legal@ businessobserverfl.com



--- ESTATE ---

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

FIRST INSERTION

File No. 24-CP-001417 IN RE: ESTATE OF ARTHUR LEE KILLINS, Deceased.

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of AR-THUR LEE KILLINS, deceased, File Number 24-CP-001417; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610; that the Decedent's date of death was January 20, 2024; that the total value of the estate is \$0.00, and that the names and addresses of those to whom it has been assigned by such order are:

Creditors: NONE Beneficiaries:

ARTHUR KEITH KILLINS, 7224 S. Sangamon St. Chicago, IL 60621 MARY LEE WALTON, 5604

Hughes Court Tampa, FL 33619 PATRICIA BLANTON, 1440 Meadowlands Dr. Fairborn, OH

LARRY KILLINS, 1227 Edith Dr.

Daytona, FL 32117 ALL INTERESTED PERSONS

ARE NOTIFIED THAT: All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this Notice is May 24, 2024.

#### **Persons Giving Notice:** PATRICIA BLANTON 1440 Meadowlands Dr.

Fairborn, OH 45324 Attorneys for Persons Giving Notice: ROBERT D. HINES Florida Bar No. 0413550 ASHLEY G. FRIEDRICH Florida Bar No. 1007955 Attorneys for Petitioner Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com

afriedrich@hnh-law.com

May 24, 31, 2024 24-01638H

## **OFFICIAL** COURTHOUSE **WEBSITES**

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

**CHARLOTTE COUNTY** 

charlotteclerk.com

LEE COUNTY leeclerk.org

**COLLIER COUNTY** 

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000325

Division B IN RE: ESTATE OF MARY E. MCHUGH Deceased.

The administration of the estate of Mary E. McHugh, deceased, whose date of death was September 13, 2022, 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is May 24, 2024.

### Personal Representative: DocuSigned by: Francis H. McHugh

3316 W. Ellicott St. Tampa, Florida 33614 Attorney for Personal Representative: /s/ Kimberly K. Muenter, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com

#### May 24, 31, 2024 24-01639H

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-000996 IN RE: ESTATE OF

DONNA JEAN STENBERG, Deceased.

The administration of the estate of DONNA JEAN STENBERG, Deceased, whose date of death was December 9, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LAT-ER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PRODATE CONTROL WILL BE FOREVER BARRED.

THE THE FLORIDA PROBATE CODE

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 24, 2024.

ALDEN STENBERG, Personal Representative Attorney for Personal Representative:

Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905  $Primary\ Email:\ Scott@srblawyers.com$ Secondary Email:

#### FIRST INSERTION

HILLSBOROUGH COUNTY

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

CASE NO. 24-CC-7380 LIVING INTERIOR PLANT SERVICE, INC. PLAINTIFF, VS. BAM32, INC., DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2024, and entered in 2024-CC-7380 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Living Interior Plant Service, Inc. is the Plaintiff and BAM32, Inc., is the Defendant, Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www. hillsborough.realforeclose.com, 10:00AM, on June 27, 2024, the following described property as set forth in

said Final Judgment, to wit: Lot 25, Block 3, HIGH VIEW TERRACE, according to the plat thereof recorded in Plat Book 45, Page 9, of the public records of Hillsborough County, Florida. More commonly known as: 516 N. Highview Cir., Brandon, FL. 33510 ("Property").

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

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

ADA@fljud13.org. Dated this 16th day of May, 2024. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com May 24, 31, 2024

24-01583H

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

FIRST INSERTION

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

CASE No. 24-CA-003235 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, PLAINTIFF, VS.

MARY LORRAINE OPALKA A/K/A MARY L. OPALKA A/K/A MARY OPALKA, ET AL. DEFENDANT(S).

To: CARLOS L. BLANCO RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 6921 N Orleans Avenue, Tampa, FL 33604

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

LOTS 43, 44 AND 45 IN BLOCK 9 OF PINEHURST PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11 PAGE 92, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield 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 06/20/2024 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, 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: MAY 14 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 #: 20-000325/24-CA-003235/SELENE

May 24, 31, 2024 24-01614H

### FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 23-CA-015774 TAMPA SUN ESTATES, LLC, a Florida limited liability company, Plaintiff, vs. JAMES EUGENE HARGROVE;

et al., Defendants.

TO: JAMES EUGENE HARGROVE Last Known Address: 10101 N. Florida Ave., Lot #32, Tampa, FL 33612 Current Address: unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# N1111; Title #3597244; YR.1969; Make: UNKN; Color: UNKN; Body: HS, located at 10101 N. Florida Ave., Lot  $\sharp 32,$  Tampa, FL 33612 in Hillsborough County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before 06/24/2024 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of said Court this day of MAY 16 2024. CINDY STUART Clerk of the Court

(Court Seal) BY: /s/ Patricia Corbin

Deputy Clerk Christian Savio, Esq. Law Offices of Manganelli, Leider & Savio, P.A. Plaintiff's attorney 1900 NW Corporate Blvd., Ste. 200W Boca Raton, FL 33431 email address is: service@mls-pa.com May 24, 31; June 7, 14, 2024

24-01635H

#### FIRST INSERTION

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

DIVISION

CASE NO. 22-CA-002396 PENNYMAC LOAN SERVICES, Plaintiff, vs. JAVIER GUISAO A/K/A JAVIER GUISAO RODRIGUEZ, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 01, 2024 in Civil Case No. 22-CA-002396 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SER-VICES, LLC is Plaintiff and Javier Guisao a/k/a Javier Guisao Rodriguez, 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 8th day of July, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, BLOCK 20, OF TOWN'N COUNTRY PARK SECTION 9, UNIT NO. 10, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 45, PAGE 30, OF THE PUBLIC RE-CORDS 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/ Sara Collins Sara Collins, 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: MR Service@mccalla.comFla. Bar No.: 53992

22-00295FL May 24, 31, 2024 24-01611H

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT OF OF FLORIDA: UNKNOWN FLORIDA IN AND FOR HILLSBOROUGH COUNTY UNKNOWN TENANT IN GENERAL JURISDICTION POSSESSION 2, DIVISION

CASE NO. 24-CA-001637 FTF LENDING, LLC, Plaintiff, vs. ONE HOUR HOUSE SOLUTIONS LLC; ASHLEY RADER; FTF LENDING, LLC; JESUS RIVERA, AS TRUSTEE OF THE PEARSON LAND TRUST #3402 U/T/D NOVEMBER 12, 2021; ANY

AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE PEARSON LAND TRUST #3402 U/T/D NOVEMBER 12, 2021, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES. BENEFICIARIES, OR OTHER CLAIMANTS: LEOPOLDO A. HERNANDEZ: BELKISS. HERNANDEZ; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS SUBROGEE OF JASON T. LASALLE AND GUADALUPE LASALLE; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA;

CITY OF TAMPA, A MUNICIPAL CORPORATION OF THE STATE TENANT IN POSSESSION 1; and

Defendants. To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE PEAR-SON LAND TRUST #3402 U/T/D NO-VEMBER 12, 2021, WHETHER SAID PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS

4921 Eldorado Drive Tampa, Florida 33615 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and per-

sonal property described as follows, LOT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST 115.49 FEET, SOUTH 115.93 FEET, EAST 115.49, THENCE NORTH 115.93 FEET TO THE POINT OF BEGIN-

AND BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH 115.93 FEET FOR POINT OF BEGINNING. THENCE WEST 115.49 FEET, SOUTH 115.92 FEET, EAST 115.49 FEET, NORTH 115.92 FEET TO THE POINT OF BE-GINNING, LESS RIGHTS-OF-WAY FOR ROADS.

TOGETHER WITH MOBILE HOME LOCATED THEREON: 1975 GMAN #10073A AND 10073B.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 06/20/2024 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 1-800-955-877

WITNESS my hand and seal of said Court on the day of MAY 15 2024.

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Patricia Corbin Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: charles.gufford@mccalla.com23-08562FL

May 24, 31, 2024 24-01624H

### FIRST INSERTION

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

CASE NO. 22-CA-005609 LAKEVIEW LOAN SERVICING, LLC.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 30, 2024 in Civil Case No. 22-CA-005609 of the Circuit Court of the THIRTEENTH

JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SER-VICING, LLC is Plaintiff and Orlando Perez, 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 29th day of July, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 82, BLOCK 93, OF TOWN N COUNTRY PARK, UNIT 59, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 44, PAGE 27, 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  $\operatorname{clerk}$  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/ Sara Collins Sara Collins, 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.: 53992

22-00867FL May 24, 31, 2024 24-01612H

angelica@srblawyers.com 24-01640H May 24, 31, 2024

DIVISION Plaintiff, vs. ORLANDO PEREZ, et al., Defendant.

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

#### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2023-CA-012099 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

DESIREE PADILLA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 13, 2024, and entered in Case No. 2023-CA-012099 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Desiree Padilla, Matthew Norton, Florida Housing Finance Corporation, a Public Corporation, United States of America Acting through Secretary of Housing and Urban Development, Paramount Equity Mortgage, LLC DBA Loanpal aka Goodleap, LLC, Unknown Party#1 N/K/A Maria Rodriguez, 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 July 24, 2024 the following described property as set forth in said

Final Judgment of Foreclosure: LOTS 6 AND 7, BLOCK 8, REVISED MAP OF RUBEN-STEINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 4311 E FRIERSON 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 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 May, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. LR-23-003589

24-01620H

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

NOTICE OF ACTION/

CONSTRUCTIVE SERVICE

NOTICE BY PUBLICATION

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO. 23-CA-015787

TAMPA SUN ESTATES, LLC, a

Plaintiff, vs.

Defendants.

Florida limited liability company,

MARK WARREN WILLIAMS, as

Herbert Williams, deceased; et al.,

TO: GAIL ELIZABETH WILLIAMS-

ROBERTS, as Heir of Estate of Warren Herbert Williams, deceased

Last Known Address: 10930 Acoma St.,

TO: ALL UNKNOWN HEIRS, DEVI-

SEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS

OR ENTITIES CLAIMING BY OR

THROUGH ESTATE OF WARREN

HERBERT WILLIAMS, DECEASED

Ave., Lot 19, Tampa, FL 33612

Current Address: unknown

Last Known Address: 10101 N. Florida

YOU ARE HEREBY NOTIFIED that

Heir of the Estate of Warren

Northglenn, CO 80234

Current Address: unknown

FIRST INSERTION

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT FOR THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 21-CA-007246

NOTICE IS HEREBY GIVEN THAT,

pursuant to the Order Granting Motion

to Reschedule Foreclosure Sale entered

on April 23, 2024 in the above-cap-

tioned action, the Clerk of Court, Cindy

Stuart, will sell to the highest and best

bidder for cash at www.hillsborough.

realforeclose.com in accordance with

Chapter 45, Florida Statutes on the

27th day of June, 2024 at 10:00 AM on

the following described property as set

forth in said Final Judgment of Foreclo-

Lot 10, Block 2, Brandon

Tradewinds Addition, a subdivi-

sion according to the plat thereof

recorded in Plat Book 45, Page

86, in the Public Records of Hill-

sborough County, Florida. Property address: 720 Sailfish

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.

Drive, Brandon, FL 33511

sure or order, to wit:

NEWREZ LLC D/B/A

SERVICING

Defendant(s).

SHELLPOINT MORTGAGE

Plaintiff(s), vs. ROBERT A. FINSTRA; et al.,

AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUES-TIONS, YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COOR-DINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-

ORG. Respectfully submitted, PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 20-021500-1

955-8771; VOICE IMPAIRED: 1-800-

955-8770; E-MAIL: ADA@FLJUD13.

May 24, 31, 2024 24-01641H

FIRST INSERTION

#### 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.: 22-CA-006029 DIVISION: G

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORINA BALUTA,

ET AL., DEFENDANT(S). TO: Lucian Baluta

Last Known Address: 2901 N. Boulevard , Tampa, FL 33602 Current Residence: UNKNOWN

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees, and all others who may claim an interest in the estate of Edmond Iulian Baluta

Last Known Address: 3206 E 24th Ave, Tampa, FL 33605

Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 8, IN BLOCK 6, JACKSON HEIGHTS 1ST ADDITION, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 76, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOR-OUGH 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 JUNE 20, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@ fliud13.org

WITNESS my hand and the seal of this Court this 15 day of MAY, 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 24-01632H May 24, 31, 2024

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-002576 DIVISION: D PENNYMAC LOAN SERVICES, LLC. Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA B. SIMPSON,

Defendants. TO: Unknown Personal Representative of the Estate of Sandra B. Simpson 8725 Fish Lake Road Tampa FL 33610 Unknown Heir, Beneficiary and Devisee 1 of the Estate of Sandra B. Simpson, Deceased 8725 Fish Lake Road Tampa FL 33610 Unknown Heir, Beneficiary and Devisee 2 of the Estate of Sandra B. Simpson, Deceased 8725 Fish Lake Road Tampa FL 33610 Unknown Heir, Beneficiary and Devisee 3 of the Estate of Sandra B. Simpson, Deceased 8725 Fish Lake Road Tampa FL 33610 Unknown Heir, Beneficiary and Devisee 4 of the Estate of Sandra B. Simpson, Deceased 8725 Fish Lake Road

Tampa FL 33610 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

13, Block 1, DELANEY CREEK ESTATES, according to that certain plat as recorded to Plat Book 78, Page 14, Public Records of Hillsborough County, Florida.

May 24, 31, 2024

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 21 day of MAY, 2024.

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

Anthony R. Smith, Esquire the Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789

May 24, 31, 2024

Declaratory Judgment action regarding that certain Mobile Home, VIN#624F; TITLE #2921353; Year 1967; Body HS , located at 10101 N. Florida Ave., Lot 19, Tampa, FL 33612 in Hillsborough County, Florida, has been filed against you and you are required to serve a copy of your written defenses. if any to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 24-01625H 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email

address is: service@mls-pa.com, on or before 06/24/2024 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of said Court this day of MAY 16 2024.

CINDY STUART Clerk of the Court (Court Seal) BY: /s/ Patricia Corbin

Deputy Clerk Christian Savio, Esq. Law Offices of Manganelli, Leider & Savio, P.A. Plaintiff's attorney 1900 NW Corporate Blvd., Ste. 200W Boca Raton, FL 33431 email address is: service@mls-pa.com May 24, 31; June 7, 14, 2024

### FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-015775

TAMPA SUN ESTATES, LLC, a Florida limited liability company, Plaintiff, vs. DAVID PAUL JOHNSON; et al.,

Defendants. TO: DAVID PAUL JOHNSON Last Known Address: 4962 Stonecrest Dr., Lakeland, FL 33813

Valencia Hills Health & Rehab Center, 1350 Sleepy Hill Rd., Lakeland FL Current Address:

4962 Stonecrest Dr., Lakeland, FL and

Valencia Hills Health & Rehab Center, 1350 Sleepy Hill Rd., Lakeland FL 33810

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# FL-FL1AD547005871; Title #40408396; YR.1984; Make: UNKN; Color: UNKN; Body: HS, located at 10101 N. Florida Ave., Lot #28, Tampa, FL 33612 in Hillsborough County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A. Plaintiff's attorney whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@

mls-pa.com, on or before 06/24/2024 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court this MAY 16 2024.

CINDY STUART Clerk of the Court (Court Seal) BY: /s/ Patricia Corbin Deputy Clerk

Christian Savio, Esq. Law Offices of Manganelli, Leider & Savio, P.A. Plaintiff's attorney 1900 NW Corporate Blvd., Ste. 200W Boca Raton, FL 33431 email address is: service@mls-pa.com May 24, 31; June 7, 14, 2024

24-01633H

### FIRST INSERTION

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

Civil Action 22- CA-005257

KATRINA L. IRWIN, as Successor

Trustee of the Ronald L. Irwin Revocable Trust under agreement dated 1 July 1989, plaintiff. vs HOME FORECLOSURE DEFENSE, LLC, a dissolved Florida limited liability company; the UNKNOWN TENANTS of Home Foreclosure Defense, LLC, if any, and their heirs, devisees, grantees, assignees, lienors, creditors, trustees,

successors, and assigns; REGIONS BANK; THE CITY OF TAMPA, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA MARONDA HOMES, LLC. OF FLORIDA, a Florida limited liability company, and SARA S. HAYDON and ROGERS K. HAYDON, JR. as co-trustees of the Sara S. Haydon Family Trust dated October 1, 2008,

defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated the 14th day of May 2024, and entered in Case No. 22-CA-005257 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida., I will sell to the highest and best bidder for cash., the following described property as set forth in said Final Judgment, to-

PROPERTY: SYMMES GROVE

SUBDIVISION TRACT J-OPEN, according to the map or plat thereof as recorded in Plat Book 93, page 67, Public Records of Hillsborough County, Florida.

The judicial sale will be conducted electronically on line at the following website: http://www.hillsborough. realforeclose.com at 10:00 a.m. on the 6th 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

PERSONS WITH DISABILITIES IN HILLSBOROUGH COUNTY

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.

ADA Coordinator 601 E Kennedy Blvd, Tampa, FL 33602 813.276.8100, ext 7039 DATED, this 22nd day of May, 2024. WOODS & WOODS, P. A.

Clerk of Court & Comptroller's Office

Attorneys for the plaintiff by: /s/ T. Michael Woods T. Michael Woods May 24, 31, 2024 24-01650H

### FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NUMBER: 23CA017289 DIVISION: I BOYAR REALTY, LLC, a Florida Limited Liability Company, Plaintiff, vs. INNOVATIVE HOME GROUP, LLC

a Florida Limited Liability Company, SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC., a Florida Corporation, ALICIA CURTIS, JONATHAN HARRIS, individually, BENJAMIN MENDES and STACY WEIR, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated May 20, 2024. and entered in the above-styled cause, the Clerk of Court, CINDY STUART, will sell to the highest and best hidder for cash electronically at http://www. hillsborough.realforeclose.com in accordance with Chapter 45. Florida Statutes, on June 27, 2024, at 10:00 a.m., the following described real property:

LOT 4. Block D. CLUBHOUSE ESTATES AT SUMMERFIELD UNIT THREE, according to the map or plat thereof, as recorded in Plat Book 75, Page 8, Public Records of Hillsborough County, Florida. Parcel Identification Number:

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.

24-01634H

Pursuant to Florida Statute §45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least five days prior to the sale.

AMERICANS WITH DISABILITIES ACT (ADA): If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least seven (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.

Dated this 21st day of May 2024. SHANE M. FARNSWORTH, P.A. 70 SE FOURTH AVENUE DELRAY BEACH, FL 33483 PHONE: (561) 272-8337 FAX: (561) 276-5803 smfarns worth pa@gmail.com/s/ Shane M. Farnsworth Shane M. Farnsworth, Esq. Attorney for Plaintiff FBN 0146692 24-01642H May 24, 31, 2024

### FIRST INSERTION

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

CASE NO. 19-CA-011228 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. JACOB M. OLVERA, ET.AL;

Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 17, 2024, in the abovestyled 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 19, 2024, the following described property: LOT 8, BLOCK 1, OF COUN-TRY HILLS, UNIT ONE E, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 59 PAGE 52 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

COUNTY, FLORIDA. Property Address: 4722 S. DAWNMEADOW CT., PLANT CITY, FL 33566

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 PROVID-ED 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. /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 Service FL2@mlg-default law.comMLG No.: 18-06776

May 24, 31, 2024

24-01648H

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

**HILLSBOROUGH COUNTY** 

#### FIRST INSERTION

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

CASE NO.: 24-CA-001030 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASS, Plaintiff, vs. ROSAURA LUGO; UNKNOWN

SPOUSE OF ROSAURA LUGO; FELIPE LUGO A/K/A FELIPE N. LUGO: MV REALTY PBC, LLC, Defendant(s).

TO: Felipe Lugo a/k/a Felipe N. Lugo Residence Unknown

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

LOT 9, BLOCK 2, BRANDON TRADEWINDS, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 43, PAGE 62, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Street Address: 1712 Village Court, Brandon, Florida 33511 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 06/20/2024, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on MAY 15 2024.

Cindy Stuart Clerk of said Court (SEAL) By: /s/ Patricia Corbin As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:23-400254 24-01584H May 24, 31, 2024

#### FIRST INSERTION

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

CASE NO. 20-CA-3420 MOLLY Y. HOFACRE, TRUSTEE OF THE MOLLY Y. HOFACRE SEPARATE TRUST UTD APRIL 9, 2008, et al., Plaintiffs, vs.

FLORIDA TRUST SERVICES LLC f/k/a TRUST LOYALTY LLC, a Florida Limited Liability Company as Trustee of the CLEWIS AVENUE LAND TRUST #4501 DATED AUGUST 14, 2019, et al., Defendants.

Cases Consolidated CASE NO. 20-CA-6600 HAROLD L. ROSSITER, SR., Plaintiff, v. HCB FINANCIAL CORP., a Florida corporation; et al.

**Defendants.**NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, December 4, 2023, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

The South 210 feet of the following tract, beginning at the Southwest Corner of the Northeast (NE 1/4) quarter of the Southwest (SW 1/4) quarter of section six (6), township twentynine (29) South, Range twenty (20) East, Hillsborough County Florida; Running thence North 1,999.45 feet; thence East on Subdivision Line 705.54 feet; thence South 663.88 feet; thence West 87.46 feet; then South 1,399.3 feet; Thence West 620 feet, to point of beginning less Road Right-of-Ways on South and East sides thereof, less the following parcel; the East 242 feet of the West 620 feet of the South 210 feet of the Northeast (NE 1/4) quarter of the Southwest (SW 1/4) quarter of section six (6), township twenty-nine (29) South, range twenty (20) East, less road Right-of-Way on South side thereof, all (20) East. less road Right-of-Way on South side thereof, all lying and being in Hillsborough County, Florida.

620 feet of the South 210 feet of the Northeast quarter of the Southwest quarter of Section 6, Township 29 South, range 20 East, less road Right-of-way on South side thereof, all lying and being in Hillsborough County,

Property Addresses: 4501 Clewis Ave., Tampa, FL 33610 and 9318 Six Mile Creek Rd., Tampa, FL

at public sale, to the highest and best bidder for cash at www.hillsborough. realforeclose.com; at 10:00 a.m. on JUNE 25, 2024, in accordance with Section 45.031 Florida Statutes.

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

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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. YESNER LAW, P.L. Shawn M. Yesner, Esq. FBN: 0155225 Lauryn V. Fabrizio, Esq. FBN: 1015838 Countryside Colonial Center 2753 S.R. 580, Suite 106

May 24, 31, 2024

The East 242 feet of the West

Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950

Email: Shawn@YesnerLaw.com

Email: Lauryn@YesnerLaw.com

Email: Terri@YesnerLaw.com

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

NOTICE OF ACTION -

GENERAL JURISDICTION DIVISION CASE NO. 29-2023-CA-006795 DIVISION: J

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR2, Plaintiff, vs.

DARRELL SMITH, et. al.

**Defendant**(s),
TO: D-MARI BRITT, UNKNOWN SPOUSE OF D-MARI BRITT 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 SOUTH 290.4 FEET OF THE EAST 150 FEET OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST. TAX MAP OR PARCEL ID NO. 92748.0025

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 JUNE 20, 2024/(30 days from Date of First Publication of this Notice) and file the origi-

nal 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a 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 15 day of MAY, 2024.

CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Isha Tirado-Baker DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-037796

May 24, 31, 2024 24-01585H

### FIRST INSERTION

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

Case #: 20-CA-001161 DIVISION: G Wells Fargo Bank, N.A.

Plaintiff, -vs,-Luis Alberto Montijo a/k/a Luis Montijo; Carolyn Tavares; Unknown Spouse of Luis Alberto Montijo a/k/a Luis Montijo; Unknown Spouse of Carolyn Tavares; JPMorgan Chase Bank, National Association. Successor in Interest to Chase Bank USA, N.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 Possession #2, if living, and all

Claimants; Unknown Parties in 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-001161 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Luis Alberto Montijo a/k/a Luis Montijo 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 July 3, 2024, the following described property as set forth in said Final Judgment, to-

LOT 22, FOREST MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 97, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF 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.comFor all other inquiries:

mtebbi@logs.comBy: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 20-322706 FC01 WNI

24-01622H May 24, 31, 2024

### FIRST INSERTION

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

Case No.: 2024-CA-002750

DIVISION: J HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN, DECEASED; JULIO GUZMAN; EMILIO GUZMAN; LUISA E. MAYER; MARIA R. ELLIOTT; GARRETT P. MESSINEO: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,

Defendants. TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN, DE-CEASED

Whose Residences are: Unknown Whose last Known Mailing Addresses

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

LOT 15 AND THE EAST 5.50 FEET OF LOT 16, AND THE WEST 4.00 FEET OF LOT 14, BLOCK 5, GANDY GARDENS 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 93, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA 4728 W. Trilby Ave., Tampa, FL

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 1228 E 7th Ave. Suite 100, Tampa, FL 33605, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the Complaint. NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon re-ceiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. Thirteenth Judicial Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894

SOLICITUDES DE ALOJAMIEN-TO POR PERSONAS CON DISCAPA-CIDAD

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Coordinador de ADA, Hillsborough County Courthouse, 800 E. Twiggs St., Sala 604, Tampa, Florida 33602, (813) 272-7040, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo

antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz. llame al 711.

DEMANN POU AKOMODASYON POU MOUN KI GEN ENFIMITE

Si ou se von moun ki enfim ki bezwen akomodasyon pou w kab patisipe nan pwosedi sa a, ou gen dwa, san ou pa bezwen peye okenn lajan, pou w jwenn yon sèten èd. Tanpri kontakte Hillsborough County Courthouse, 800 E. Twiggs St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kòdonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fè sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fè sa imedyatman apre ou fin resevwa konvokasyon an si dat ou gen pou w parèt nan tribinal la mwens pase 7 jou; si ou gen pwoblèm pou w tande byen oswa pou w pale klè, rele 711."

DATED this 14 day of MAY, 2024. CINDY STUART CLERK OF CIRCUIT COURT (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk

Jeffrey C. Hakanson, Esq. McIntyre|Thanasides 1228 E 7th Ave, Suite 100 Tampa, FL 33605 813-223-0000 May 24, 31, 2024

24-01644H

### FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY,

FLORIDA GENERAL CIVIL DIVISION CASE NO.: 23-CA-013918 GENERAL CIVIL DIVISION: A AURORA FINANCIAL GROUP,

Plaintiff, vs.
JOHN ROBERT CRUMB, et al.,

Defendants. NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Order Granting Plaintiff's Motion to Reset Foreclosure Sale entered on May 16, 2024, and the Uniform Final Judgment of Foreclosure entered on, January 23, 2024, in Case No. 23-CA-013918 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein AURORA FINANCIAL GROUP, INC, is Plaintiff, and JOHN ROBERT CRUMB and SARAH NICOLE CRUMB are Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http:// www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 22nd day of July, 2024, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 6, KINGS FOR-EST SUBDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 4308 WALIS PL. TAMPA, FL 33610

together with all existing subsequently erected or affixed buildings, improvements and

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT'S ADA COOR-DINATOR, HILLSBOROUGH COUN-TY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDI-ATELY UPON RECEIVING THIS NO-TIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated this 16th day of May 2024. SOKOLOF REMTULLA, PLLC By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq., Bar No: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff May 24, 31, 2024 24-01610H

### FIRST INSERTION

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

CASE NO. 29-2024-CA-002156 DIVISION: A SPECIALIZED LOAN SERVICING LLC, Plaintiff. vs. DIANA GAINES A/K/A DIANA L

GAINES, et al., Defendant. To: DIANA GAINES A/K/A DIANA L GAINES

4307 PIPPIN RD, PLANT CITY, FL 33567 RANDALL J. GAINES

4307 PIPPIN RD, PLANT CITY, FL 33567 UNKNOWN TENANT IN POSSES-

SION 1 4307 PIPPIN RD, PLANT CITY, FL 33567

UNKNOWN TENANT IN POSSES-SION 2 4307 PIPPIN RD, PLANT CITY, FL

33567 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:

THE EAST 212.50 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 630.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC-TION 17, TOWNSHIP 29 SOUTH, RANGE 22 EAST, LESS ROAD RIGHT-OF-WAY, 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 abovestyled Court on or before JUNE 19, 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 14 day of MAY, 2024. CINDY STUART

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: lsha Tirado-Baker Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com

23-07621FL May 24, 31, 2024 24-01623H

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24CA001785

SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, Plaintiff, vs. HEATHER MARIE WINCHELL,

Defendant(s). TO: Heather Marie Winchell 5136 Flowing Oar Road Wimauma, FL 33598-2227 Unknown Parties in Possession

5136 Flowing Oar Road Wimauma, FL 33598-2227 YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Hillsborough County, Florida:

Lot 6, Block 3, FOREST BROOKE PHASE 2B AND 2C, according to the Plat thereof, recorded in Plat Book 135, Page(s) 57 to 63 of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, JENNIFER SINCLAIR, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 06/20/2024, and file the origi-

nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 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: MAY 14 2024.

Cindy Stuart CLERK OF THE COURT (SEAL) By: /s/ Patricia Corbin Deputy Clerk

JENNIFER SINCLAIR, ESQUIRE Plaintiff's Attorney ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 24-01613H May 24, 31, 2024

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

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 2016-CA-002605

DIVISION: C JPMorgan Chase Bank, National

Plaintiff, -vs.-Jessica Bowe; Robert Bowe; 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

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure

Claimants

Defendant(s).

sale or Final Judgment, entered in Civil Case No. 2016-CA-002605 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Jessica Bowe 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 18, 2024, the following described prop-

ment, to-wit: LOT 2, OF GREEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 118. PAGE(S) 198 AND 199, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

erty as set forth in said Final Judg-

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at

1-800-955-8770." LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/Lara Diskin FL Bar # 43811 for Michael L. Tebbi, Esq. FL Bar # 70856 16-298476 FC01 CGG

24-01643H

### IN AND FOR HILLSBOROUGH

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, COUNTY, FLORIDA CASE NO. 23-CA-013088

NOTICE OF FORECLOSURE SALE.

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs ZYRA ZAYAS: FIGURE LINE OF CREDIT TRUST 2020-1; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; TOWNHOMES OF SUMMERFIELD HOMEOWNERS ASSOCIATION, INC.

Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 22, 2024, and entered in Case No. 23-CA-013088, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. LAKEVIEW LOAN SERVICING. LLC, is Plaintiff and ZYRA ZAYAS; FIGURE LINE OF CREDIT TRUST 2020-1: SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; TOWNHOMES OF SUMMERFIELD HOMEOWNERS ASSOCIATION. INC, are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough. realforeclose.com, at 10:00 a.m., on the 24TH day of JUNE, 2024, the following described property as set forth in said

Final Judgment, to wit: LOT 2, BLOCK 10, OF SUM-MERFIELD VILLAGE 1, TRACT 2, PHASE 3, 4 & 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 107, PAGE 228, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

### FIRST INSERTION

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 the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta avuda. Tenga la amabilidad de ponerse en contacto con ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602; teléfono número (813) 272-7040,, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días;

si usted tiene discapacitación del oído o de la voz, llame al 711.

Si vous êtes une personne handicapée qui abesoin de mesures d'adaptation pour participer à cette procedure, vous avez droit, sans frais pour vous, à une curtained assistance. Veuillez contractor ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040 au moins 7 jours avant votre comparution prevue au tribunal, ou immédiatement après avoir recu cette notification si le délai avant la comparution prevue est inférieur à 7iours: si vous êtes malentendant ou avez un trouble de la parole, appelez le 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte ADA Coordinator kòòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Hillsborough la ki nan Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602; telefòn li se (813) 272-7040 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 15th day of May, 2024 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 FB18409-23/sap May 24, 31, 2024

24-01581H

### FIRST INSERTION

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

Case No.: 24-CA-001435 RIVERVIEW COVENANT GROUP LLC, and RIVERVIEW EXCHANGE, LLC, Plaintiff, v.

GULF SUGAR LLC, a dissolved Florida Limited Liability Company doing business as "Twisted Sugar," SHAWN BOER and NATHLIE BOER.

Defendant. To the following Defendant(s):

NATHLIE BOER 16756 CARLTON POND STREET WIMAUMA, FL 33598

YOU ARE NOTIFIED that an action for Damages and Breach of Contract has been filed against you related to a Lease of a commercial premises and related Guaranty Agreement both dated May 23, 2022, related to the commercial premises located at 13159 SOUTH US HIGHWAY 301, RIVERVIEW, FLORIDA 33578, BUILDING G.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before 05/20/2024, 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 de-

manded 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 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.

May 24, 31, 2024

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail.

Administrative Office of the Courts Attention: ADA Coordinator 800 E. Twiggs Street Tampa, FL 33602 Phone: 813-272-7040 Hearing Impaired: 1-800-955-8771 Voice impaired: 1-800-955-8770 e-mail: ADA@fljud13.org WITNESS my hand and the seal of this Court this day of APR 11 2024. Clerk of the Court

As Deputy Clerk Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324

May 24, 31, 2024 24-01645H

(SEAL) By /s/ Patricia Corbin

### Notice Of Sale

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

CASE NO.: 23-CA-014059 HD ROOFING AND CONSTRUCTION, LLC,

Plaintiff, v. CHRISTOPHER BADERTSCHER: and JENNIFER BADERTSCHER,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to that Final Judgment of Construction Lien Foreclosure, entered March 11, 2024, in Case No. 23-CA-014059, Hillsborough County Circuit Court, wherein HD Roofing and Construction, LLC, is the Plaintiff and Christopher Badertscher and Jennifer Badertscher are the Defendants, Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com, the Clerk's website

for online auctions, at 10:00 AM on July 1, 2024, the following described property as set forth in said Final Judgment of Construction Lien Foreclosure:

FIRST INSERTION

Parcel ID Number: 088329-4602, also described in that Notice of Commencement recorded as Instrument Number Hillsborough 2022559868. County Public Records.

Property Address: Bridgeglade Lane, Lithia, FL 33547

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 pursuant to \$45.031 Fla. Statutes.

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, 800 E. Twiggs Street, Room 604 Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. Dated May 10, 2024

Attorney for Plaintiff Scott Sheffler, Esq. Worman & Sheffler, P.A. 2600 Lake Lucien Drive, Suite 405 Maitland, FL 32751 Phone: (407) 843-5353 Email: eServiceSSS@wormanlaw.com May 24, 31, 2024 24-01582H



# **PUBLISH YOUR LEGAL NOTICE**

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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

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





A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

### **OFFICIAL** COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

**CHARLOTTE COUNTY** 

charlotteclerk.com

LEE COUNTY

leeclerk.org **COLLIER COUNTY** 

collierclerk.com

HILLSBOROUGH **COUNTY** hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

**POLK COUNTY** 

polkcountyclerk.net

**ORANGE COUNTY** 

myorangeclerk.com

### SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

#### NOTICE TO BIDDERS CHILDREN'S HOME NETWORK, INC. CAMPUS UPGRADES AND RENOVATIONS 10909 MEMORIAL HIGHWAY, TAMPA, FLORIDA 33615

Children's Home Network is undertaking a project and seeking a qualified General Contractor to perform the following Scope

- 1. Install Impact Resistant Windows in Paisley/Conn/Auxiliary Buildings
- 2. Replace original Gymnasium Roof
- 3. Replace seven (7) HVAC units on gym roof
- 4. Remodel Men's/Women's Bathrooms in Gym
- 5. Install updated Gym Lighting6. Grease Trap Demolition & New Installation

7. Construct a 20' x 34' on-campus pavilion to provide outdoor covered space

The bids shall include detailed budgets and a schedule for the project. Provide a minimum of (3) references for projects with similar scope and size. All bids must be submitted to the email address of Mr. Douglas Bolin, Senior Director Administration on behalf of Children's Home Network, Inc at dbolin@childrenshomenetwork.org no later than **Wednesday**, **June 12th**, **2024** at 1:00 PM EST. The successful bidder shall be notified individually.

Location of Project: 10909 Memorial Highway, Tampa, FL 33615

Contact Person: Mr. Douglas Bolin, Senior Director Administration, Children's Home Network.

Contact Phone Number: 813-864-1431

Bid Packages must be emailed to Douglas Bolin, Senior Director Administration at dbolin@childrenshomenetwork.org

A MANDATORY in-person Pre-bid / Bid meeting, will be held on Wednesday, May 29th, 2024 starting at 10:00 AM EST. If you plan to attend, please provide your email to Douglas Bolin at <a href="mailto:dbolin@childrenshomenetwork.org">dbolin@childrenshomenetwork.org</a> so he may send you an

Attendees shall sign into meeting with their full name and company name when logging in or arriving on site. Only companies joining the meeting shall be eligible to turn in a bid. Failure to arrive at the meeting within the first half hour of the meeting may disqualify the potential bidder from participating in the bidding process. The meeting will include a project overview, presenta-

tion of federal funding requirements, and in-person tour of the project locations on the campus.

A MANDATORY second meeting may be held at the project site for parties interested in the project. This will be held on Wednesday, June 5th, 2024 starting at 10:00 AM EST. A request for the second meeting shall be made by Monday, June 3rd, 2024 by 5:00 PM EST. Depending on the number of interested parties, another site visit date may be added to keep the

All questions regarding the project must be submitted in writing to Douglas Bolin at dbolin@childrenshomenetwork.org. The question period will be closed on Friday, June 7th, 2024 at 12:00 PM EST. Responses to the questions will be issued as addenda to the construction documents and will be sent via email to all registered bidders by Monday, June 10th, 2024 by

Sealed general bids for this project will be accepted from eligible bidders via the email address of dbolin@childrenshomenetwork.org until 1:00 PM EST, Wednesday, June 12th, 2024. The successful bidder shall be notified

NOTICE TO BIDDERS / PROSPECTIVE CONTRACTOR(S)
This project, will be federally funded, in part or whole through the Hillsborough County, Affordable Housing Services, with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) and as such, bidder must comply with Presidential Executive Order 11246, as amended by Executive Order 11375; Title VII of the Civil Rights Act of 1964 as amended; the Davis-Bacon Act of 1968, as amended; the Copeland Anti-Kickback Act; the Contract Work Hours and Safety Standards Act and all other applicable federal, state and local laws, regulations, and ordinances. All bidders must adhere to 2 CFR 200.317 - 2 CFR 200.326.

Note that the successful bidder is required to pay workers on this project at least the minimum wages as determined in the

Wage Determination Decision included in the Bidder's package; and that the contractor must ensure that employees are not discriminated because of race, color, religion, sex, or national origin.

This project is also a Section 3 covered activity. Section 3 requires that job training, employment and contracting opportuni-

ties be directed to very-low and low-income persons or business owners who live in the project's area.

The Awarding Authority reserves the right to reject any or all general bids, if it is determined to be in the public interest to do so, and to reject any bid if it determines that such bid does not represent the bid of a person competent to perform the work as specified or that less than three such bids were received and that the prices are not reasonable for acceptance.

May 17, 24, 2024 24-01521H

### --- ESTATE ---

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-003882 IN RE: ESTATE OF BARBARA ROSE CATALANO, a/k/a Barbara Catalano, Deceased.

The Administration of the Estate of Barbara Rose Catalano, deceased, whose date of death was August 31, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is May 17, 2024.

### Personal Representative: **Dorothy Ann Catalano**

207 W. 103rd Ave Tampa, Florida 33612 Attorney for Personal Representative: Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A.

Attorneys for Petitioner 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119

Fax Number: (727)290-4044 Email:

filings@FLprobatesolutions.com  $sandra@\overline{FL} probate solutions.com$ 

24-01522H

May 17, 24, 2024

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1059 **Division Probate** IN RE: ESTATE OF

CHARLES WELDON PARSONS Deceased.

The administration of the estate of Charles Weldon Parsons, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 17, 2024.

#### Personal Representatives: Catherine Parsons Emmett and **Judith Irene Parsons** c/o Boyer & Boyer, P.A.

46 N Washington Blvd. Ste 21

Sarasota, FL 34236 Attorney for Personal Representatives: Andrew R. Boyer, Esq. Florida Bar Number: 35409 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: aboyer@boyer.com Secondary Email: service@boyerboyer.com

24-01524H

May 17, 24, 2024

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 2022-CP-4350 Division A IN RE: ESTATE OF ALFRED DION.

Deceased.

The administration of the estate of AL-FRED DION, deceased, whose date of death was November 14, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110 Tampa, FL 33601. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 17, 2024.

### JULIE GODDARD

Curator P.O. Box 273792

Tampa, FL 33688 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: afriedrich@hnh-law.com May 17, 24, 2024 24-01564H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 24 CP 1545 IN RE: ESTATE OF File No. 24-CP-001630 Division A CHARLES W. TYREE IN RE: ESTATE OF

Deceased. The administration of the estate of Oscar David Quate, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110. Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

OSCAR DAVID QUATE,

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is May 17, 2024.

**Personal Representative:** /s/ Linda S. Faingold 5334 Van Dyke Road Lutz, Florida 33558 Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road

Lutz, FL 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com May 17, 24, 2024 24-01547H

### SECOND INSERTION

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

PROBATE DIVISION File Number 24-CP-001451 Division W Florida Bar No. 144663 IN RE: ESTATE OF CAROLYN E. WATERS

Deceased. The administration of the estate of CAROLYN E. WATERS, deceased, whose date of death was March 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 17, 2024.

#### Personal Representative Name: /s/ RHONDA GAIL TOMLINSON

Address: 5908 Bob Head Road, Plant City, FL 33565 Attorney for Personal Representative /s/ Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 104 N. Evers St., Ste. 201 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com 24-01545H May 17, 24, 2024

## --- **ESTATE** ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

**Deceased.**The administration of the estate of

Charles W. Tyree, deceased, whose date of death was February 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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 17, 2024. Personal Representative: /s/ Toni Birkenmaier 9125 Lytham Court Orlando, Florida 32819

Attorney for Personal Representative: /s/ Tamara Vaughn, Attorney Florida Bar Number: 903360 2775 NW 49th Avenue Suite 205 PMB 310 Ocala, Florida 34482 Telephone: (941) 815-8551 E-Mail: tamaravaughn@aol.com May 17, 24, 2024 24-01550H

### SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001266 IN RE: ESTATE OF GERALD P. PIONTEK,

Deceased. The administration of the estate of Gerald P. Piontek, deceased, whose date of death was November 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 17, 2024. Personal Representative:

/s/ John P. Piontek 746 S. Highland Avenue Arlington Heights, Illinois 6005 Attorney for Personal Representative: /s/ Kevin Hernandez, Esquire Attorney for the Personal Representative FBN 0132179 SPN 02602269 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N. Suite 101 Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email:

Secondary email:

Secondary email:

May 17, 24, 2024

eservice1@thehernandezlaw.com victoria@thehernandezlaw.comhms@thehernandezlaw.com

24-01537H

### FOURTH INSERTION

FORMAL NOTICE OF PETITION FOR SUMMARY ADMINISTRATION

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 97-CP-171 PROBATE DIVISION IN RE ESTATE OF:

JUANITA WANDA BERRY,

IN THE CIRCUIT COURT OF THE

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 hear-

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001459 IN RE: ESTATE OF

JOHN ELLIOTT WRIGHT

A/K/A JOHN E. WRIGHT, Deceased. The administration of the estate of JOHN ELLIOTT WRIGHT, also known as JOHN E. WRIGHT, 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 P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 17, 2024.

#### LORI E. OSSI Personal Representative 4012 W. Horatio St.

Tampa, FL 33609 ASHLEY G. FRIEDRICH Attorney for Personal Representative Florida Bar No. 1007955 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: (813) 251-8659 Email: afriedrich@hnh-law.com May 17, 24, 2024 24-01565H

### --- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000634

Division B IN RE: ESTATE OF ANNA MAE HARDING A/K/A ANNA MAY HARDING A/K/A ANN HARDING Deceased.

The administration of the estate of ANNA MAE HARDING A/K/A ANNA MAY HARDING A/K/A ANN HARD-ING, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2024.

#### Personal Representative: /s/ Amanda Lauren Canipe n/k/a Amanda Lauren Canipe Rodriguez

149 Chidlaw Lane Colorado Springs, CO 80916 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com May 17, 24, 2024 24-01496H

### SECOND INSERTION

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

PROBATE DIVISION File No. 24-CP-000430 Division B IN RE: ESTATE OF JACK GEORGE SPINDLER

Deceased. The administration of the estate of Jack George Spindler, deceased, whose date of death was June 28, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2024.

#### Personal Representative: Jennifer Brock

1707 Cherry Laurel Drive Columbia SC 29204 Attorney for Personal Representative: Nancy J. Oset, Attorney Florida Bar Number: 402516 2706 Alternate 19 North, Suite 219 Palm Harbor, FL 34683 Telephone: (727) 510-4686 Fax: (727) 510-4686 E-Mail: nancyosetlaw@gmail.com May 17, 24, 2024 24-01497H

#### SECOND INSERTION

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

PROBATE DIVISION File No. 24-CP-001512 IN RE: ESTATE OF PHYLLIS SEGER CHISHOLM, A/K/A PHYLLIS JUNE CHISHOLM A/K/A PHYLLIS S. CHISHOLM

Deceased. The administration of the estate of PHYLLIS SEGER CHISHOLM. also known as PHYLLIS JUNE CH-ISHOLM A/K/A PHYLLIS S. CH-ISHOLM, deceased, whose date of death was April 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2024. DOUGLAS SCOTT CHISHOLM

Personal Representative 10617 Carrollwood Dr. Tampa, FL 33618 James P. Hines, Jr. Florida Bar No. 061492 Ashlev G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: afriedrich@hnh-law.com

### SECOND INSERTION

May 17, 24, 2024

24-01498H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-4312 Division A IN RE: ESTATE OF TANARA LYNEA FIELDS,

Deceased. The administration of the estate of TANARA LYNEA FIELDS, deceased, whose date of death was December 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal repre-

sentative'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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

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

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

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 17, 2024

### JOAN ALEXANDER MARTINEZ

Personal Representative 2104 W. Cool Springs Rd, Apt. P2 Tampa, FL 33604 JAMES P. HINES, JR. Florida Bar No. 061492 MORGAN A. ROBINSON Florida Bar No. 1038923 Attorneys for Personal Representative Hines Norman Hines, PI 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: mrobinson@hnh-law.com May 17, 24, 2024 24-01499H

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001462

Division B IN RE: ESTATE OF SARA LOUISE FARLEY, Deceased.

The administration of the estate of SARA LOUISE FARLEY, deceased, whose date of death was March 2, 2024. is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is: May 17, 2024.

### CHARLES FARLEY, JR. **Personal Representative** 4103 W. Bank Ave

Tampa, FL 33624 MORGAN A. ROBINSON Attorney for Personal Representative Florida Bar No. 1038923 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: (813) 251-8659 Email: mrobinson@hnh-law.com May 17, 24, 2024 24-01507H

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA CASE NO.: 24-CP-001457 PROBATE DIVISION: A - JUDGE CATHERINE M. CATLIN IN RE: ESTATE OF ANTHONY J. GALFO, A/K/A ANTHONY GALFO, A/K/A TONY GALFÓ,

Deceased. The administration of the estate of AN-THONY J. GALFO, a/k/a ANTHONY GALFO, a/k/a TONY GALFO, deceased, whose date of death was Febru-

ary 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Avenue, Room 1071, Plant City, Florida 33563. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION 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 17, 2024.

### Co-Personal Representatives ANNE MARIE GALFO 21 Gaskill Drive

Little Egg Harbor, New Jersey 08087

### LISA STRUNK

102 Wilson Avenue Reading, Pennsylvania 19606 Attorney for Co-Personal Representatives MICHAEL L. SALAD, ESQ. Florida Bar No. 92018 Cooper Levenson, P.A. 500 E. Broward Blvd., Suite 1710 Fort Lauderdale, FL 33394 Telephone: (954) 889-1850 E-mail Address: msalad@cooperlevenson.com May 17, 24, 2024 24-01508H

### SECOND INSERTION

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

PROBATE DIVISION File No. 23-CP-004048 IN RE: ESTATE OF MARY KELLY PARLETT, Deceased.

The administration of the estate of Mary Kelly Parlett, deceased, whose date of death was July 6, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is May 17, 2024.

#### Personal Representative: June Marie Norsworthy

7671 Ashford Ct N St. Petersburg, FL 33709 Attorney for Personal Representative: Agnes Mombrun Geter, Esq. Florida Bar No. 77001 MOMBRUN LAW, PLLC 2850 34th St N, #350 St. Petersburg, FL 33713 Email Addresses: agnes@mombrunlaw.com info@mombrunlaw.com Telephone: 321,216,2040 Facsimile: 321.216.2070 May 17, 24, 2024

#### 24-01509H 17, 2024.

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

PROBATE DIVISION Division A File No. 24-CP-00289 IN RE: ESTATE OF PENNIE GAIL KENDRICK Deceased.

The administration of the estate of Pennie Gail Kendrick, deceased, whose date of death was December 2, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan St., Room 1071, Plant City, FL.. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2024.

#### Personal Representative: MELISSA KAREN SCOFIELD

802 Center Ave. Brandon, Florida 33511-7761 Attorney for Personal Representative: Mitchell A. Sherman, Esq. Attorney Florida Bar Number: 387551 111 2ND AVE. NE SUITE 352 St. PETERSBURG, FL 33701 Telephone: (727) 486-6350 Fax: (727) 371-2730

E-Mail: eservice@mshermanesq.com

24-01510H

Secondary E-Mail:

May 17, 24, 2024

mas@mshermanesq.com

### SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration -Publication) IN THE CIRCUIT COURT IN AND

FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-001561 IN RE: ESTATE OF

MARY L. KRAFT, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE:

You are hereby notified that the administration of the estate of Mary L. Kraft, deceased, File Number 24-CP-001561, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602: that decedent's date of death was March 8, 2024; that the total value of the non-exempt estate is \$0.00; and that the name and addresses of the petitioner and the partitioner's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the 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 PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of First Publication is May

#### Petitioner: Daniel J. Kraft

2011 Darlington Oak Drive Seffner, Florida 33584 SPENCER FANE LLP /s/ Derek Larsen-Chaney Florida Bar Number: 099511 Josh Podolsky Florida Bar Number: 726761 Spencer Fane LLP 201 N. Franklin Street, Suite 2150 Tampa, Florida 33602 Tel. (813) 424-3523 / (813) 424-3524 E-Mail: jpodolsky@spencerfane.com dlarsenchanev@spencerfane.com May 17, 24, 2024 24-01523H

### THIRD INSERTION

AMENDED NOTICE OF ACTION FOR PETITION FOR ADMINISTRATION

IN THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2023-CP-1907 IN RE: ESTATE OF KEVIN ALAN GILMARTIN.

### Deceased.

TO: Theresa G. Gilmartin, 614 Clairvaux Rue, Seffner, FL 33584  $\,$ 

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 it on Drew Daddono, Esq., whose address is 1227 North Franklin Street, Tampa, Florida 33602, on or before 5-31-24, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 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 without further notice.

Dated: May 3, 2024.

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Becki Kern, Deputy Clerk

Drew Daddono, Esq. 1227 North Franklin Street Tampa, Florida 33602  $May\,10,17,24,31,2024 \quad 24\text{-}01437H$ 



### SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA

PROBATE DIVISION UCN:292024CP001128 File#24-CP-001128 Division: A IN RE: ESTATE OF EILEEN L. ESLICK

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of EILEEN L. ESLICK, deceased, File Number UCN:292024CP001128; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602; that the decedent's date of death was January 22, 2024; that the total value of the estate is Wells Fargo Savings Acct#\*\*3601 \$548.23 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Creditors: Christopher J. Eslick 11234 112th Street Largo, FL 33778 Beneficiaries: ERIN ELIZABETH ESLICK 11234 112th Street Largo, FL 33778ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 17, 2024.

### **Person Giving Notice:** /s/Erin Elizabeth Eslick ERIN ELIZABETH ESLICK

 $11234\ 112th\ Street$ Largo, FL 33778 Attorney for Person Giving Notice: /s/Danielle McManus Noble Danielle McManus Noble Attorney for Petitioners Florida Bar No. #119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@ mcmanusestateplanning.com Email: LawOffice@ McManusEstatePlanning.com May 17, 24, 2024 24-01500H

# **PUBLISH YOUR LEGAL NOTICE**

We publish all Public sale, Estate & Courtrelated notices

 We offer an online payment portal for easy credit card payment

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

• Simply email your notice to legal@ businessobserverfl.com



--- ESTATE ---

### NOTICE TO HEIRS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION CASE NO.: 24-CP-001413 IN RE: ESTATE OF

RUTH EVON WHITE,

Deceased. The administration of the Estate of RUTH EVON WHITE, deceased, who died on March 10, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Catherine M. Catlin, 800 E. Twiggs Street, Room 445 (Courtroom #415), Edgecomb Courthouse, Tampa, Florida 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

There is an action pending in the Circuit Court for Hillsborough County, Florida, Probate Division for summary administration, to determine the homestead status of the decedent's real property and to sell the real property once it is determined to be the homestead of the decedent. The property is located at 12212 ELNORA DRIVE, RIVERVIEW, FLORIDA, 33579, with a legal description of TRACK 6, BLOCK 6, TROPI-CAL ACRES SOUTH SUBDIVISION, UNIT #1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 13 OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA., together with improvements thereon with the county Tax Identification number: Folio: 077426-2284; PIN: U-03-3 1-20-2U7-000006-00006.0.

The decedent was survived by multiple children, grandchildren and great grandchildren, some of which the Peti-tioner has been unable to locate or contact to date. The property listed above shall pass, based on the intestacy laws of the State of Florida, to Nancy Weems (1/6), Kenny Casey Bamber (1/6), Jerry White (1/6), Susan White (1/6), Penny Faulk (1/6), Garrett White (possibly deceased) (1/12), and Tira Whitlow (1/12

or 1/6 if Garrett White is deceased).

Pursuant to Florida Statutes § 49.011, any beneficiary who has not joined the Petition for Summary Administration and the Petition to Determine Homestead Status of Real Property shall have 28 days from the date of the first publication of this notice to contact either the court or the petitioner's attorney and join the petition(s) or file an objection. If the beneficiary fails to do either, an Order of Summary Administation and an Order Determining Homestead Status of Real Property will be entered by the Court.

The Orders will authorize the proceeds from the sale of the property described above owed to any beneficiary who fails to contact either the court or the petitioner's attorney to be deposited into the court registry. Further, the Orders will authorize the appointment of a special magistrate, Dennis A. Creed (Creed Law Group), to sign any closing paperwork on behalf of any beneficiary who fails to contact either the court or the petitioner's attorney. The special magistrate shall be compensated at a rate of \$350 per hour, which will be deducted from the proceeds of the sale prior to disbursement of any funds to the beneficiaries.

The date of first publication of this notice is May 10, 2024.

Nancy Weems Petitioner & Beneficiary 12212 Elnora Drive

Riverview, Florida 33579 Aaron J. Bedy

Attorney for the Petitioner Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com May 10, 17, 24, 31, 2024

24-01417H

### --- 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.: 23-CA-795

DIVISION: K NEW FALLS CORPORATION, an Ohio corporation, Plaintiff, v.

JOHN J. PHILLIPS and ELIZABETH PHILLIPS, individually, NEWSPAPER PRINTING COMPANY, INC., a Florida corporation, ASSET ACCEPTANCE, LLC, a Delaware limited liability company, XEROX

CORPORATION, a New York corporation, and UNKNOWN TENANT(S) IN POSSESSION. Defendants.
NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment of Foreclosure dated April 22, 2024, entered in Case No. 23-CA-795 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, the clerk, Cindy Stuart, will sell to the highest and best bidder for cash at www. hillsborough.realforeclose.com, 10:00 a.m. on the 21st day of June, 2024, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: THE NORTH HALF OF TRACT

1 IN THE NORTHEAST QUAR-TER OF SECTION 2, TOWN-SHIP 27 SOUTH, RANGE 17 EAST, OF KEYSTONE PARK COLONY, LESS THE EAST 18 FEET THEREOF, OF THE PUBLIC RECORDS OF HILLS-BOROUGH COUNTY, FLORI-DA. ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 55, PUBLIC RECORDS AFORE-SAID. LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN OF-FICIAL RECORD BOOK 4170, PAGE 1943, AS CORRECTED IN OFFICIAL RECORD BOOK 4242. PAGE 1465. IN THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

IDA AND LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN OF-FICIAL RECORD BOOK 4170, PAGE 1944 AND CORRECTED IN OFFICIAL RECORD BOOK 4203, PAGE 603, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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 Line (813) 272-7040: Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 9th day of May, 2024. Lorium Lav 101 N.E. Third Avenue, Suite 1800 Fort Lauderdale, Florida 33301 Telephone (954) 462 8000 Telecopier (954) 462 4300 By /s/ Richard B. Storfer Richard B. Storfer Florida Bar No. 984523 rstorfer@loriumlaw.com Jason E. Slatkin Florida Bar No. 040370 jslatkin@loriumlaw.com May 17, 24, 2024 24-01512H

#### SECOND INSERTION

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

Case No.: 24-CP-001655 Division: A IN RE ESTATE OF WILLIE JAMES

Deceased.

To: Ricky James

YOU ARE NOTIFIED that a Petition for Summary Administration pursuant to Florida Statute §735.203 has been filed in this court. You, Ricky James, are a beneficiary of the Estate of Willie James, deceased.

This action was instituted in the Thirteenth Judicial Circuit Court, Hillsborough County, Florida, and is styled In Re Estate of Willie James,

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 06/17/24 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 05/14/24

Clerk of the Circuit Court (SEAL) By: /s/ RYAN MARSH As Deputy Clerk

May 17, 24, 31; June 7, 2024 24-01566H

### SECOND INSERTION

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

File No.: 24-CP-001424 Division: B IN RE: ESTATE OF RICHARD B. LEWIS, Deceased.

The administration of the Estate of Richard B. Lewis, deceased, whose date of death was March 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 17, 2024.

Personal Representative: Sarah Ann Roley 58 Strickland Street Manchester, Florida 06042

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

May 17, 24, 2024 24-01546H

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

### SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-002006 THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1,

Plaintiff, vs. VERONICA O. NELSON A/K/A VERONICA NELSON AND DEBRA O. PORTER, et. al.

**Defendant**(s), TO: DEBRA O. PORTER, UNKNOWN SPOUSE OF DEBRA O. PORTER, 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.

TO: UNKNOWN TRUSTEE OF THE MAGNOLIA GREENS TRUST, UN-KNOWN BENEFICIARIES OF THE MAGNOLIA GREENS TRUST,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

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

following property: BEGINNING AT A POINT 356 FEET EAST AND 25 FEET
SOUTH OF THE NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC-TION 4, TOWNSHIP 29 SOUTH, RANGE 19 EAST, RUN THENCE WEST 119 FEET, THENCE SOUTH 92 FEET,

THENCE EAST 118 FEET AND NORTH 92 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 06/17/2024/ (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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for 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 MAY 09 2024.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patricia Corbin DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-048477 May 17, 24, 2024 24-01515H

--- ACTIONS / SALES ---

### FOURTH 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 Peti-

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

 $May\ 3, 10, 17, 24, 2024 \qquad 24\text{-}01356H$ 

#### 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 DIVISION CASE NO. 12-CA-013343 DIVISION: RF -Section I

BANK OF AMERICA, N.A.1, Plaintiff, vs. THE UNKNOWN SUCCESSOR TRUSTEE OF THE LEONARD CAMPBELL, SR. IRREVOCABLE FAMILY TRUST; LEONARD CAMPBELL, JR.; SARAH D. CAMPBELL; VERNELL SAVAGE; NOVELAR CHERRY; ALFORD CAMPBELL; BARBARA GREEN;  $HAROLD\ CAMPBELL,\ SR.;$ JUSTINE ANDERSON; PAMELA WILLIAMS; RACHEL MAXWELL; UNKNOWN TRUSTEE OF THE LEONARD CAMPBELL, SR. IRREVOCABLE FAMILY TRUST; CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA, DEPT OF TREASURY-INTERNAL REVENUE SERVICE; UNKNOWN BENEFICIARIES OF THE LEONARD CAMPBELL, SR. IRREVOCABLE FAMILY TRUST; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TULLOCH; WILLIAM CAMPBELL,

ELLA CAMPBELL, DECEASED; BENJAMIN MARCUS, JR.; JAMES MARCUS; LOYCE MARCUS JR.; LINDA CAMPBELL; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). The Plaintiff is U.S. BANK, NATIONAL ASSOCIATION AS

LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST. Pursuant to the Order substituting plaintiff, Christiana Trust, A **Division of Wilmington Savings** Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 5 ("Christiana") became plaintiff. Then Christiana assigned its interest in the Note and Mortgage to Plaintiff in the Assignment of Mortgage recorded on March 2, 2018 at Official Records Book 25592, Page 1854 of the Public Records of Hillsborough County, Florida. pursuant to the Order substituting plaintiff dated 12/6/2017. NOTICE IS HEREBY GIVEN pursu-

ant to an Order or Summary Final Judgment of foreclosure dated May 7, 2024, and entered in Case No. 12-CA-013343 of the Circuit Court in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and THE UNKNOWN SUCCES-SOR TRUSTEE OF THE LEONARD CAMPBELL, SR. IRREVOCABLE FAMILY TRUST; LEONARD CAMP-BELL, JR.; SARAH D. CAMPBELL; VERNELL SAVAGE; NOVELAR CHERRY; ALFORD CAMPBELL; BARBARA GREEN; HAROLD CAMP-BELL, SR.; JUSTINE ANDERSON; PAMELA WILLIAMS; RACHEL MAXWELL; UNKNOWN TRUSTEE OF THE LEONARD CAMPBELL, SR. IRREVOCABLE FAMILY TRUST: CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY FLOR-IDA; STATE OF FLORIDA; UNITED STATES OF AMERICA, DEPT OF TREASURY-INTERNAL REVENUE SERVICE; UNKNOWN BENEFICIA-RIES OF THE LEONARD CAMP-

BELL, SR. IRREVOCABLE FAMILY TRUST; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELLA CAMPBELL, DECEASED; BENJAMIN MARCUS, JR.; JAMES MARCUS; LOYCE MARCUS TULL-OCH; WILLIAM CAMPBELL, JR.; LINDA CAMPBELL; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www. hillsborough.realforeclose.com, 10:00 a.m., on August 26, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 1 ACRE OF A TRACT BEGINNING 476.68 FEET EAST OF THE NORTH-WEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC-TION 27, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST 427.32 FEET; THENCE SOUTH 507.54 FEET, THENCE WEST 118.5 FEET; THENCE NORTH 132.0 FEET; THENCE WEST 308.52 FEET: THENCE NORTH 375.54 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 155.0 FEET OF THE EAST 100.0 FEET THEREOF.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, TO RE-QUEST SUCH AN ACCOMMODA TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAM-PA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13. ORG.

DATED 5/13/24. By: /s/ Greg H. Rosenthal Florida Bar No.: 955884 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-165380 / TM1 24-01539H May 17, 24, 2024

# SAVE

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

#### SECOND INSERTION

SECOND NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-CA-011859

Division: D VALLEY NATIONAL BANK, a national banking association, Plaintiff, v.

AGUILA INVESTMENTS, LLC, a Florida limited liability company, AGUILA SANDWICH SHOP CORPORATION, a Florida corporation, ALEXANDER RODRIGUEZ MARTIN, an individual, THE UNITED STATES OF AMERICA, ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, and UNKNOWN TENANT(S) IN POSSESSION.

Defendants. Notice is hereby given that pursuant to the Amended Uniform Final Judgment of Foreclosure entered November 15. 2023 and Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on May 9, 2024 in the abovecaptioned case, the Clerk of the Circuit Court for Hillsborough County, Florida will sell the property located in Hillsborough County, Florida described as:

LOTS 23, 24, 25, 69 AND 70, BLOCK 5, HOMELANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 14, PAGE 12. OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH:

All equipment, fixtures, and other articles of personal prop-erty now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to. all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. Property Address: 3200 West Hillsborough Avenue, Tampa, Florida 33614

at a public sale to the highest and best bidder for cash, at www.hillsborough. realforeclose.com, beginning at 10:00 a.m. on June 11, 2024.

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, 801 East Twiggs 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: May 10, 2024. For the Court: /s/ Patrick M. Mosley Patrick M. Mosley, Esq. Florida Bar No. 0033735 Sarah E. Gunn, Esq. Florida Bar No. 1050375 Hill Ward Henderson 101 East Kennedy Blvd., Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Facsimile: (813) 221-2900 Email: patrick.mosley@hwhlaw.com Email: sarah.gunn@hwhlaw.com Email: tricia.elam@hwhlaw.com Attorneys for Plaintiff Valley

National Bank

May 17, 24, 2024

24-01525H

### 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-001928 Truist Bank

Plaintiff, vs. David Wells; et al Defendants.

TO: Janet L. Wells a/k/a Janet Wells Last Known Address: 101 Barrington Dr. Brandon, Fl. 33511

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

LOT 6, BLOCK 2, BARRINGTON OAKS EAST, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 54, PAGE 1, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St. Suite 130. Ft. Lauderdale. FL 33309, within thirty (30) days of the first date of publication on or before 06/17/2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme-

NOTICE OF SALE

UNDER FLA. STAT. CHAPTER 45

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO: 22-CA-003711

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY IN ITS CAPACITY AS

CREDITORS, TRUSTEES, OR

BY, THROUGH, UNDER, OR

OTHER CLAIMANTS CLAIMING

AGAINST DAVID A. SMITH A/K/A

NOTICE IS GIVEN that, in accordance

with the Uniform Consent Final Judg-

ment of Foreclosure dated March 13,

2023 and the Order on Plaintiff's Mo-

tion to Reschedule Foreclosure Sale

dated April 22, 2024, in the above-

styled cause, the Clerk of Circuit Court,

Cindy Stuart, shall sell the subject

property at public sale on the 20th day

of June, 2024, at 10:00 am to the high-

est and best bidder for cash, at www.

hillsborough.realforeclose.com on the

DAVID ANDERSON SMITH JR.,

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

INDENTURE TRUSTEE OF CIM

U.S. BANK NATIONAL

TRUST 2021-NR2.

Plaintiff v.

DECEASED,

Defendant(s).

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on MAY 09 2024.

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

As Deputy Clerk Julie York, Esquire Brock & Scott, PLLC. the Plaintiff's attorney 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 File # 24-F00141 May 17, 24, 2024 24-01541H

SECOND INSERTION

#### SECOND INSERTION

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

CASE No. 22-CA-000328 REVERSE MORTGAGE FUNDING

Plaintiff, vs. MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 19th day of June, 2024, the following described property:

LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982

DATED this 13th day of May, 2024.

Karissa. Chin-Duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0809 / JSchwartz May 17, 24, 2024 24-01538H

#### SECOND INSERTION

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

CIVIL ACTION CASE NO.: 29-2024-CA-002135 DIVISION: J

WELLS FARGO BANK, N.A. Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CLIFFORD L. GRIM AKA CLIFFORD L. GRIM III, DECEASED, et al,

Defendant(s). To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST CLIFFORD L. GRIM AKA CLIFFORD L. GRIM III, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 11, OF ARBOR GREENE PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 10222 DEVONSHIRE

LAKE DR TAMPA FL 33647 has been filed against you and you are required to file written defenses

by JUNE 19, 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

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

272-5508. WITNESS my hand and the seal of this court on this 14 day of MAY, 2024. CINDY STUART

33601, Tel: (813) 276-8100; Fax: (813)

Clerk of the Circuit Court (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 23-015948

May 17, 24, 2024 24-01552H

### SECOND INSERTION

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

CASE NO · 24-CA-001812 LAKEVIEW LOAN SERVICING, Plaintiff, VS.

JEANNETTE IVELISSE RODRIGUEZ APONTE A/K/A JEANNETTE RODRIGUEZ APONTE; et al., Defendant(s).

TO: Jeannette Ivelisse Rodriguez Aponte A/K/A Jeannette Rodriguez Aponte Last Known Residence: 7407 Evening Primrose Ct Tampa, FL 33619 TO: Unknown Spouse of Jeannette Ivelisse Rodriguez Aponte A/K/A Jeannette Rodriguez Aponte Last Known Residence: 7407 Evening Primrose Ct Tampa, FL 33619 TO: Unknown Tenant #1 Last Known Residence: 7407 Evening Primrose Ct Tampa, FL 33619 TO: Unknown Tenant #2 Last Known Residence: 7407 Evening Primrose Ct Tampa, FL 33619

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

LOT 4, IN BLOCK 8, OF TOUCH-STONE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 12, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 06/10/2024, 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 ImpairedLine1-800-955-8770.

Dated on MAY 02 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 1184-2210B Ref# 7718

May 17, 24, 2024

### SECOND INSERTION

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

CASE NO.: 24-CA-001872 DIVISION: H PENNYMAC LOAN SERVICES,

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

TO: VERONICA FAYE RANDALL YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before JUNE 19, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability

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

this Court this 14 day of MAY, 2024. CINDY STUART

As Clerk of the Court (SEAL) By: /s/ Isha Tirado-Baker As Deputy Clerk De Cubas & Lewis, P.A.

Attorney for Plaintiff PO BOX 5026 CORAL SPRINGS, FL 33310 24-00493

May 17, 24, 2024 24-01569H

### SECOND INSERTION

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

Case No.: 22-CA-007881

Division: D ADVANTA IRA SERVICES, LLC

f/b/o IRA #8004820, as successor-in-interest to MODESTO AND ELSA LEON, Plaintiffs vs. ISRAEL CONDE, individually;

ANTONIO GONZALEZ, individually; UNKNOWN SPOUSE OF ISRAEL CONDE; UNKNOWN SPOUSE OF ANTONIO GONZALEZ; CITY OF TAMPA; CASSANDRA R. GONZALEZ, individually; SUNCOAST CREDIT UNION f/k/a SUNCOAST SCHOOLS FEDERAL CREDIT UNION; BANK OF AMERICA, N.A.; UNITED STATES OF AMERICA. DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; HILLSBOROUGH COUNTY CLERK OF COURT on behalf of the STATE OF FLORIDA; HILLSBOROUGH COUNTY, STATE OF FLORIDA; JOHN DOE and JANE DOE,

Defendants. Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on May 2, 2024, the Clerk of the Court will sell the real property situated in Hillsborough County, Florida, described as:

Lot 6, Edgewood, according to the map or plat thereof as re-corded in Plat Book 10, Page 17, of the Public Records of Hillsborough County, Florida

Property Address: 3707 N. 36th Street, Tampa, FL 33610

at public sale, to the highand best bidder, for CASH, such sale to be held online at http://www.hillsborough.realforeclose. com, beginning at 10:00 a.m. on July 2, 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 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

/s/ Steven F. Thompson, Esq. Florida Bar No. 0063053 sthompson@thompsonclg.comTyler J. Caron, Esq. Florida Bar No. 0100185 tcaron@thompsonclg.comThompson Commercial Law Group 615 W. DeLeon Street Tampa, Florida 33606 Telephone: (813) 387-1821 Telecopier: (813) 387-1824 Attorneys for the Plaintiff May 17, 24, 2024 24-01568H SECOND INSERTION

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

Case #: 2013-CA-006205 DIVISION: C Nationstar Mortgage LLC

Plaintiff, -vs. BRAD A. GALLO; UNKNOWN SPOUSE OF BRAD A. GALLO; UNKNOWN TENANT 1; UNKNOWN TENANT 2: and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/ are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants; KATHY MARIE GALLO

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2013-CA-006205 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and BRAD A. GALLO 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 11, 2024, the following described property as set forth in said Final Judgment, to-

THE WEST 10 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 9, RIO VISTA, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 74, OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

FLeService@logs.com\*
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." LOGS LEGAL GROUP LLP

Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq.

FL Bar # 72876 18-313434 FC01 CXE

May 17, 24, 2024

24-01567H

following described property:
ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: THE SOUTH 290.4 FEET OF THE EAST 150 FEET OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SEC-TION 23, TOWNSHIP SOUTH, RANGE 22 EAST Property Address: 2020 Colson Road, 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 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.

Dated: May 9, 2024. BITMAN, O'BRIEN & MORAT, PLLC /s/ Samantha Darrigo, Esquire Samantha Darrigo, Esquire Florida Bar No.: 0092331 sdarrigo@bitman-law.com njagdeo@bitman-law.com 615 Crescent Executive Ct., Suite 212 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3114 Attorneys for Plaintiff May 17, 24, 2024 24-01551H Folio #: 173624.0000

Impaired Line 1-800-955-8770.

### 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. 24-CA-002968 DIVISION: F SPECIALIZED LOAN SERVICING

Plaintiff, vs.
ANDREW C. DALEY, et al.,

Defendant.
To: MORGANA C. WARD DALEY A/K/A MORGANA C. WARD-DALEY A/K/A M.C. WARD DALEY A/K/A M.C. WARD-DALEY A/K/A MORGANA CELESTE WARD-DALEY 5906 CHURCHSIDE DRIVE, LITHIA,

FL 33547 UNKNOWN SPOUSE OF MORGANA C. WARD DALEY A/K/A MORGANA

C. WARD DALEY A/K/A MORGANA C. WARD-DALEY A/K/A M.C. WARD DALEY A/K/A M.C. WARD-DALEY A/K/A MORGANA CELESTE WARD-DALEY

 $5906\,\mathrm{CHURCHSIDE}$  DRIVE, LITHIA, FL 33547

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 1, BLOCK AA3, FISHHAWK RANCH TOWNCENTER PHASE 2A - PARTIAL
REPLAT, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107,
PAGES 102 THROUGH 104,
INCLUSIVE, 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 JUNE 11, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief de-

manded 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 6 day of MAY, 2024. CINDY STUART

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: /s/ Isha Tirado-Baker

Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com 23-08284FL

May 17, 24, 2024 24-01514H

#### SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 22-CA-006740
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
JENNIFER PELAGIO, PRISCILLA
MUNSAYAC, TONI PELAGIO
A/K/A TONI JO PELAGIO A/K/A
TONI F. PELAGIO A/K/A TONI M.

PELAGIO ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of April, 2024, and entered in Case No. 22-CA-006740, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and PRISCILLA MUN-SAYAC; FOUNDATION FINANCE COMPANY LLC; JENNIFER PELA-GIO; UNKNOWN TENANT; THE UNKNOWN SPOUSE OF PRIS-CILLA MUNSAYAC; and TONI PE-LAGIO A/K/A TONI JO PELAGIO A/K/A TONI F. PELAGIO A/K/A TONI M. PELAGIO are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at http:// www.hillsborough.realforeclose.com at 10:00 AM on the 31st day of July,

ment, to wit:

LOT 27, BLOCK 8, TEMPLE
PARK UNIT NO. 1, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 35, PAGE(S) 89,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY, FLORIDA.

2024, the following described prop-

erty as set forth in said Final Judg-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAc commodations. as px

ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@
fljud13.org
Dated this 8th day of May 2024.

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

22FL373-1165 May 17, 24, 2024 24-01511H

### SECOND INSERTION

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

--- ACTIONS / SALES ---

Case No. 22-CA-001293 Division I RESIDENTIAL FORECLOSURE

Section II SPECIALIZED LOAN SERVICING LLC

Plaintiff, vs.
MICHAEL WAIBEL A/K/A
MICHAEL CHRISTOPHER
WAIBEL; JENNIFER WAIBEL
A/K/A JENNIFER GORDON
WAIBEL; PABLO E.
RIVERA, LECLARE SHORES
HOMEOWNERS ASSOCIATION,
INC., AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 8, 2024, 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:

THE WEST ½ OF LOT 32, BLOCK 2, LE CLARE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

and commonly known as: 5231 COR-VETTE DR, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on June 13, 2024 at 10:00 AM.

June 13, 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 this May 10, 2024
By:/s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
298100/2116347/CMP
May 17, 24, 2024
24-01526H

### SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 24-CA-001809
DIVISION: E
RF-Section I
REPUBLIC BANK & TRUST

COMPANY, Plaintiff, vs. THE UNKNOWN SPOUSES. HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEETWATER CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR

HEREIN DESCRIBED, Defendant(s). TO: UNKNOWN TENANT NO. 1 5427 SWEETWATER TERRACE CIR-

INTEREST IN THE PROPERTY

CLE TAMPA, FL 33634 TO: UNKNOWN TENANT NO. 2 5427 SWEETWATER TERRACE CIR-

CLE
TAMPA, FL 33634
TO: THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE

OF DEREK H. BLAIR, DECEASED

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

UNIT 2-16 OF SWEETWATER TOWNHOMES CONDOMIN-IUM PHASE TWO, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 4292, PAGE 283, AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGE 18, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 06/17/2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. IF YOU ARE A PERSON WITH A

DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL. 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.

DATED on MAY 09 2024. (SEAL) By: /s/ Patricia Corbin As Deputy Clerk

Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 7236-199599 / VP2

May 17, 24, 2024

24-01513H

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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