

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FICTITIOUS NAME NOTICE

Notice is hereby given that Javiann Consulting LLC, desiring to engage in business under the fictitious name of Owl Be There Tampa South located at 10805 Kirkwall Port DR Wimauma, FL 33598 intends to register the said name in Hillsborough County, FL with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
May 31, 2024 24-01651H

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Mainstay Highwoods Preserve LLC, 211 Perimeter Ctr Pkwy NE, Ste 900, Atlanta, GA 30346, desiring to engage in business under the fictitious name of Windsor Highwoods Preserve, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State.  
May 31, 2024 24-01652H

#### 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 Tampa General Hospital - Diagnostic Imaging located at 2 Tampa General Circle, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 22nd day of May, 2024.  
Florida Health Sciences Center, Inc. Denise Vander Werf, VP, Enterprise Imaging Ops.  
May 31, 2024 24-01653H

#### 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 Family First Pool Service located at 3003 Rolling Acres Pl, in the County of Hillsborough, in the City of Valrico, Florida 33596 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Valrico, Florida, this 23rd day of May, 2024.  
FFPS HOLDINGS LLC  
May 31, 2024 24-01657H

#### 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 ON THE ROAD BOOKING : Located at 809 E North St : Hillsborough County in the City of Tampa : Florida, 33604-6262 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this May day of 23, 2024  
PARSONS-LOWE ENTERTAINMENT INC  
May 31, 2024 24-01658H

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 06/21/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 7004 CAUSEWAY BLVD, TAMPA, FL 33619 pursuant to Florida Statute 713.585. 5J6RM4H53DL028294 2013 HONDA 1518.96 Lienor Name: AUTOMATIC MULTICONCEPT LLC Lienor Address: 7004 CAUSEWAY BLVD, TAMPA, FL 33619 Lienor Telephone #: 813-697-1791 MV License #: MV-89765 Location of Vehicles: 7004 CAUSEWAY BLVD, TAMPA, FL 33619  
May 31, 2024 24-01669H

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 06/24/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 4302 E 10TH AVE #404 TAMPA, FL 33605 pursuant to Florida Statute 713.585. 6N1DL1FR2PC30943 2023 Infiniti 31575.16 Lienor Name: PREMIER AUTOMOTIVE GROUP INC Lienor Address: 4302 E 10TH AVE #404, TAMPA, FL 33605 Lienor Telephone #: 813-697-1791 MV License #: MV103922 Location of Vehicles: 4302 E 10TH AVE #404 TAMPA, FL 33605  
May 31, 2024 24-01670H

#### FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:** Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **June 20th, 2024 at 10:00 a.m.** online at: WWW.StorageAuctions.com for the safeguard self-storage facility located at: **SAFEGUARD SELF STORAGE** 7014 Gunn Highway Tampa, FL 33625 Tel: 813-519-1053

**Unit #2069 Kevin Dorian Boxes, Household Goods, Furniture**  
**Unit#2220 Jessica Carolina Mirabal Boxes, Household Goods, Furniture**  
**Unit#2251 Matthew Drew Johnson Boxes, Household Goods, Furniture**  
**Unit#2266 Jordyn Riaun Bray Boxes, Shelves and Clothing**  
**Unit#2266 Jordyb Riaun Bray Boxes, Shelves and Clothing**  
**Unit#3068 Mari J Giamporcaro Boxes, Furniture, Household Goods**

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
May 31; June 7, 2024 24-01661H

#### FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:** Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **June 20, 2024 at 11:00am** online at: www.storageauctions.com for the safeguard self-storage facility located at: **SAFEGUARD SELF STORAGE** 1601 S. Kingsway Rd. Seffner, FL 33584 Tel: 813-736-1720

**Unit 1102 HOWARD ERIC GREEN Furniture, Boxes, Totes**  
**Unit 2205 RUDOLPH ANDRE INGRAM Household Goods, Boxes, Shoes**  
**Unit 2206 HOWARD ERIC GREEN Household Goods, Furniture, Boxes**  
**Unit 2308 MAURNICA JAKEM REESE Boxes, Clothes, Frames**  
**Unit 2319 RUDOLPH ANDRE INGRAM Boxes, Clothes, Shoes**  
**Unit 2612 ANDREW SHELDON KNOX Household Goods, Furniture, Boxes**  
**Unit 2629 BEUNCA SHUNTELL MITCHELL Household Goods, Toys, Boxes**

**Unit 3316 SABRINA MARIE JONES Household Goods, Furniture, Boxes**  
**Unit 3506 MARY B MIELE Household Goods, Tools, Boxes**  
Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
May 31; June 7, 2024 24-01662H

#### 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 Redwave Venture Partners located at 340 W Ross Ave #327, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 24th day of May, 2024.  
REDWAVE VENTURES LLC  
May 31, 2024 24-01674H

#### 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 Soluna Life located at 1606 E Poinsettia Ave, in the County of Hillsborough, in the City of Tampa, Florida 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 24th day of May, 2024.  
IDEATE LABS LLC  
May 31, 2024 24-01675H

#### FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:** Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **June 20th, 2024 at 12:00pm** online at: www.storageauctions.com for the safeguard self-storage facility located at: **SAFEGUARD SELF STORAGE** 1115 E. Hillsborough Ave. Tampa, FL 33604 Tel: 813-708-7438

**Unit# A1215 HUMPHREY, WILLIE CLEVELAND HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# A1317 SPENCER, TAVONTAE HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# A1419 MARTINEZ, DAVID HOUSEHOLD GOODS, BOXES, SUITCASE**  
**Unit# A2306 RODRIGUEZ CHAPARRO, NICHOLAS MANUELLE HOUSEHOLD GOODS, BOXES, TOOLS**  
**Unit# A2318 MCKAY, ARTHUR LWEWIS HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# A2522 CUMMINGS, GREGORY HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# A2524 SAWYER II, RASHON EDWARD BOXES, BAGS FURNITURE**  
**Unit# A3223 TEJEDA, BERNAIDINE LASHAWN HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# A3421 BURGESS, GRE-LINA GERITA BOXES, FURNITURE, TOOLS**

**Unit# B1312 THOMAS, FRENECIA LATRICE HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# B1605 WARREN, TONYA OFELIA HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# B2105 LOVETT, JO-WAYNE SHARANDAH HOUSEHOLD GOODS, FURNITURE, BOXES**  
**Unit# B3220 SMITH, TONIESHA KESHAUNNA HOUSEHOLD GOODS, APPLIANCES, BOXES**

**Unit# B3227 GOLDEN, SHAWN HOUSEHOLD GOODS, SUITCASE, BOXES**  
Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
May 31; June 7, 2024 24-01663H

**NOTICE OF PUBLIC SALE:** Notice is hereby given that on 06/24/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 4816 N CHURCH AVE, TAMPA, FL 33614 pursuant to Florida Statute 713.585. KNMAT2MV6JP519463 2018 Nissan 6063.89 JTHBF5C25B5136968 2011 Lexus 3110.80 Lienor Name: DREW PARK AUTO COLLISION LLC Lienor Address: 4816 N CHURCH AVE, TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV-107665 Location of Vehicles: 4816 N CHURCH AVE, TAMPA, FL 33614  
May 31, 2024 24-01672H

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 06/24/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 4816 N CHURCH AVE, TAMPA, FL 33614 pursuant to Florida Statute 713.585. KNMAT2MV6JP519463 2018 Nissan 6063.89 JTHBF5C25B5136968 2011 Lexus 3110.80 Lienor Name: DREW PARK AUTO COLLISION LLC Lienor Address: 4816 N CHURCH AVE, TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV-107665 Location of Vehicles: 4816 N CHURCH AVE, TAMPA, FL 33614  
May 31, 2024 24-01682H

#### 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 NadaPay located at 14719 Crescent Rock Dr, in the County of Hillsborough, in the City of Wimauma, Florida 33598 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wimauma, Florida, this 24th day of May, 2024.  
TRANX FINANCIAL SERVICES LLC  
May 31, 2024 24-01673H

#### 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 Soluna Life located at 1606 E Poinsettia Ave, in the County of Hillsborough, in the City of Tampa, Florida 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 24th day of May, 2024.  
IDEATE LABS LLC  
May 31, 2024 24-01675H

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 06/24/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 9714 N NEBRASKA AVE TAMPA, FL 33612 pursuant to Florida Statute 713.585. WBAPH-5C51BA444591 2011 BMW 2268.40 JHMCM566X3C021028 2003 Honda 3040.45 Lienor Name: AUDIOTECH & REPAIR LLC Lienor Address: 9714 N NEBRASKA AVE , TAMPA, FL 33612 Lienor Telephone #: 813-697-1791 MV License #: MV111416 Location of Vehicles: 9714 N NEBRASKA AVE TAMPA, FL 33612  
May 31, 2024 24-01671H

#### NOTICE OF SALE

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

To be sold at public auction, Saturday, June 8, 2024 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.  
Chad Chronister, Sheriff Hillsborough County Sheriff's Office Joseph W. Lopano, Executive Director Hillsborough County Aviation Authority Mike Merrill County Administrator  
May 31, 2024 24-01676H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that PATEL BRIJESHKUMAR MANSUKHLAL, LLC, OWNER, desiring to engage in business under the fictitious name of ADL REALTY located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 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 31, 2024 24-01681H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that SUPREME ESTATES, LLC, OWNER, desiring to engage in business under the fictitious name of QUICK SUPREME OFFERS located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 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 31, 2024 24-01682H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that SUPREME ESTATES, LLC, OWNER, desiring to engage in business under the fictitious name of SUPREME HOME SALES located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 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 31, 2024 24-01683H

#### 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 "Florida Surface Pro" located at 235 S. 78th Street, Tampa, Florida 33619, Hillsborough County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of May 2024.  
Florida Surface Pro, LLC, a Florida limited liability company  
May 31, 2024 24-01687H

#### NOTICE

Datapath Wireless Group is proposing to construct a 196-foot overall height monopole telecommunications structure located near 117 Ridgewood Avenue, Brandon, Hillsborough County, Florida (27° 56' 21.1" N, 82° 16' 30.6" W). Datapath Wireless Group invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 24-001394 DMG  
May 31, 2024 24-01659H

#### ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of June, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Stephens, Thomas G. Boxes, Totes, Mirror, Speakers, Chairs; Johnson, Cory TV, Nightstand, Dresser, Clothes, Toy Basketball Hoop, Computer Parts, Microwave, Bed, Table, Boxes, Totes, Misc; Tucker, Jeremy L. Hutch, Totes, Silverware, Ottoman, Suitcase, Boxes, Crockpot; Nieves, Alex Office Chair, Dollhouse, TV, Shelf, Futon, Misc; Thompson, Katrina B. Totes, Shoes, Pots, Pans, Clothes, Misc; Murray, Efa Mirror, Totes, Clothes, Tricycle, End Table, TV, Boxes, Single Burner, Bags; Overcast, Donna Boxes, Totes, Bed Frame, Toaster, Blankets, CD Players, Dresser, Art, Misc; Hodge, Shelby Suitcase, Shoe box, Chairs, Wall Hangings, Clothes, Recliner, Boxes, Floor Steamer, Inflatable Boat, Air Bed, Stuffed Animal, Wicker Laundry Hamper Sale is subject to cancellation in the event of settlement between owner and obligated party.  
May 31; June 7, 2024 24-01660H

#### NOTICE OF MEETINGS

#### CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Creek Preserve Community Development District Audit Committee will meet on Monday, June 10, 2024 at 6:00 p.m. at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Creek Preserve 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.  
Richard McGrath  
District Manager  
May 31, 2024 24-01677H

#### NOTICE OF BOARD MEETING

#### WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **June 12, 2024, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grill Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at [wynnmerewestdd.com](http://wynnmerewestdd.com). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC  
May 31, 2024 24-01678H

#### 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 "Pro Gutter Topper" located at 235 S. 78th Street, Tampa, Florida 33619, Hillsborough County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of May 2024.  
Florida Surface Pro, LLC, a Florida limited liability company  
May 31, 2024 24-01686H

#### 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 Escape Away, located at 11735 N Boulevard, in the City of Tampa, County of Hillsborough, State of FL, 33612, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 29 of May, 2024.  
Escape Away LLC  
11735 N Boulevard  
Tampa, FL 33612  
May 31, 2024 24-01711H



--- PUBLIC SALES ---

**NOTICE OF PUBLIC MEETING DATES  
BELMONT II COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Belmont II Community Development District will hold its regular meetings for the Fiscal Year 2023/2024 at **9:30 AM** at the offices Rizzetta & Company 2700 S. Falkenburg Road Suite 2745 Riverview, FL 33578, on the following dates:

- June 18, 2024
- July 16, 2024
- August 20, 2024
- September 17, 2024

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

Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Belmont II CDD  
Debby Wallace, District Manager  
May 31, 2024

24-01679H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/20/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

- |                                   |  |
|-----------------------------------|--|
| <b>Unit 3145 Jennifer Monzon</b>  | <b>Appliances, totes, electronics, furniture, sports</b> |
| <b>Unit 2242 James Millerick</b>  | <b>Totes, kitchenware, furniture, sports</b>             |
| <b>Unit 1016 Mica Anderson</b>    | <b>Appliances, bags, furniture, sports, toys</b>         |
| <b>Unit 3004 Kharla Arencibia</b> | <b>Artwork, boxes, furniture, instruments, sports</b>    |
| <b>Unit 3175 Ryan Bowen</b>       | <b>Furniture</b>   |

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

May 31; June 7, 2024

24-01696H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 6/20/24 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

- |               |                                       |   |
|---------------|---------------------------------------|---|
| <b>D-762</b>  | <b>Sellers, Bradley</b>               | <b>tools, toys, furniture, boxes</b>              |
| <b>G-815</b>  | <b>McBride, Chasity</b>               | <b>tools, toys, boxes</b>                         |
| <b>B-512</b>  | <b>Henry, Helen</b>                   | <b>furniture, baby items, boxes</b>               |
| <b>B-427</b>  | <b>Hutchinson, Darius</b>             | <b>tools, furniture, electronics, kitchenware</b> |
| <b>C-550</b>  | <b>Werner, Matthew</b>                | <b>toys, toys, kitchenware, boxes</b>             |
| <b>C-608</b>  | <b>Garcia, Denis</b>                  | <b>toys, electronics, boxes</b>                   |
| <b>C-575</b>  | <b>Dental Associates/ Walden Lake</b> | <b>files, boxes</b>                               |
| <b>A-340</b>  | <b>Larson, Daniel</b>                 | <b>boxes, totes</b>                               |
| <b>A-305</b>  | <b>Espinoza, Teresa</b>               | <b>electronics, outdoors</b>                      |
| <b>A-257</b>  | <b>Coston, Lori Rose</b>              | <b>furniture, appliances, boxes, clothing</b>     |
| <b>2-30</b>   | <b>Bennett, Articia</b>               | <b>appliances, furniture</b>                      |
| <b>12-159</b> | <b>May, Cheyenne</b>                  | <b>toys, furniture, boxes, artwork</b>            |

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

May 31; June 7, 2024

24-01694H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/20/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

- |                               |                                      |
|-------------------------------|--------------------------------------|
| <b>021 Hector Rivera</b>      | <b>Boxes, electronics, bikes</b>     |
| <b>139 Phillip Hutchinson</b> | <b>Furniture, boxes, electronics</b> |
| <b>204 Michelle Dixon</b>     | <b>Furniture, boxes, electronics</b> |
| <b>436 Candace Larry</b>      | <b>Furniture, boxes</b>              |
| <b>711 Elia Sanchez</b>       | <b>Furniture, boxes</b>              |
| <b>857 Zachary Johns</b>      | <b>Furniture</b>                     |

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

May 31; June 7, 2024

24-01695H

**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 "USA Surface Pro" located at 235 S. 78th Street, Tampa, Florida 33619, Hillsborough County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of May 2024. Florida Surface Pro, LLC, a Florida limited liability company  
May 31, 2024 24-01685H

**FICTITIOUS NAME NOTICE**

Notice is hereby given that DrivePro International, LLC, as the sole owner, desires to engage in business under the fictitious name "DrivePro," in Hillsborough County and intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
May 31, 2024 24-01706H

**NOTICE OF PUBLIC SALE**

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 06/14/2024 at 09:00 A.M.

- 1FTPX14574NA09039  
2004 FORD F150
- 1FTZFF17281NB00158  
2001 FORD F150
- 3N6CM0KN3FK701222  
2015 NISSAN NV200
- 5TBET34134S449993  
2004 TOYOTA TUNDRA

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

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

NATIONAL AUTO SERVICE CENTER  
May 31, 2024 24-01697H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 24-CP-1430  
IN RE: THE ESTATE OF VIRGINIA RIVERA MERCADO,  
The administration of The Estate of VIRGINIA RIVERA MERCADO,, whose date of death was May 21, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgcomb Courthouse, 800 Twigg's St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 31, 2024.

**Personal Representative is:**  
**ARISTIDES RIVERA**  
4057 Old US Hwy 41 South  
Ruskin, Florida 33586

/s/ Rolando Santiago  
Attorney for Personal Representative  
Rolando J. Santiago, Esq.  
RJS Law Group  
306 N US Hwy 41  
Ruskin, FL 33570  
Tel: 813-641-0010  
Fla. Bar No.: 557471

May 31; June 7, 2024 24-01680H

**HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, June 11, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

May 31, 2024

24-01707H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 6/20/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

- A171 Tyrell Chance**
- A276 Travis Walters**
- A311A David Hawsey**
- D104 Ryan Bishop**
- D105 Ryan Bishop**
- D123 Cheryl President**
- D174 Brandon Brown**
- D191 Michael Brown**
- D193 Kelvin Patterson**
- D220 Loraine Fleurant**

- Furniture**
- Clothing Electronics Furniture**
- Boxes Bags Totes**
- Appliances Boxes Bags Totes Furniture**
- Appliances Boxes Bags Totes Furniture**
- Appliances Boxes Totes Furniture Tools**
- Appliances Boxes Totes Furniture**
- Frames Boxes Totes Electronics Furniture**
- Boxes Totes Furniture**
- Appliances Boxes Totes Furniture**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (813)344-7390

May 31; June 7, 2024

24-01693H

**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 Artsy Blessings located at 11604 Painted Hills Ln in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of May, 2024.

Teresa Chewning  
May 31, 2024

24-01705H

**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 The SBA Shop located at 4008 West Tacon St. in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of May, 2024.

Tpariff LLC  
May 31, 2024

24-01692H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 24-CP-001162  
IN RE: ESTATE OF VELMA STEWARD a/k/a VELMA LEANETTE STEWARD,  
Deceased.

The administration of the estate of VELMA STEWARD a/k/a VELMA LEANETTE STEWARD, deceased, File Number 24-CP-001162, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is May 31, 2024.

**Personal Representative:**  
/s/ Susan Wagner Leisner  
10125 White Trout Lane  
Tampa, FL 33618

Attorney for Personal Representative:  
/s/ Karen C.D. Gabbadon,  
FBN: 0002471  
Quintairos, Prieto, Wood & Boyer, P.A.  
1410 N. Westshore Boulevard,  
2nd Floor  
Tampa, Florida 33607  
PH: (813) 286-8818 /  
(813) 286-9998 - Facsimile  
E-Mail: kgabbadon@qpwbllaw.com  
May 31; June 7, 2024 24-01656H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-001607  
IN RE: ESTATE OF ELIZABETH JONES SCOTT  
Deceased.

The administration of the estate of Elizabeth Jones Scott, deceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

**Personal Representative:**  
/s/ Stephen Scott  
1327 Lorea Lane  
Brandon, FL 33511

Attorney for Personal Representative:  
/s/ Melinda L. Budzynski, Attorney  
Florida Bar Number: 97831  
11256 Boyette Rd.  
Riverview, FL 33569  
Telephone: (813) 850-0025  
Fax: (813) 850-0040  
E-Mail: mindy@summerfieldlaw.com  
Secondary E-Mail:  
May 31; June 7, 2024 24-01700H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-3237  
IN RE: ESTATE OF VIRGINIA HENDRICKS  
A/K/A VIRGINIA J. HENDRICKS  
Deceased.

The administration of the estate of Virginia Hendricks A/K/A Virginia J. Hendricks, deceased, whose date of death was October 31, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

**Personal Representative:**  
Dena Diab

12810 Geneva Glade Drive  
Riverview, Florida 33578

Attorney for Personal Representative:  
Jacqueline Bruehl, Esq., Attorney  
Florida Bar Number: 0142964

WAGGONER & BRUEHL PA  
5400 PINE ISLAND RD NW, STE D  
BOKEELIA, FL 33922-3201

Telephone: (239) 283-1076  
Fax: (239) 283-7567

E-Mail: jackie@wblgallaw.com  
Secondary E-Mail:  
lisa@wblgallaw.com

May 31; June 7, 2024 24-01654H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000396  
IN RE: ESTATE OF SHIVANNA FAYE HARRIDAN,  
Deceased.

The Administration of the Estate of Shivanua Faye Harridan, deceased, whose date of death was December 1, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse 800 Twigg's Street 2nd Fl, Rm 206 Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

**Personal Representative:**  
Keshwar Ganness Harridan

8706 Lindenhurst Place  
Tampa, Florida 33634

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:  
flings@FLprobatesolutions.com

Secondary:  
sandra@FLprobatesolutions.com

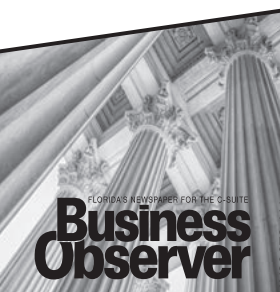
May 31; June 7, 2024 24-01699H

**PUBLISH  
YOUR  
LEGAL NOTICE**

Call 941-906-9386

and select the appropriate County name from the menu option

or email  
legal@businessobserverfl.com



**FICTITIOUS NAME NOTICE**

Notice is hereby given that AGE MANAGEMENT OPTIMAL HEALTH & WELLNESS LLC, OWNER, desiring to engage in business under the fictitious name of MRJ MEDICAL ASSOCIATES located at 1601 W PLATT ST, 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.  
May 31, 2024 24-01684H

**SAVE TIME**

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

**Business Observer**  
Friday Publication



## --- PUBLIC SALES ---

NOTICE OF PUBLIC SPECIAL MEETING FOR  
COVINGTON PARK  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Covington Park Community Development District will hold a special meeting on Wednesday, June 5, 2024, at 6:00 p.m., at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572. The purpose of the meeting is to consider organizational matters related to the District and any other business that may properly come before it.

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

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

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

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

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

Covington Park Community Development District  
Matt O'Nolan  
District Manager  
May 31, 2024

24-01698H

## REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY hereby issues Public Notice of its intention to receive sealed proposals for management and operation of merchandise stand sales 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, Florida.

Sealed proposals are invited for the following:

## RFP #23-15

MANAGEMENT & OPERATION OF MERCHANDISE & SALES,  
RAYMOND JAMES STADIUM

## PROPOSAL DUE DATE

FRIDAY, JUNE 28, 2024 (Not Later Than) 10AM

Bid packages will be available for distribution on Friday, May 31, 2024 after 10am. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendordlink.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 29th Day of May 2024.

/s/ Deltecia Jones  
Procurement Manager  
TAMPA SPORTS AUTHORITY  
May 31, 2024

24-01712H

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

Case No. 19-CA-005828

Wells Fargo Bank, N.A.,  
Plaintiff, vs.  
James Harper a/k/a James W.  
Harper, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-005828 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and James Harper a/k/a James W. Harper; United States of America - Internal Revenue Service are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 1st day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

THE EAST 280 FEET OF THE SOUTH 205 FEET OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT OVER AND ACROSS THE EAST 20 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, LYING NORTH OF THE TARPON SPRINGS LAKE FARM ROAD AND TOGETHER WITH THE NORTH 20 FEET OF THE EAST 650 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, LYING NORTH OF THE TARPON SPRINGS LAKE FERN ROAD, IN HILLSBOROUGH COUNTY, FLORIDA.; AND TRACT BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, LYING NORTH ALONG THE EAST BOUNDARY OF THE

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4 A DISTANCE OF 205 FEET FOR A POINT OF BEGINNING; THENCE RUN WESTERLY A DISTANCE OF 260 FEET; THENCE RUN NORTHERLY TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST TO THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH TO THE POINT OF BEGINNING, LESS THE NORTH 192 FEET OF THE WEST 35 FEET THEREOF, LYING IN HILLSBOROUGH COUNTY, FLORIDA.  
TAX ID: U-10-27-17-001-000000-06590.0

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

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

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

Dated this 24th day of May, 2024.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDoes@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 19-F00645  
May 31, June 7, 2024 24-01690H

## --- ESTATE ---

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001200  
Division Probate  
IN RE: ESTATE OF  
ROBERT B. BEATTY  
Deceased.

The administration of the estate of ROBERT B. BEATTY, deceased, whose date of death was October 2, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

## Personal Representative:

ANNA DIERLAM a/k/a

ANNA M. BEATTY

c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734

Attorney for Personal Representative:  
JENNA KYLE MELTZER

E-mail Address:  
jmeltzer@blalockwalters.com

Secondary E-mail Address:  
jschembri@blalockwalters.com

Alternate Secondary E-mail Address:  
alepper@blalockwalters.com

Florida Bar No. 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748-0100  
May 31, June 7, 2024 24-01655H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-001754  
Division: B  
IN RE: ESTATE OF  
MATHEW HORRIDGE,  
Deceased.

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

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

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

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

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

The date of first publication of this notice is May 31, 2024.

## Personal Representative:

John Horridge

1334 35th Avenue N.

St. Petersburg, Florida 33704

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 31, June 7, 2024 24-01708H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
PROBATE DIVISION  
FILE NO.: 2023-CP-003810  
DIVISION: A  
IN RE: ESTATE OF  
NAYADE HERNANDEZ  
Deceased.

The administration of the estate of NAYADE HERNANDEZ, deceased, whose date of death was September 3, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-003810; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS May 31, 2024.

## Petitioner

LESTER A. HERNANDEZ

2026 Country Oaks Dr.

Garland, TX 75040

Attorneys for Petitioner  
D. Michael Lins, Esquire  
Florida Bar No. 435899  
J. Michael Lins, Esquire  
Florida Bar No.: 1011033  
LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy.,  
Suite 160-N  
Tampa, FL 33618  
Ph. (813) 386-5768  
Primary E-mail:  
mike@linslawgroup.com  
Secondary E-Mail:  
kris@linslawgroup.com  
May 31, June 7, 2024 24-01709H

## FIRST INSERTION

NOTICE OF RECEIVERSHIP  
AND CLAIMS BAR DATE  
SUPERIOR COURT OF THE  
STATE OF WASHINGTON  
COUNTY OF KING  
NO. 24-2-08809-1SEA

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, in its capacity as Agent, Petitioner, v.

NORTHWEST FISH COMPANY, LLC, a Washington corporation, PETER PAN SEAFOOD COMPANY, LLC, an Alaska limited liability company, ALASKA FISH HOLDINGS, LLC, a Delaware limited liability company, and RAYMOND MACHINE SHOP, LLC, a Washington limited liability company, Respondents.

TO CREDITORS AND OTHER PARTIES IN INTEREST:

PLEASE TAKE NOTICE that Stapleton Group, Inc. (the "Receiver") was appointed as the General Receiver for the Northwest Fish Company, LLC, Peter Pan Seafood Company, LLC, Alaska Fish Holdings, LLC, and Raymond Machine Shop, LLC (collectively, the "Debtors") and their assets (the "Receivership Estate") pursuant to the Order Appointing General Receiver entered on April 25, 2024 (the "Receiver Order"). The last known address of the Debtors is: 3015 112th Ave NE, Suite 150, Bellevue, WA 98004. The assets of the Debtors over which the Receiver has been appointed include all of Debtors' property, wherever located.

YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding you must file proof of claim with the court within 30 days after the date of this notice. If you are a state agency, you must file proof of claim with the Receiver within 180 days after the date on this notice. A FORM PROOF OF CLAIM CAN BE OBTAINED BY EMAIL REQUEST TO peterpan@stapletoninc.com. The completed proof of claim form must be submitted (1) via the website at <https://peterpanreceivership.com>; or (2) email to peterpan@stapletoninc.com.

DO NOT FILE YOUR CLAIM WITH THE COURT.

May 31, June 7, 14, 2024 24-01664H

## --- 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-000748  
DIVISION: I

HOMEDY HOLDINGS LLC,  
Plaintiff, v.  
GARY J. ARGOTE,  
Defendant.

TO: GARY J. ARGOTE, Current address unknown:

YOU ARE HEREBY NOTIFIED that an action for specific performance to the following real property located in Hillsborough County, Florida:

PALMERA POINTE UNIT 7901 BLDG 5 AND AN UNDIV INT IN COMMON ELEMENTS, according to the map or plat thereof recorded in Plat Book CB20 on Page 127 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: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, on or before JULY 3, 2024 and file a copy 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 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.

5/28/2024  
CINDY STUART  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Isha Tirado-Baker  
As Deputy Clerk

Michael W. Hennen, Esq.  
Hennen Law, PLLC  
the Plaintiff's attorney  
425 W. Colonial Drive, Suite 204  
Orlando, FL 32804  
May 31, June 7, 2024 24-01688H

## FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45,  
FLORIDA STATUTES  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 22-CA-010343

SOUTHSHORE BAY  
HOMEOWNERS'  
ASSOCIATION, INC.,  
Plaintiff, vs.  
JOSEPH ANTHONY VITA, JR.,  
et al.,  
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated April 22, 2024, in Case No.: 22-CA-010343 of the Circuit Court in and for Hillsborough County, Florida, wherein SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and JOSEPH ANTHONY VITA, JR., et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.hillsborough.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on June 27, 2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 6, Block 6, FOREST BROOKE PHASE 4A according to the plat recorded in Plat Book 138 Pages 15 through 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 clerk reports the surplus as unclaimed.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.

DATED: May 13, 2024

By: /s/ Carlos Arias  
Carlos Arias, Esquire  
Florida Bar No.: 820911  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
May 31, June 7, 2024 24-01666H

## FIRST INSERTION

Summons  
STATE OF WISCONSIN  
CIRCUIT COURT  
SHEBOYGAN COUNTY  
Case No. 2024CV000145  
Judge Natasha Torrey

Foreclosure of Mortgage: 30404  
MCLP Asset Company, Inc.  
55 Beattie Place, Suite 110  
Greenville, SC 29601-1903  
Plaintiff, v.  
Household Finance Corporation III  
636 Grand Regency Blvd.  
Brandon, FL 33510  
Defendant.

THE STATE OF WISCONSIN,  
To each person named above as a defendant:

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is also served upon you, states the nature and basis of the legal action.

Within 40 days after May 31, 2024 you must respond with a written answer, as that term is used in chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is Sheboygan County Courthouse 615 N. 6th St., Sheboygan, WI 53081-4692, and to Codilis, Moody & Circelli, P.C., plaintiff's attorneys, whose address is 15W030 North Frontage Road, Suite 200, Burr Ridge, IL 60527. You may have an attorney help or represent you.

If you do not provide a proper answer within 40 days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated: May 22, 2024.  
Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
Electronically signed by  
Shawn R. Hillmann  
WI State Bar No. 1037005  
Emily Thoms  
WI State Bar No. 1075844  
Codilis, Moody & Circelli, P.C.  
15W030 North Frontage Road,  
Suite 200  
Burr Ridge, IL 60527  
(414) 775-7700  
pleadings@ilcslegal.com  
50-24-00283  
NOTE: This law firm is a debt collector.  
May 31, June 7, 14, 2024 24-01665H

OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY  
[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY  
[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY  
[charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY  
[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY  
[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH  
COUNTY  
[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY  
[pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY  
[mypinellasclerk.gov](http://mypinellasclerk.gov)

POLK COUNTY  
[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)



--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 2018-CA-003486 STEARNS BANK, N.A., AS SUCCESSOR TO FIRST STATE BANK BY ASSET ACQUISITION FROM THE FDIC AS RECEIVER FOR FIRST STATE BANK, Plaintiff, v.

MOHAMMAD H. RAHMAN A/K/A M. HICKMAN RAHMAN, MOHAMMAD A.H. RAHMAN, MOHAMMAD RAHMAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated October 7, 2019 and the Uniform Order Rescheduling Sale dated May 27, 2024 entered in Case No. 2018-CA-003486 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida, wherein STEARNS BANK, N.A. as Successor to First State Bank by Asset Acquisition from the FDIC as Receiver for First State Bank, is Plaintiff and MOHAMMAD H. RAHMAN A/K/A M. HICKMAN RAHMAN, MOHAMMAD A.H. RAHMAN, MOHAMMAD RAHMAN are Defendants.

Lot 43, Block 4, Cory Lake Isles-Phase 1, Unit 3, according to the map or plat thereof as recorded

in Plat Book 77, Page(s) 53, Public Records of Hillsborough County, Florida. (commonly known as 10549 Cory Lake Drive, Tampa, Florida 33647)

Any person claiming interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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.

DATED on May 28, 2024. /s/ Lauren G. Raines Lauren G. Raines, Esquire Florida Bar No. 11896 Bradley Arant Boult Cummings LLP 1001 Water Street, Suite 1000 Tampa, FL 33602 Phone: (813) 559-5500 Facsimile: (813) 229-5946 Primary email: lraines@bradley.com Secondary email: jbrandt@bradley.com Counsel for Plaintiff 02537-13600 692808 v3 4854-8346-3106.1 May 31; June 7, 2024 24-01713H

FIRST INSERTION

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

CASE NO.: 24-CA-003057 DIVISION: D

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 RICHARD R. FIORE A/K/A RICHARD RUSSELL FIORE A/K/A RICHARD FIORE, ET AL., DEFENDANT(S).

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees, and all others who may claim an interest in the estate of Richard R. Fiore A/K/A Richard Russell Fiore A/K/A Richard Fiore Last Known Address: 618 Princeton Street, Brandon, FL 33511 Current Residence: UNKNOWN TO: Dennis Keith Fiore A/K/A Dennis K. Fiore A/K/A Dennis Fiore Last Known Address: 2901 Wild Tree Dr., Apt. 102, Riverview, FL 33578 Current Residence: UNKNOWN TO: Tiffanie Pilar Fiore A/K/A Tiffanie P. Fiore A/K/A Tiffanie Morris Last Known Address: 618 Princeton Street, Brandon, FL 33511 Current Residence: UNKNOWN

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

Lot 14, Block 5, Southwood Hills Unit No. 5, according to map or plat thereof as recorded in Plat Book 43, Page 70, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before JUNE 26, 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.fjud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx Phone: (813) 272-7040 or ada@fjud13.org

WITNESS my hand and the seal of this Court this 21 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 May 31; June 7, 2024 24-01668H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 23-CA-013201

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. JULIO SANDOVAL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 26, 2024, and entered in 23-CA-013201 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LONGBRIDGE FINANCIAL LLC is the Plaintiff and JULIO SANDOVAL; GLORIA M. SANDOVAL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on June 20, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 16 & 17, BLOCK 4, LA CARBAYERA, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 11 AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE CLOSED ALLEY ABUTTING ON THE EAST. Property Address: 3209 N 15TH STREET, TAMPA, FL 33605

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 28 day of May, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-116338 - NaC May 31; June 7, 2024 24-01703H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 23-CA-001282

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RYAN A. WESTFALL AND KIMBERLY M. WESTFALL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 26, 2024, and entered in 23-CA-001282 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RYAN A. WESTFALL; KIMBERLY M. WESTFALL; HILLSBOROUGH COUNTY, FL; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on June 18, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, SUMMERFIELD VILLAGE II TRACT 5 PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 15, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 13326 LARAWAY DRIVE, RIVERVIEW, FL 33579

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

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

Dated this 28 day of May, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-091450 - GrS May 31; June 7, 2024 24-01704H

FIRST INSERTION

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

CASE NO.: 16-CA-002809 SECTION # RF

U.S BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2, Plaintiff, vs. UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com the Clerk's website for on-line auctions at, 10:00 AM on the 08 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, HERITAGE ISLES PHASE 2A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA PROPERTY ADDRESS: 18122 PALM BEACH DRIV, TAMPA, FL 33647

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

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

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

Dated this 29 day of May 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 17-01683 May 31; June 7, 2024 24-01710H

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.: 29-2019-CA-008560 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING RM3 ACQUISITIONS GRANTOR TRUST, Plaintiff, vs. EDWARD MCDONALD, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 24, 2024, and entered in Case No. 29-2019-CA-008560 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding RM3 Acquisitions Grantor Trust, is the Plaintiff and Edward McDonald, Hillsborough County Clerk of the Circuit Court, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the June 27, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 19 EAST, RUN THENCE EAST 30 FEET, SOUTH 1021 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 100 FEET,

EAST 225.8 FEET, MORE OR LESS TO THE BANK OF THE HILLSBOROUGH RIVER, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE BANK OF THE HILLSBOROUGH RIVER TO A POINT WHICH IS 243.3 FEET MORE OR LESS EAST OF THE POINT OF BEGINNING, THENCE WEST TO THE POINT OF BEGINNING A/K/A 7203 N 40TH ST TAMPA FL 33604

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 24 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. CT - 19-016414 May 31; June 7, 2024 24-01701H

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu. or email legal@businessobserverfl.com Business Observer

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23CA017298

WATERLEAF OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. FRED V. NWOKOBIA, et al., Defendant(s).

TO: Fred V. Nwokobia 12055 Cardinal Flower Dr. Riverview, FL 33579 Fred V. Nwokobia 614 Corwin Ct Bear, DE 19701 Fred V. Nwokobia

2204 Grace Rd Wilmington DE 19809

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Hillsborough County, Florida:

Lot 2, in Block 17 of WATERLEAF PHASE 5B, according to the plat thereof, as recorded in Plat Book 130, Page 257, 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 CARLOS ARIAS, 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, 06/26/2024, 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 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 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 21 2024. Cindy Stuart CLERK OF THE COURT (SEAL) By: /s/ Patricia Corbin Deputy Clerk CARLOS ARIAS, ESQUIRE Plaintiff's Attorney ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 May 31; June 7, 2024 24-01691H

SAVE TIME Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE Business Observer



--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO.: 23-CA-015366**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**CHRISTOPHER GABBARD, et al,**  
**Defendant(s).**  
To: CHRISTOPHER GABBARD  
Last Known Address: 6121 Savoy Circle Lutz, FL 33558  
Current Address: Unknown  
REBECCA GABBARD  
Last Known Address: 6121 Savoy Circle Lutz, FL 33558  
Current Address: Unknown

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

LOT 9, BLOCK 1, CHEVAL WEST VILLAGE THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 6121 SAVOY CIRCLE LUTZ FL 33558

has been filed against you and you are required to file written defenses by 06/26/2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a

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

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

\*\*See the Americans with Disabilities Act

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

WITNESS my hand and the seal of this court on this day of MAY 21 2024.

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

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
AR- 22-011097  
May 31; June 7, 2024 24-01667H

FIRST INSERTION

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

**CASE No. 23-CA-013958**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, PLAINTIFF, VS. DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, ET AL. DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 8, 2024 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on July 11, 2024, at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) for the following described property:

PARCEL ONE: THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 22 EAST, LESS THE NORTH 660.00 FEET AND LESS THE SOUTH 330.00 FEET, HILLSBOROUGH COUNTY, FLORIDA.  
PARCEL TWO: THE WEST 150.00 FEET OF THE EAST 565.00 FEET OF THE SOUTH 100 FEET OF THE SOUTH 330.00 FEET OF THE NORTH 660.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL LYING AND BEING IN SECTION 33, TOWNSHIP 27 SOUTH,

RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A SINGLE WIDE 1980 THE CHARLES MACHINE WORKS, INC. MOBILE HOME IDENTIFIED BY VIN # 8014566532TN

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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at [ADA@fjud13.org](mailto:ADA@fjud13.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.

Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: [eservice@tmppllc.com](mailto:eservice@tmppllc.com)  
By: /s/ Kyle Melanson, Esq.  
FBN 1017909  
Our Case #: 22-001364/23-CA-013958/SPS  
May 31; June 7, 2024 24-01689H

FIRST INSERTION

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

**Case No.: 23-CC-69682**  
**Division: I**  
**ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC.,**  
**Plaintiff, v.**  
**PATRICIA A. LICARI; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendants.**

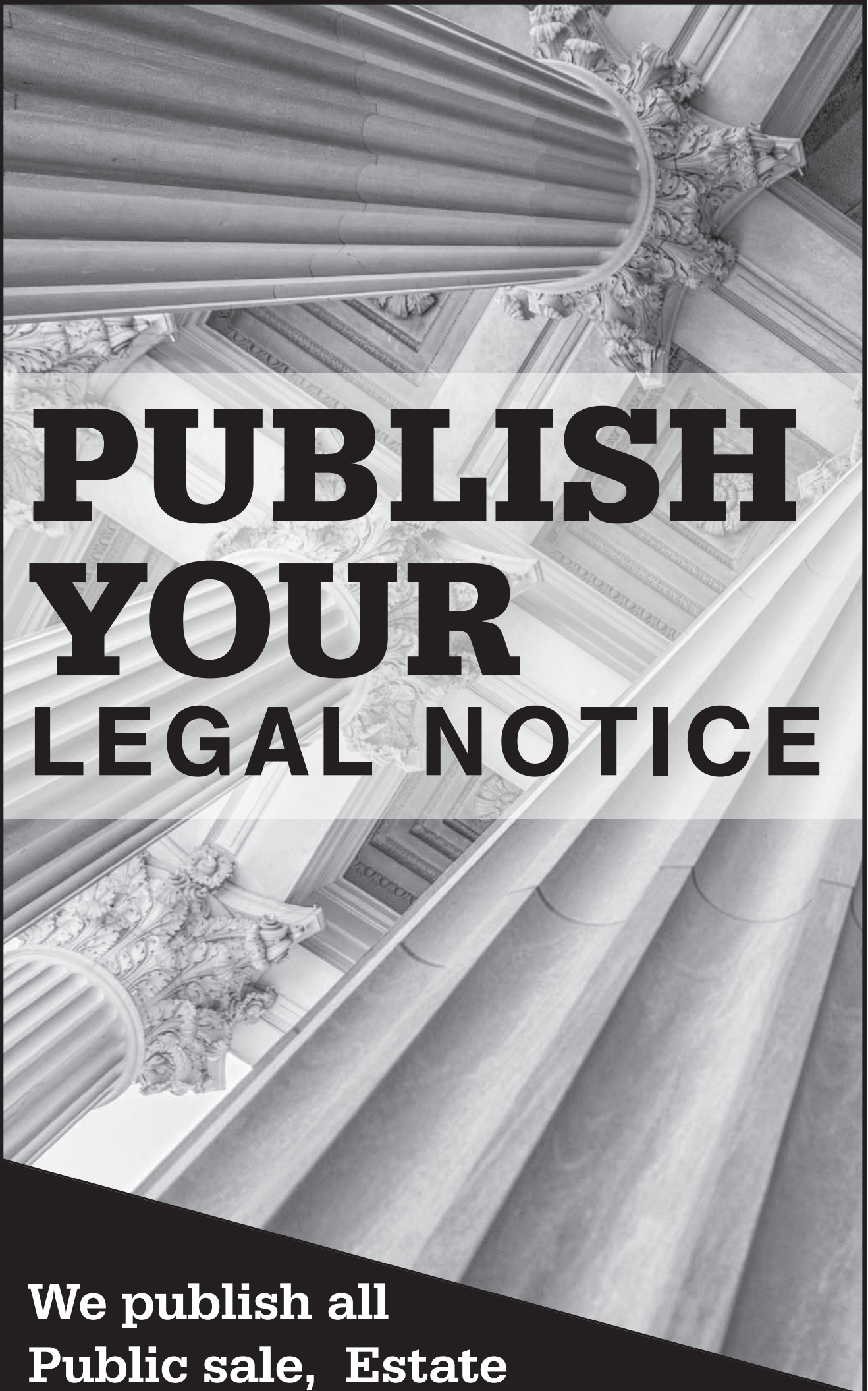
NOTICE IS GIVEN that pursuant to the Final Judgment In Favor Of Plaintiff, ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC. (the "Association"), entered in this action on the 1st day of May 2024, the Clerk of Court for Hillsborough County, Florida, will sell to the highest and best bidder or bidders for cash at a public sale conducted online at <http://www.hillsborough.realforeclose.com>, on July 12, 2024 at 10:00 A.M., the following described property:

Lot 130 of Esplanade of Tampa Phase 1 according to the Plat Thereof recorded in Plat Book 124, Page(s) 263, of the Public Records of Hillsborough County, Florida.

and improvements thereon, located in the Association at 8547 Grand Alberato Road, Tampa, FL 33647 (the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a claim within sixty (60) days after the judicial sale of the Property.

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.

SHUMAKER, LOOP & KENDRICK, LLP  
By: /s/ William W. Huffman  
JONATHAN J. ELLIS, ESQ.  
Florida Bar No. 863513  
William W. Huffman, ESQ.  
Florida Bar No. 0031084  
Post Office Box 172609  
Tampa, Florida 33672-0609  
Telephone: (813) 229-7600  
Facsimile: (813) 229-1660  
Primary Email: [whuffman@shumaker.com](mailto:whuffman@shumaker.com)  
Secondary Email: [afinipoggi@shumaker.com](mailto:afinipoggi@shumaker.com)  
Counsel for Plaintiff  
May 31; June 7, 2024 24-01702H



# PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**



## SUBSEQUENT INSERTIONS

## --- PUBLIC SALES ---

## SECOND INSERTION

## 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 PH0918256AF 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 24-01637H

## --- ESTATE ---

## SECOND 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 FITZPATRICK, 811-B Cypress Village Blvd. Ruskin, FL 33573; CHARLES MORROW (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 SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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.com

Secondary 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 24-01590H

## SECOND 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 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

May 24, 31, 2024 24-01578H

## FOURTH 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 Clair-

vauz Rue, Seffner, FL 33584

YOU ARE NOTIFIED THAT an ac-

tion has been filed against you and that

you are required to serve a copy of your

written defenses, if any, to 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 24-01437H

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

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

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

The date of first publication of this notice is May 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.com

Amy.Morris@TBELC.com

May 24, 31, 2024 24-01576H

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

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

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

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

**AMY E. WITTIG**

**Personal Representative:**

**/s/ Anthony R. Nieves**

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

## SECOND 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 below.

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

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

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

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

The date of first publication of this notice is May 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

E-Mail: linda.hartley@hwlaw.com

Secondary E-Mail:

probate.efile@hwlaw.com

May 24, 31, 2024 24-01579H

## SECOND 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 Arlene 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

**Personal Representative:**

**/s/ Anthony R. Nieves**

10631 Parkers Landing Drive,

#224

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)



--- ESTATE ---

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

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

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

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

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

**Personal Representative:**  
**DocuSigned by: Francis H. McHugh**  
3316 W. Ellicott St.  
Tampa, Florida 33614  
Attorney for Personal Representative:  
/s/ Kimberly K. Muentzer, 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:  
kkmuentzer@gmail.com  
May 24, 31, 2024 24-01639H

SECOND 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 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:  
angelica@srblawyers.com  
May 24, 31, 2024 24-01640H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001417  
IN RE: ESTATE OF  
ARTHUR LEE KILLINS,  
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 ARTHUR 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 45324  
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 PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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

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

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

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

The date of first publication of this notice is May 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  
May 24, 31, 2024 24-01577H

FOURTH INSERTION

**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, TROPICAL 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 HILLSBOROUGH 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 Petitioner 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 § 49.01, 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 Administration 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 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, at 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 Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.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

SECOND 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 RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fjud13.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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR  
HILLSBOROUGH COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 22-CA-002396

**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JAVIER GUIASO A/K/A JAVIER GUIASO 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 SERVICES, 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 RECORDED IN PLAT BOOK 45, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

guez, 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 RECORDED IN PLAT BOOK 45, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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, Case -----.

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 be-

SECOND 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 #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@fjud13.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

**Q&A**  
What makes public notices in newspapers superior to other forms of notices?  
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.  
Rarely do consumers specifically search online for public notices.



## --- ESTATE ---

## SECOND 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 follow-  
ing 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 writ-  
ten defenses, if any, to it on McCabe,  
Weisberg & Conway, LLC, Plaintiff's  
attorney, whose address is 3222 Com-  
merce 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, Hills-  
borough County Courthouse, 800 E.  
Twiggs St., Room 604, Tampa, Florida  
33602, (813) 272-7040, at least 7 days  
before your scheduled court appear-  
ance, or immediately upon receiving  
this notification if the time before the  
scheduled appearance is less than 7  
days; if you are hearing or voice im-  
paired, 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  
May 24, 31, 2024 24-01584H

## 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. 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 fore-  
closed 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 writ-  
ten defenses, if any, to it on counsel for  
Plaintiff, whose address is 6409 Con-  
gress Avenue, Suite 100, Boca Raton,  
Florida 33487 on or before JUNE 20,  
2024/(30 days from Date of First Pub-  
lication 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 notifica-  
tion of a scheduled court proceeding  
if the time before the scheduled ap-  
pearance is less than 7 days. Comple-  
te 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

## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 20-CA-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,  
Devises, Grantees, or Other  
Claimants; Unknown Parties in  
Possession #2, if living, and all  
Unknown Parties claiming by,  
through, under and against the  
above named Defendant(s) who  
are not known to be dead or alive,  
whether said Unknown Parties  
may claim an interest as Spouse,  
Heirs, Devises, Grantees, or Other  
Claimants  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant  
to order rescheduling foreclosure sale or  
Final Judgment, entered in Civil Case  
No. 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 Mon-  
tijo 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-  
wit:

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 here-  
by 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  
20-322706 FCO1 WNI  
May 24, 31, 2024 24-01622H

## --- ACTIONS / SALES ---

## SECOND 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,  
INC.,  
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 Fore-  
closure 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 Ju-  
dicial Circuit, in and for Hillsborough  
County, Florida, wherein AURORA  
FINANCIAL GROUP, INC, is Plain-  
tiff, and JOHN ROBERT CRUMB  
and SARAH NICOLE CRUMB are  
Defendants, the Office of Cindy Stu-  
art, 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 or  
subsequently erected or affixed  
buildings, improvements and  
fixtures.

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

IF YOU ARE A PERSON WITH A  
DISABILITY WHO NEEDS ANY AC-  
COMMODATION IN ORDER TO  
PARTICIPATE IN THIS PROCEED-  
ING, YOU ARE ENTITLED, AT NO  
COST TO YOU, TO THE PROVISION  
OF CERTAIN ASSISTANCE. PLEASE  
CONTACT THE COURT'S ADA COOR-  
DINATOR, HILLSBOROUGH COUNTY  
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

## SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR  
HILLSBOROUGH COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 29-2024-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 per-  
sonal 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 22  
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 Perce,  
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 19,  
2024 or 30 days from the first publi-  
cation, 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or immedi-  
ately 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: 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  
23-07621FL  
May 24, 31, 2024 24-01623H

## SECOND 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,  
INC.,  
Plaintiff, vs.  
HEATHER MARIE WINCHELL,  
et al.,  
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 ac-  
tion 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 notifica-  
tion of a scheduled court proceeding if  
the time before the scheduled appear-  
ance is less than 7 days. Complete the  
Request for Accommodations Form and  
submit to 800 E. Twiggs Street, Room  
604, Tampa, FL 33602. ADA Coordi-  
nation 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  
May 24, 31, 2024 24-01613H

## SECOND 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,  
DEWISEES, GRANTEEES,  
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-  
WISEES, GRANTEEES, 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

are: Unknown  
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  
33616

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Jeffrey C.  
Hakanson, Esquire, of McIntyre Than-  
asides 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 publi-  
cation 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 de-  
fault 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 be-  
fore the scheduled appearance is less  
than seven days. If you are hearing  
or voice impaired, call 711. Thirteenth  
Judicial Circuit ADA Coordinator  
George E. Edgemcomb 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 proced-  
imiento, usted tiene derecho, sin tener  
gastos propios, a que se le provea cierta  
ayuda. Tenga la amabilidad de pon-  
erse en contacto con el Coordinador  
de ADA, Hillsborough County Court-  
house, 800 E. Twiggs St., Sala 604,  
Tampa, Florida 33602, (813) 272-7040,  
por lo menos 7 días antes de la cita fi-  
jada para su comparecencia en los tri-  
bunales, o inmediatamente después de  
recibir esta notificación si el tiempo

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

DEMANN POU AKOMODASYON  
POU MOUN KI GEN ENFIMITE

Si ou se yon 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 you  
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



## --- ACTIONS / SALES ---

## SECOND 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 Association 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 Claimants

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure

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

LOT 2, OF GREEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE(S) 198 AND 199, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby

designates its primary email address for the purposes of email service as: [FLService@logs.com](mailto:FLService@logs.com)\*

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487

Telephone: (561) 998-6700 Ext. 55139

Fax: (561) 998-6707

For Email Service Only:  
[FLService@logs.com](mailto:FLService@logs.com)

For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)

By: /s/ Lara Diskin  
FL Bar # 43811

for Michael L. Tebbi, Esq.  
FL Bar # 70856

16-298476 FC01 CGG

May 24, 31, 2024 24-01643H

## SECOND 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 demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act . If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days

before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions.

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

Administrative Office of the Courts  
Attention: ADA Coordinator  
800 E. Twigg Street  
Tampa, FL 33602  
Phone: 813-272-7040  
Hearing Impaired: 1-800-955-8771  
Voice impaired: 1-800-955-8770  
e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)

WITNESS my hand and the seal of this Court this day of APR 11 2024.

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

Kelley Kronenberg  
Attorney for Plaintiff  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
May 24, 31, 2024 24-01645H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
HILLSBOROUGH COUNTY  
GENERAL JURISDICTION  
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; BELKIS S.  
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  
OF FLORIDA; UNKNOWN  
TENANT IN POSSESSION 1; and  
UNKNOWN TENANT IN  
POSSESSION 2,  
Defendants.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE PEAR-

SON LAND TRUST #3402 U/T/D NOVEMBER 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 personal property described as follows, to-wit:

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 BEGINNING;

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 BEGINNING, 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court on the 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.com](mailto:charles.gufford@mccalla.com)  
23-08562FL

May 24, 31, 2024 24-01624H

## SECOND INSERTION

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

CASE NO. 23-CA-013088  
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 SUMMERFIELD VILLAGE 1, TRACT 2, PHASE 3, 4 & 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 228, OF THE PUBLIC RECORDS OF HILLSBOROUGH

COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.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 ayuda. Tenga la amabilidad de ponerse en contacto con ADA Coordinador, Hillsborough County Courthouse, 800 E. Twigg 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 discapacidad del oído o de la voz, llame al 711.

Si vous êtes une personne handicapée qui a besoin de mesures d'adaptation pour participer à cette procédure, vous avez droit, sans frais pour vous, à une certaine assistance. Veuillez contacter ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040 au moins 7 jours avant votre comparution prévue au tribunal, ou immédiatement après avoir reçu cette notification si le délai avant la comparution prévue est inférieur à 7 jours; 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 kòdonatè pwogram Lwa pou ameriken ki Enfim you nan Tribinal Konte Hillsborough la ki nan Hillsborough County Courthouse, 800 E. Twigg 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, P.L.C  
1239 E. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
[Pleadings@vanlawfl.com](mailto:Pleadings@vanlawfl.com)  
/s/ Mark Elia  
Mark C. Elia, Esq.  
Florida Bar #: 695734  
FBI8409-23/sap  
May 24, 31, 2024 24-01581H

## SECOND INSERTION

**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:

Parcel ID Number: 088329-4602, also described in that Notice of Commencement recorded as Instrument Number 2022559868, Hillsborough County Public Records.  
Property Address: 16321 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 an 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.

Twigg 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@fjud13.org](mailto:ADA@fjud13.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](mailto:eServiceSSS@wormanlaw.com)  
May 24, 31, 2024 24-01582H

## SECOND INSERTION

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

CASE NO. 22-CA-005609  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
ORLANDO PEREZ, et al.,  
Defendant.

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 SERVICING, 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](http://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 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. Twigg 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](mailto:MRService@mccalla.com)  
Fla. Bar No.: 53992  
22-00867FL  
May 24, 31, 2024 24-01612H

# PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to [legal@businessobserverfl.com](mailto: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

**SAVE TIME**

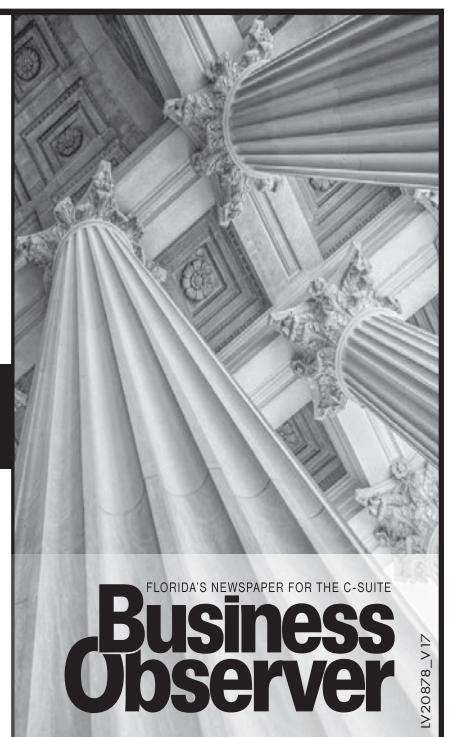


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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
Business  
Observer

IV20878\_V17



## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 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 RUBENSTEINS 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](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
LR-23-003589  
May 24, 31, 2024 24-01620H

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 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 24-01625H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN 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-wit:  
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.

Clerk of Court & Comptroller's Office  
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.  
Attorneys for the plaintiff  
by: /s/ T. Michael Woods  
T. Michael Woods  
May 24, 31, 2024 24-01650H

## SECOND 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**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. ROBERT A. FINSTRA; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on April 23, 2024 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://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 Foreclosure or order, to wit:

Lot 10, Block 2, Brandon Tradewinds Addition, a subdivision according to the plat thereof recorded in Plat Book 45, Page 86, in the Public Records of Hillsborough County, Florida.  
Property address: 720 Sailfish Drive, Brandon, FL 33511

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

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

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 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 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](mailto:ADA@FLJUD13.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.com](mailto:attorney@padgettlawgroup.com)  
Attorney for Plaintiff  
TDP File No. 20-021500-1  
May 24, 31, 2024 24-01641H

## SECOND 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-015787**  
**TAMPA SUN ESTATES, LLC, a Florida limited liability company, Plaintiff, vs. MARK WARREN WILLIAMS, as Heir of the Estate of Warren Herbert Williams, deceased; et al., Defendants.**

TO: GAIL ELIZABETH WILLIAMS-ROBERTS, as Heir of Estate of Warren Herbert Williams, deceased  
Last Known Address: 10930 Acoma St., Northglenn, CO 80234  
Current Address: unknown

TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF WARREN HERBERT WILLIAMS, DECEASED  
Last Known Address: 10101 N. Florida Ave., Lot 19, Tampa, FL 33612  
Current Address: unknown

YOU ARE HEREBY NOTIFIED that 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 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email

address is: [service@mls-pa.com](mailto: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](mailto: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](mailto:service@mls-pa.com)  
May 24, 31; June 7, 14, 2024  
24-01634H

## SECOND 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: 1**  
**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 bidder 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: 077684-4186

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.

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  
[smfarnsworthpa@gmail.com](mailto:smfarnsworthpa@gmail.com)  
/s/ Shane M. Farnsworth  
Shane M. Farnsworth, Esq.  
Attorney for Plaintiff  
FBN 0146692  
May 24, 31, 2024 24-01642H

## SECOND 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 following described property:

LOT 8, IN BLOCK 6, JACKSON HEIGHTS 1ST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 76, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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@fljud13.org](mailto:ada@fljud13.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  
May 24, 31, 2024 24-01632H

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

Current Address:  
4962 Stonecrest Dr., Lakeland, FL 33813  
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-FLIAD547005871; 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](mailto: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](mailto: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](mailto:service@mls-pa.com)  
May 24, 31; June 7, 14, 2024  
24-01633H

## SECOND 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 above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on June 19, 2024, the following described property:

LOT 8, BLOCK 1, OF COUNTRY HILLS, UNIT ONE E, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59 PAGE 52 OF THE PUBLIC RECORDS 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 PROVIDED HEREIN.

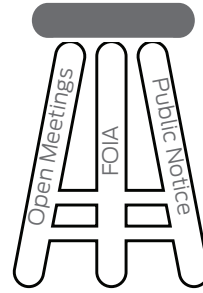
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days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

/s/ Andrew Arias FBN: 89501  
Attorneys for Plaintiff  
Marinosi 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](mailto:ServiceFL@mlg-defaultlaw.com)  
[ServiceFL2@mlg-defaultlaw.com](mailto:ServiceFL2@mlg-defaultlaw.com)  
MLG No.: 18-06776  
May 24, 31, 2024 24-01648H



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



**Accessibility**



**Independence**

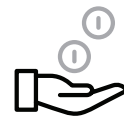


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



Newspapers remain the primary vehicle for public notice in **all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





### Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

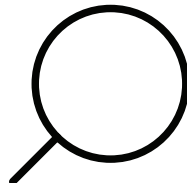


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

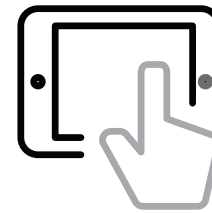
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



### Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

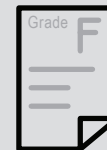


### Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

### Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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