

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 SHARPER FITNESS located at 8815 Bertha Palmer Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33617 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 12th day of June, 2024.
Derrick Sharper
June 21, 2024 24-01857H

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 Olive And Grace Leadership Coaching located at 1306 W Grace St, in the County of Hillsborough, in the City of Tampa, Florida 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 12th day of June, 2024.
Flosshilda LaBrado
June 21, 2024 24-01858H

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 Crave Credit located at 208 oakfield dr #391, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Brandon, Florida, this 12th day of June, 2024.
MONEY IS CAKE SERVICES, LLC
June 21, 2024 24-01859H

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: STATEWIDE MATERIALS located at 9038 Camden Field Parkway in the City of Riverview, Florida, doing business in Hillsborough County, Florida intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration. Dated this 12th day of June, 2024.
Owner's Name:
MILESTONE SUPPLY, LLC
June 21, 2024 24-01860H

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 EPIC MOONBEAM : Located at 7190 W Sunset Blvd PMB 71C : Hillsborough County in the City of Los Angeles : Florida, 90046-4415 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Los Angeles Florida, this June day of 17, 2024
VOLITION ENTERTAINMENT LLC
June 21, 2024 24-01900H

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 A's Auto Worx located at 15420 Livingston Ave 1303, in the County of Hillsborough, in the City of Lutz, Florida 33559 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lutz, Florida, this 17th day of June, 2024.
Anthony Salerno
June 21, 2024 24-01902H

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 TPA Trailer Rentals located at 1403 E Linebaugh 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 13th day of June, 2024.
ROSENTHAL INDUSTRIES LLC
June 21, 2024 24-01862H

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: FEDERAL CONTRACTS COMPANY Located at 12918 NEBRASKA AVENUE In the City of TAMPA, FL HILLSBOROUGH County 33612 Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11TH day of JUNE, 2024.
FEDERAL CONTRACTS LLC (Owner Name)
June 21, 2024 24-01873H

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: FCC Located at 12918 NEBRASKA AVENUE In the City of TAMPA, FL HILLSBOROUGH County 33612 Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11TH day of JUNE, 2024.
FEDERAL CONTRACTS LLC (Owner name)
June 21, 2024 24-01874H

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 AskUsMarketing located at 11206 Bloomington Dr, in the County of Hillsborough, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 14th day of June, 2024.
ACEADVERTISEMENTS LLC
June 21, 2024 24-01884H

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 BIG BRUSH POOL SERVICE : Located at 2601 Tulip Tree Cir : Hillsborough County in the City of Seffner : Florida, 33584-5875 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Seffner Florida, this June day of 17, 2024
BURKETT ADAM B
June 21, 2024 24-01899H

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

NOTICE IS HEREBY GIVEN that Antwan Novell Watson will engage in business under the fictitious name KTW Logistics, with a physical address 3917 West Spruce St. Tampa, FL 33607, with a mailing address 3917 West Spruce St. Tampa, FL 33607, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 21, 2024 24-01861H

FICTITIOUS NAME NOTICE

Notice is hereby given that Ybor Hospitalities, LLC, as owner, desires to engage in business under the fictitious name of "Zodiac" located in Hillsborough County, Florida, 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.
June 21, 2024 24-01885H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that Tampa Property Group, LLC will engage in business under the Fictitious Name of TPG Residential at 4200 N Armenia Ave Unit #1, Tampa FL 33607, Hillsborough County, and has registered this name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2024.
Signed, Christian Santiago, Director, Tampa Property Group LLC.
June 21, 2024 24-01901H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0722100712
File No.: 2024-541
Certificate No.: 2021 / 6354
Year of Issuance: 2021
Description of Property:
CROSSWYNDE CONDOMINIUM UNIT 201 BLDG 13 AND AN UNDIV INT IN COMMON ELEMENTS
SEC - TWP - RGE: 30 - 29 - 20
Name(s) in which assessed:
XIA MING XU
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/1/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 6/13/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
June 21, 28; July 5, 12, 2024
24-01889H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/22/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.
4T1BF1FK9FU094155 2015 TOYT CAMRY LE/XLE/SE/XSE
JTEBT17R060060486
2006 TOYT 4RUNNER LTD
2HGFB2F5XFH552999
2015 HOND CIVIC
June 21, 2024 24-01920H

NOTICE

The City of Plant City Engineering Department hereby gives notice of the City of Plant City's intent to revise the flood hazard information, generally located between 2400 Police Center Dr and Jim Johnson Road. The flood hazard revisions are being proposed as part of a Letter of Map Revision (LOMR) Case No. 23-04-5362P for a project along Howell Branch. Charles-ton Enterprises, LLC modified a control structure as part of a warehouse development.

The following flood hazards along Howell Branch will be modified, Pond B and Ponding Area 1.

1. Base Flood Elevations will be established for Pond B and Ponding Area 1.
2. The SFHA will decrease along Howell Branch, increase for Ponding Area 1 and stay the same for Pond B.
Maps and detailed analysis of the revision can be reviewed at the City of Plant City at 302 W Reynolds St, Plant City, FL 33563. Interested persons may call Rob Wassum at 813-659-4200 for additional information from Monday to Friday from 8:00 AM to 5:00 PM.
June 21, 2024 24-01921H

NOTICE OF AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has granted an exemption pursuant to Chapter 62-330.051(12)(b), F.A.C. for activities known as 5411 W Tyson Ave Seawall Replacement. The project is located in Hillsborough County, Section(s) S7, Township T30S South, Range R18E East. The application for verification of an exemption was received from SE Tampa Bay, LLC whose address is 2743 Perimeter Pkwy Bldg 100 Suite 370, Augusta, GA 30909. The Exemption No. is 892185.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
June 21, 2024 24-01890H

BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Ballentrae Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gms-tampa.com. Proposals must be received by 5:00 p.m. on Wednesday, June 26, 2024. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager. Ballentrae Hillsborough Community Development District
Jason Greenwood, District Manager
June 21, 2024 24-01891H

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

The Ballentrae Hillsborough Community Development District Audit Committee will meet on Monday, July 1, 2024 at 6:00 p.m. at the Ballentrae Clubhouse, 11864 Thicket Wood Dr., Riverview FL 33579. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Ballentrae Hillsborough Community Development District.

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

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

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

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

Jason Greenwood
District Manager
June 21, 2024 24-01892H

FINAL RANKING MEETING NOTICE

Final Ranking Meeting for RFP 23-14 (Temporary Staffing Services, RJS) Will Be Held On Wednesday, July 10, 2024 at 2:30pm

Location: Tampa Sports Authority Main Office
4201 N. Dale Mabry Highway
Tampa, FL 33607
(Entrance B/C off Himes Avenue)

Contact djones@tampasportsauthority.com for Additional Information, if interested in attending.
June 21, 2024 24-01909H

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 SJOBERG CPA located at 5924 Cherry Oak Dr in the City of Valrico, Hillsborough County, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2024.
Flamingo and Flamingo LLC
June 21, 2024 24-01919H

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 896746 from Abacus Storage River-view, LLC, North of Big Bend in Tampa, FL. Application received June 14th, 2024. Proposed activity: Construction of a 140,000 SF mini warehouse on an 11-acre property. Project name: Abacus Storage Big Bend. Project size: 11 Acres. Location: Section(s) 11 Township 31, Range 19, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.waterrmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or (800)423-1476, TDD only (800)231-6103.
June 21, 2024 24-01903H

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 R7 Renovations located at 2504 Buckhorn Run Dr, in the County of Hillsborough, in the City of Valrico, Florida (Zip Code) intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Valrico, Florida, this 18th day of June, 2024.

ROMAN RESTORATION
REMODELING AND REPAIR LLC
June 21, 2024 24-01924H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com
SARASOTA COUNTY sarasotaclerk.com
CHARLOTTE COUNTY charlotteclerk.com
LEE COUNTY leeclerk.org
COLLIER COUNTY collierclerk.com
HILLSBOROUGH COUNTY hillsclerk.com
PASCO COUNTY pascoclerk.com
PINELLAS COUNTY mypinellasclerk.gov
POLK COUNTY polkcountyclerk.net
ORANGE COUNTY myorangeclerk.com



--- PUBLIC SALES ---

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Panther Trace II Community Development District (the "District") will hold a public hearing and a meeting on July 22, 2024, at 6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, Florida 33569.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

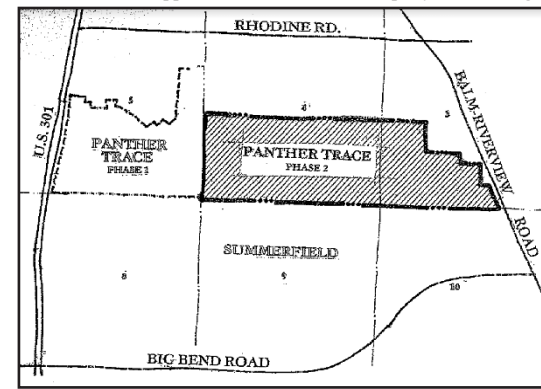
At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.panthertracecdd2.net/, or may be obtained by contacting the District Manager's office via email at kdarin@vestaproperty.com or via phone at (321) 263-0132, extension 742.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 4 columns: Lot Type, Lot Count, ER U, O&M Assessment. Rows include Villas 33.5', Single Family 40', 50', 60', 70', and 85'.

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.



The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

check the District's website at https://www.panthertracecdd2.net/ prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Kyle Darin, District Manager, June 21, 2024

24-01910H

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Wynnmere East Community Development District (the "District") will hold a public hearing and a meeting on Thursday, July 11, 2024, at 7:00 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting http://wynnmereeastcdd.com, or may be obtained by contacting the District Manager's office via email at mhuber@rizzetta.com or via phone at (813) 933-5571 Ext. 2772.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed Annual O&M Assessment (including collection costs / early payment discounts). Row for Single Family.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

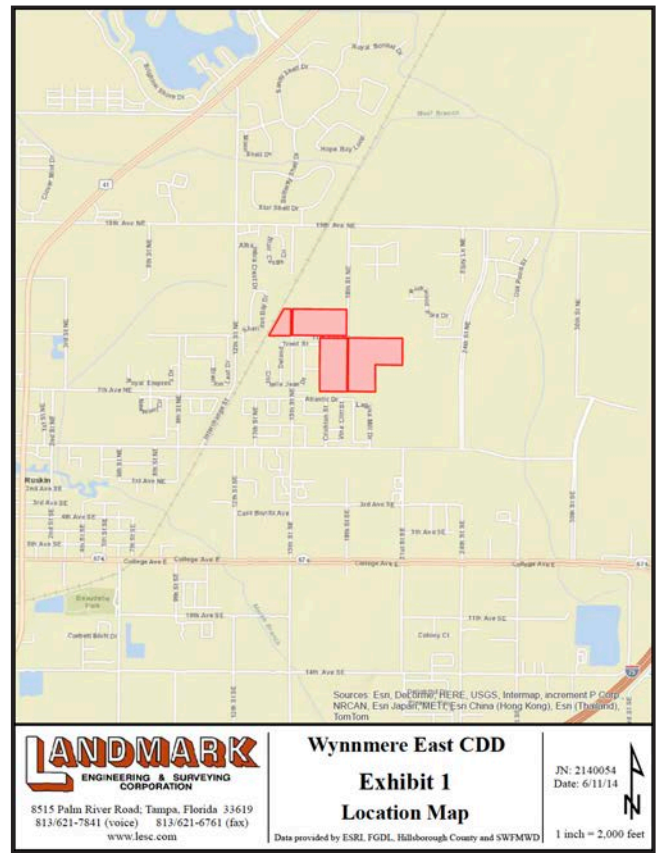
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting.

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

Matthew Huber, District Manager



June 21, 2024

24-01912H

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 MAINSTAY SUITES TAMPA NORTH located at 6800 Woodstork Road in the County of HILLSBOROUGH in the City of Temple Terrace, Florida 33637 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PINELLAS, Florida, this 19th day of June, 2024. UNIVERSITY HOTEL TAMPA LLC June 21, 2024

VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Villages of Bloomingdale Community Development District ("District") will hold a public hearing on July 16, 2024 at 9:00 a.m. at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, Florida 33578, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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, June 21, 2024

24-01893H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/30/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

WDC0G4JB9JV048162, 2018 MERCEDES-BENZ GLC 300, 55SWF4KB9FU010159, 2015 MERCEDES-BENZ C300, 4 MATIC, June 21, 2024, 24-01926H

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 Gig DJs located at 15106 Barby Ave. in the City of Tampa, Hillsborough County, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of June, 2024. Jack Anthony Cotto, June 21, 2024, 24-01934H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 07/25/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FTNE24W44HB36012 2004 FORD 1FTZX1722YNB62002 2000 FORD 1GCCS19X0VK238987 1997 CHEV 5NPET46CX9H541210 2009 HYUN L5YACBPZ9P1102602 2023 ZHNG, June 21, 2024, 24-01936H

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Creek Preserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gms-tampa.com. Proposals must be received by 5:00 p.m. on Wednesday, July 3, 2024.

Rich McGrath, District Manager, June 21, 2024, 24-01911H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 07/05/2024 at 9:00 A.M.

1FM5K7B89HGC58091, 2017 FORD EXPLORER

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, June 21, 2024, 24-01925H

PUBLISH YOUR LEGAL NOTICE. We publish all Public sale, Estate & Court-related notices.

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



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

--- PUBLIC SALES ---

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hawkstone Community Development District (the "District") will hold a public hearing and a meeting on July 17, 2024, at 4:00 p.m. at the Office of Rizzetta & Company Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.hawkstonecdd.org/>, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	EU FACTOR	# Units	O&M Assessment	TOTAL
Single Family				
40'	0.80	184	\$958.31	4
Single Family				
50'	1.00	489	\$1,197.89	1
Single Family				
60'	1.20	258	\$1,437.47	6
Single Family				
70'	1.40	116	\$1,677.05	0

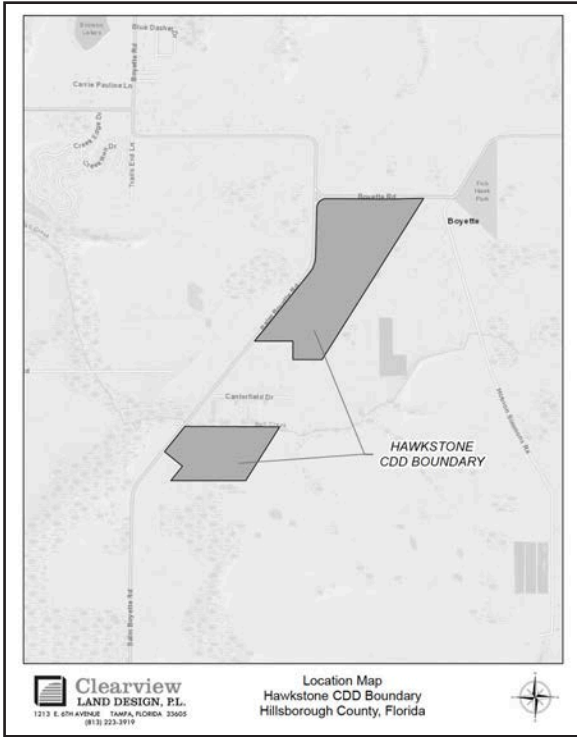
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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. Stephanie DeLuna District Manager



June 21, 2024

24-01913H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
File No.: 24-CP-001857
Division: B
IN RE: ESTATE OF: JACQUELYN L. GRAVES, Deceased.

The administration of the estate of JACQUELYN L. GRAVES, deceased, whose date of death was April 20, 2024, File Number 24-CP-001857, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 §733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION (B)
CASE NO.: 2024-CP-000963
IN RE: THE ESTATE OF WALTER B. JAKES, Deceased.

The administration of the estate of Walter B. Jakes, deceased, whose date of death was November 26, 2023, is pending in the Circuit Court for Broward County, Florida, Probate Division File Number: 2024-CP-000963, the address of which is 201 SE 6th Street, Fort Lauderdale, Florida 33301.

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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) 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 must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 21, 2024.

/s/ Francisco Rafael Menendez FRANCISCO RAFAEL MENENDEZ
Personal Representative

117 South Willow Avenue Tampa, Florida 33606

/s/ Neal Weinstein NEAL WEINSTEIN, ESQ.

412 East Madison Street Suite 1111 Tampa, Florida 33602

(813) 223-2792

Attorney for Personal Representative Florida Bar No. 241474

Email: nealwesq@hotmail.com

June 21, 28, 2024 24-01905H

ER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS: June 21, 2024.

Personal Representative: Lataisha Willis

4372 Port Lane, Cobb County Powder Springs, Georgia 30127

/s/LAWRENCE D. SCHOTT LAWRENCE D. SCHOTT, ESQ.

Attorney for Personal Representative: Lawrence D. Schott, P.A.

601 North Federal Highway, Suite 301 Hallandale Beach, Florida 33009

Tel: (954) 455-3399

FBN: 868507

E-Mail Address: LDSPAESQ@aol.com

June 21, 28, 2024 24-01929H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-001056
IN RE: THE ESTATE OF OLGA KUEHL-WHITE A/K/A OLGA LLANO KUEHL-WHITE

The administration of the estate of Olga Kuehl-White a/k/a Olga Llano Kuehl-White, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgcomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 21, 2024.

Personal Representative: Valarie Grim

701 S Howard Ave, Suite 106339 Tampa, FL 33606

Personal Representative's Attorney Shane K. Warner - Of the Firm, FSB # 92131

Attorney for the Personal Representative Warner Legal

3401 W. Cypress St., Suite 204 Tampa, FL 33607

Ph: (813) 470-6341

Fax: (888) 900-2630

Notice of Jud. R. Ad. 2.516 designated emails

Email: swarner@swarnerlaw.com

June 21, 28, 2024 24-01887H

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-001690
DIVISION: A
IN RE: ESTATE OF MICHAEL JEROME HOLMES, DECEASED.

The administration of the estate of MICHAEL JEROME HOLMES, deceased, File Number 24-CP-001690 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal Representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 21, 2024.

DATE 06/12/2024

/s/ JAROTHA JEAN REED

14246 Southeast 47th Place Starke, Florida 32091

DATE 6/13/2024

/s/ FEHINTOLA OGUNTEBI

1904 West Cass Street Tampa, Florida 33606

(813) 254-8717

kemi@oguntebilaw.com

FBN: 049042

Attorney for Personal Representative

June 21, 28, 2024 24-01877H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-003310
Division: A
IN RE: ESTATE OF RANDALL BARRETT SCHRUM, Deceased.

The administration of the Estate of Randall Barrett Schrum, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 21, 2024.

Personal Representative: Laureen Schrum

4502 Loma Vista Drive Valrico, Florida 33596

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

June 21, 28, 2024 24-01863H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001887
IN RE: ESTATE OF FRANCIS JOHN PERELLA, aka FRANCIS J. PERELLA 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 FRANCIS JOHN PERELLA, aka FRANCIS J. PERELLA, deceased, File Number 24-CP-001887; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110; that the Decedent's date of death was October 25, 2023; that the total value of the estate is \$25,516.58, and that the names and addresses of those to whom it has been assigned by such order are:

Creditors: NONE

Beneficiaries:

RITA PERELLA

3115 Belmore Rd. Tampa, FL 33618

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 June 21, 2024.

Persons Giving Notice: RITA PERELLA

3115 Belmore Rd. Tampa, FL 33618

Attorneys for Persons Giving Notice: CHRISTOPHER H. NORMAN

Florida Bar No. 821462

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: cnorman@hnh-law.com

Secondary Email: afriedrich@hnh-law.com

June 21, 28, 2024 24-01864H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001818
IN RE: ESTATE OF JUANITA FRANCIS DARRIGO, Deceased.

The administration of the estate of JUANITA FRANCIS DARRIGO, deceased, whose date of death was February 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 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: June 21, 2024.

DONNA MARIE STOCKFORD

Personal Representative

2521 W. North St. Tampa, FL 33614

CARL DARRIGO

Personal Representative

810 N. Castle Ct. Tampa, FL 33612

Robert D. Hines

Florida Bar No. 0413550

Ashley G. Friedrich

Florida Bar No. 1007955

Attorneys for Personal Representatives Hines Norman Hines, P.L.

315 South Hyde Park Avenue Tampa, FL 33606

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email: afriedrich@hnh-law.com

June 21, 28, 2024 24-01865H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-003979
Division Probate
IN RE: ESTATE OF VIDA VICTORIA DESANTIS, Deceased.

The administration of the estate of Vida Victoria DeSantis, deceased, whose date of death was September 10, 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 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 June 21, 2024.

Personal Representative: /s/ Paula Desantis-Tarris

5002 Arundell Ct. Tampa, FL 33624

Attorney for Personal Representative: /s/ M. Donald Reddish

E-Mail Addresses: donald@reddishlawfirm.com

becky@reddishlawfirm.com

Florida Bar No. 0165565

Reddish Law Firm

28050 U.S. Hwy. 19 North., Suite 208 Clearwater, FL 33761

Telephone: 727-723-0004

June 21, 28, 2024 24-01888H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-001746
Division: B
IN RE: ESTATE OF
EUGENE BRENZEL,
Deceased.

The administration of the ancillary estate of Eugene Brenzel, deceased, whose date of death was September 24, 2023; social security number xxx xx 1837, File Number 24-CP-001746, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 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: June 21, 2024.

/s/ DONNA M. DEPOTI

Personal Representative

P.O. Box 591

Carbondale, PA 18407

/s/ GREGORY A. FOX, ESQUIRE

Attorney for Personal Representative

Florida Bar No. 382302

FOX & FOX, P.A.

2515 Countryside Blvd. Ste G

Clearwater, Florida 33763

Telephone: 727-796-4556

Email: greg@foxlawpa.com

June 21, 28, 2024 24-01867H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001466
Division B
IN RE: ESTATE OF
MARION RAINES
Deceased.

The administration of the estate of MARION RAINES, deceased, whose date of death was June 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: June 21, 2024.

Personal Representative:

/s/ Deena Copeland

119 Aberdeen Pond Drive

Apollo Beach, Florida 33572

Attorney for Personal Representative:

/s/ Debra L. Dandar

DEBRA L. DANDAR, Attorney

Florida Bar Number: 118310

TAMPA BAY ELDER LAW CENTER

3611 West Azele Street

Tampa, FL 33609

Telephone: (813) 282-3390

Fax: (813) 902-3829

Debra@TBELC.com

Amy.Morris@TBELC.com

June 21, 28, 2024 24-01868H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-001921
Division A
IN RE: ESTATE OF
MARIA DE LOURDES NUNES
a/k/a MARIA L. NUNES,
Deceased.

The administration of the estate of MARIA DE LOURDES NUNES, also known as MARIA L. NUNES, deceased, whose date of death was May 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: June 21, 2024.

Personal Representative

MICHELLE M. RODRIGUEZ

(FORMERLY KNOWN AS

MICHELLE R. NUNES MORAES)

2442 W. Mississippi Avenue, Unit 12

Tampa, Florida 33629

Attorney for Personal Representative

JAMIL G. DAOUD

Florida Bar No. 25862

Foley & Lardner LLP

100 N. Tampa Street, Suite 2700

Tampa, Florida 33602

Telephone: 813-229-2300

Email: jdaoud@foley.com

June 21, 28, 2024 24-01875H

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 24-CP-000947
IN RE: ESTATE OF
CHARLES F. LANGSTAFF,
Deceased.

The administration of the estate of Charles F. Langstaff, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 307 N Michigan Ave, Plant City, FL 33563. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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: June 21, 2024.

Personal Representative:

Paulette Pilkington

13 Lake Vista Trail, Apt. #102

Port St. Lucie, FL 34952

Attorney for Personal Representative:

Lindsay H. Donoff, Esquire

Florida Bar No. 89531

Craig Donoff, P.A.

6100 Glades Road, Suite 301

Boca Raton, FL 33434

Telephone: (561) 451-8220

Lindsay@craigdonoffpa.com

Dianne@craigdonoff.com

June 21, 28, 2024 24-01876H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001634
IN RE: ESTATE OF
BETTYE JO BLANDING,
Deceased.

The administration of the estate of BETTYE JO BLANDING, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 21, 2024.

MARGARET A. ARRINGTON

Personal Representative

5813 Camp St.

Wimauma, FL 33598

James P. Hines, Jr.

Florida Bar No. 061492

Ashley G. Friedrich

Florida Bar No. 1007955

Attorneys for Personal Representative

Hines Norman Hines, P.L.

315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: jhinesjr@hnh-law.com

Secondary Email:

afriedrich@hnh-law.com

June 21, 28, 2024 24-01866H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-004245
IN RE: ESTATE OF
RICHARD EARL BUCK a/k/a
RICHARD E. BUCK a/k/a
DICK E. BUCK
Deceased.

The administration of the estate of Richard Earl Buck a/k/a Richard E. Buck a/k/a Dick E. Buck, deceased, whose date of death was November 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: June 21, 2024.

Personal Representative:

Kelsey Ann Duggan

314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.

Florida Bar Number: 1022329

314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com

Secondary E-Mail:

abby@atcauselaw.com

June 21, 28, 2024 24-01882H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 2024-CP-000559
IN RE: ESTATE OF
REGINA A. RAMALHEIRA,
DECEASED.

The administration of the estate of REGINA A. RAMALHEIRA, deceased, whose date of death was December 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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: June 21, 2024.

Personal Representative:

/s/ ROBERT PETRON

31542 Bearded Oak Drive

Wesley Chapel, Florida 33543

Attorney for Estate:

/s/ PAUL KNUDSEN, ESQUIRE

Paul Knudsen, P.A.

10863 Park Boulevard, Suite 5

Seminole, FL 33772

Telephone: (727) 398-3600

June 21, 28, 2024 24-01879H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 24-CP-001695
Division: A
IN RE: Estate of
DIANE F. HARRIS,
Deceased.

The administration of the estate of DIANE F. HARRIS, deceased, whose date of death was March 28, 2024, is pending in the Circuit Court for Hillsborough County Florida, Probate Division, File Number 24-CP-001695, Division A the address of which is Edgcomb Courthouse, 800 E. Twiggs Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

FIRST DATE OF PUBLICATION OF THIS NOTICE IS: June 21, 2024.

Personal Representative:

Nancy B. Armstrong

7301 Redge Rainey Road

Ona, FL 33865

Attorney for Personal Representative:

/s/ Robert L. Sader

Robert L. Sader, Esq.

Florida Bar Number: 145454

Robert L. Sader, P.A.

2900 Oak Tree Drive

Oakland Park, FL 33309

Tel. (954) 776-7004

Fax (954) 938-4409

E-mail: robertsader@gmail.com

June 21, 28, 2024 24-01880H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024-CP-1308
IN RE: ESTATE OF
ALBERTHA RICHARDS,
DECEASED.

The administration of the Estate of Alberttha, deceased, whose date of death was 2/11/2024, Case Number 2024-CP-1308, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 21 day of June 2024.

Personal Representative:

Carol Price

11603 Mansfield Point Dr,

Riverview, FL 33569

Attorney for Personal Representative:

RACHAEL ALEXANDER, ESQ.

Florida Bar Number: 124666

Counsel for Personal Representative

Law Office of Elizabeth Devolder,

PLLC.

5383 Primrose Lake Circle, Suite C

Tampa, FL 33647

(813) 319-4550 (Tel)

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001629
IN RE: ESTATE OF
ROBERT GRAY TAYLOR
a/k/a BOB GRAY TAYLOR,
Deceased.

The administration of the estate of ROBERT GRAY TAYLOR a/k/a BOB GRAY TAYLOR, deceased, whose date of death was February 25, 2024, and whose social security number is xxx-xx-5468, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 June 21, 2024.

Personal Representative:
RICHARD TAYLOR
23750 Gill Road
Farmington, MI 48335
Attorney for Personal Representative:
Jaimon H. Perry, Esq.
Attorney for RICHARD TAYLOR
Florida Bar Number: 0514020
THE PERRY LAW GROUP LLC
37 North Orange Avenue, Suite 500
Orlando, FL 32801
Telephone: (407) 323-2121
Fax: (321) 249-0587
E-Mail: jperry@perrylawfla.com
June 21, 28, 2024 24-01904H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001944
Division A
IN RE: ESTATE OF
DIETER PETER SCHWALBE
a/k/a DIETER P. SCHWALBE,
Deceased.

The administration of the estate of DIETER PETER SCHWALBE a/k/a DIETER P. SCHWALBE, deceased, whose date of death was August 26, 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 June 21, 2024

DOROTHY SCHWALBE
Personal Representative
1150 Emerald Dunes Drive
Sun City Center, FL 33573
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:
mgreco@hnh-law.com
June 21, 28, 2024 24-01928H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001819
IN RE: ESTATE OF
MAGGIE LEE WILLIAMS,
Deceased.

The administration of the estate of MAGGIE LEE WILLIAMS, deceased, whose date of death was April 24, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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: June 21, 2024.

GREGORY WILLIAMS
Personal Representative
3312 New Orleans Avenue
Tampa, FL 33614
ROBERT D. HINES
Florida Bar No. 413550
ASHLEY G. FRIEDRICH
Florida Bar No. 1007955
Attorneys for Personal Representative
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
afriedrich@hnh-law.com
June 21, 28, 2024 24-01937H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-cp-1916
Division PROBATE
IN RE: ESTATE OF
JONATHAN HOUGHTON
CLIFFORD,
Deceased.

The administration of the estate of JONATHAN HOUGHTON CLIFFORD, deceased, whose date of death was May 11th, 2024; File Number 24-CP-1916, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street; Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate 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 Friday, June 21st, 2024.

Personal Representatives:
Willow F. Taplin
6109 Galleon Way
Tampa, FL 33615
Attorney for Personal Representative:
Tracy Stape Atkinson, Esq.
Florida Bar No. 64777
401 E. Jackson St., Suite 2340
Tampa, FL 33602
Phone: 813-751-2666
June 21, 28, 2024 24-01922H

FIRST INSERTION

Summons
STATE OF WISCONSIN
CIRCUIT COURT
OZAUKEE COUNTY
Case No. 2023CV000404
Judge Sandy A. Williams
Foreclosure of Mortgage: 30404
Wells Fargo Bank, N.A., as Trustee
for Carrington Mortgage Loan
Trust Series 2006-RFC1
Asset-Backed Pass-Through
Certificates 1600 South Douglass
Road, Suite 200-A Anaheim, CA
92806
Plaintiff, v.
HSBC Mortgage Services Inc.
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 amended complaint, which is also served upon you, states the nature and basis of the legal action.

Within 40 days after June 21, 2024 you must respond with a written answer, as that term is used in chapter 802 of the Wisconsin Statutes, to the amended 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 Ozaukee County Courthouse 1201 S. Spring St., Port Washington, WI 53074-0994, 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 amended complaint, and you may lose your right to object to anything that is or may be incorrect in the amended 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: June 14, 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@il.cslegal.com
50-23-01330
NOTE: This law firm is a debt collector.
June 21, 28; July 5, 2024
24-01907H

FIRST INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 24-DR-002668
Division: B-P

Hiroko Watanabe,
Petitioner, and
Takao Watanabe,
Respondent,
TO: Takao Watanabe
2-16-16 Yawata, Ichikawa, Japan
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Hiroko Watanabe, whose address is 502 San Jose Place, Temple Terrace, FL 33617 on or before 7/22/24, and file the original with the clerk of this Court at 419 N Pierce St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 502 San Jose Place, Temple Terrace, FL 33617, Hillsborough County

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

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

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

Dated: 6/14/2024
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Deputy Clerk
June 21, 28; July 5, 12, 2024
24-01923H

FIRST 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 follow-
ing website: http://www.hillsborough.
realforeclose.com at 10:00 a.m. on the
25th day of July 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 17th day of June 2024.
WOODS & WOODS, P. A.
Attorneys for the plaintiff
by: /s/ T. Michael Woods
June 21, 28, 2024 24-01916H

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 2023CC-113794
DIVISION: J

JENNIFER GRAY,
Plaintiff, vs.
STEPHANIE PINEDA and
ALEJANDRO PINEDA,
Defendants.
TO: STEPHANIE PINEDA and ALE-
JANDRO PINEDA
11340 HUDSON HILLS LN.
RIVERVIEW, FL, 33579

YOU ARE NOTIFIED that a lawsuit has been filed against in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida and that you are required to serve a copy of your written defenses, if any, to Robert H. Van Hart, the Plaintiff's Attorney, whose address is 1742 East Edgewood Drive, Lakeland, Florida 33803, on or before July 12, 2024, and file the original with the Clerk of this Court, 800 E. Twiggs St., P.O. Box 3360, Tampa, FL 33601 either before service on the Plaintiff's Attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WITNESS my hand and Seal of this Court on, 2024.

Electronically Conformed 6/13/2024
Joelle Ann Ober
SENIOR JUDGE
COUNTY COURT JUDGE
June 21, 2024 24-01908H

--- 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-002065
DIVISION: O
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
RACHEL ALEJANDRO, et al.,
Defendants.
TO: Rachel Alejandro
17009 Oval Rum Drive
Wimauma FL 33598
Unknown Spouse of Rachel Alejandro
17009 Oval Rum Drive
Wimauma FL 33598

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

Lot 27, Block 5, FOREST BROOKE PHASE 4B, according to the plat as recorded in Plat Book 140 Pages 33 of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-004201
DIVISION: B

**U.S. BANK NATIONAL
ASSOCIATION,**
Plaintiff, vs.
**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE OF WILLARD WARREN,
et al.,**
Defendants.
TO: UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF WILLARD WARREN

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

LOT 18, AND THE NORTH 13 FEET OF LOT 19, BLOCK 2, RANCH LAKE ESTATES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before JULY 23, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the

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 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 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 heretofore set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 5 day of JUNE, 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
June 21, 28, 2024 24-01870H

FIRST INSERTION

original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 17 day of JUNE, 2024.

CINDY STUART
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
(SEAL) By /s/ Isha Tirado-Baker
As Deputy Clerk

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
CORAL SPRINGS, FL 33310
24-01547
June 21, 28, 2024 24-01931H

PUBLISH YOUR LEGAL NOTICE

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& Court-related
notices**

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
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--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 23-CA-016867 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL L. DANIELS, DECEASED; FAITH HERNANDEZ; EVA PHILLIPS; KEVIN DANIELS; MICHELLE WALKER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.

To the following Defendant(s): EVA PHILLIPS (LAST KNOWN ADDRESS) 605 LINDENVIEW LN SEFFNER, FL 33584 KEVIN DANIELS (LAST KNOWN ADDRESS) 733 HOLLY TERRACE BRANDON, FL 33511

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

LOT 20, BLOCK 7, PLANTATION ESTATES UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40,

PAGE 46 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 733 Holly Ter, Brandon, FL 33511

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 07/01/2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.

WITNESS my hand and the seal of this Court this day of MAY 23 2024.

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

Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 June 21, 28, 2024 24-01897H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292024CA002980A001HC

DIVISION: RF-Section I NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. SANDRA F. MURPHY; CITIBANK N.A.; KRIS D. HEPLER; SUSAN L. HEPLER; WILDER TRACE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: SANDRA MURPHY 2717 WILDER TRACE CT PLANT CITY, FL 33566 TO: UNKNOWN TENANT NO. 1 2717 Wilder Trace Ct Plant City, FL 33566 TO: UNKNOWN TENANT NO. 2 2717 Wilder Trace Ct Plant City, FL 33566

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

LOT 20, WILDER TRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE(S) 5-1, 5-2, AND 5-3, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before July 18, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON June 12, 2024.

/s/ Cindy Stuart As Clerk of the Court (SEAL) By: /s/ Mustafa Divan As Deputy Clerk

Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1496-200885 /VP2 June 21, 28, 2024 24-01871H

FIRST INSERTION

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

CASE NO.: 19-CA-012176 ADVANTA IRA SERVICES, LLC FBO BENEFICIARY ROTH IRA #8005207, Plaintiff, vs. THOMAS ORTIZ, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2023, and entered in Case No. 19-CA-012176 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which THOMAS ORTIZ A/K/A TOMMY ORTIZ; ALLIANCE BANK OF ARIZONA; ARVON FUNDING, LLC ASSIGNEE OF GORDON FOODSERVICE, INC.; CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA; FRESCO'S RISTORANTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GRAND CAPITAL FUNDING, LLC; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNKONWN TENANT 1; UNKONWN TENANT 2; UNKONWN TENANT 3; UNKONWN TENANT 4 are defendants, Cindy Stuart, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida at 10:00 am on July 23, 2024, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 21, OSCAWANA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 85,

OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 308 S. FREEMONT AVE., TAMPA, FL 33606

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.

See 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.

/s/ Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com June 21, 28, 2024 24-01917H

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 18-CA-009192 EAGLE HOME MORTGAGE, LLC F/K/A UNIVERSAL AMERICAN MORTGAGE COMPANY LLC Plaintiff(s), vs. STERLING SMITH; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 21, 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 in accordance with Chapter 45, Florida Statutes on the 24th day of July, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 84, of Hawks Point Phase S-1, according to the plat thereof, as recorded in Plat Book 122, Page 3, of the Public Records of Hillsborough County, Florida. Property address: 2370 Dovesong Trace Drive, Ruskin, FL 33570

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

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 DISABIL-

ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT 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.

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 Attorney for Plaintiff TDP File No. 18-004275-1 June 21, 28, 2024 24-01930H

FIRST INSERTION

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

CASE NO.: 24-CA-002418 DIVISION: F NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JOANN K. WILSON AKA JOANN KAY WILSON AKA JOANN WILSON DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JOANN K. WILSON AKA JOANN KAY WILSON AKA JOANN WILSON DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 6, BLOCK 37, MAP OF THE SUBDIVISION AT SULPHUR SPRINGS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 111, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 8503 N TALIAFERRO AVE TAMPA FL 33604

has been filed against you and you are required to file written defenses

by JULY 23, 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 17 day of JUNE, 2024.

CINDY STUART Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR-24-004374 June 21, 28, 2024 24-01918H

FIRST INSERTION

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

CASE NO. 23-CA-002373 FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE, Plaintiff, vs. JANICE FERNANDEZ, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH UNDER AND AGAINST ARCADIO FERNANDEZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 178, BLOCK H, PINECREST VILLA ADDITION NO. 1 PREMIER WEST COAST SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 40, 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 McCalla Raymer Leibert Pierce, LLC, Jamie Juster, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite

155, Orlando, FL 32801 on or before July 18, 2024, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 12th day of June, 2024.

Clerk of the Court (SEAL) By: /s/ Mustafa Divan As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 22-01719FL June 21, 28, 2024 24-01933H

FIRST INSERTION

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

Case No.: 24-CA-003588 Division: C GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JANE T. BROWN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants.

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, As-

signees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Jane T. Brown Last Known Address: 604 Ojai Avenue, Sun City Center, Florida 33573 Current Address: 604 Ojai Avenue, Sun City Center, Florida 33573

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

Lot 2, Block GG, DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 30, according to plat thereof as recorded in Plat Book 42, Page 92, of the Public Records of Hillsborough County, Florida. Property Address: 604 Ojai Avenue, Sun City Center, Florida 33573

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the

defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice JULY 15, 2024, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should 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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit

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

WITNESS my hand and seal of said Court at Hillsborough County, Florida, this 7 day of JUNE, 2024.

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

Respectfully Submitted, LAW FIRM OF GARY M. SINGER, P.A. 12 SE 7th Street, Suite 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s/ Gary M. Singer Gary M. Singer, Esq. Florida Bar No.: 544906 June 21, 28, 2024 24-01932H

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.: 2023-CA-013224 CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOSHUA ALLEN LINSCHOTEN, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2023-CA-013224 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC. , is the Plaintiff and JOSHUA ALLEN LINSCHOTEN , 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 August 16, 2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 9, Block 6, Map or Plat entitled "Cypress Creek Phase 2" As recorded in Plat Book 109, Page

282 through 304, 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: June 19, 2024

By: /s/ Shayla J. Mount Shayla J. Mount, Esquire Florida Bar No.: 108557 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 June 21, 28, 2024 24-01939H

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 22-CA-004847

DIVISION: J
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21
Plaintiff, vs.-
Brenda P. Rojas a/k/a Brenda Rojas a/k/a Brenda Perkins Rojas a/k/a Brenda Kay Perkins; Unknown Spouse of Brenda P. Rojas a/k/a Brenda Rojas a/k/a Brenda Perkins Rojas a/k/a Brenda Kay Perkins; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004847 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21, Plaintiff and Brenda P. Rojas a/k/a Brenda Rojas a/k/a Brenda Perkins Rojas a/k/a Brenda Kay Perkins 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 25, 2024, the following described property

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

LOT 4 OF MAPLEHILL SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 48, PAGE 65 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
22-326413 FCO1 ALW
June 21, 28, 2024 24-01869H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-001679

Division D
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RUFUS BURROW, JR., DECEASED, REBECCA BURROW, AS KNOWN HEIR OF RUFUS BURROW, JR., DECEASED, SHERONN LYNN BURROW-ANDERSON, AS KNOWN HEIR OF RUFUS BURROW, JR., DECEASED, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RUFUS BURROW, JR., DECEASED CURRENT RESIDENCE UNKNOWN UNKNOWN SPOUSE OF SHERONN LYNN BURROW-ANDERSON
LAST KNOWN ADDRESS
971 PUTNAM BLVD
WALLINGFORD, PA 19086

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 7, BLOCK 8, LA COL-LINA PHASES 2A AND 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 267, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
commonly known as 1005 SONESTA AVENUE, BRANDON, FL 33511 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on William Noriega of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box

800, Tampa, Florida 33601, (813) 229-0900, on or before 07/01/2024, (or 30 days from the first date of publication, whichever is later) 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.

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: MAY 23 2024.

CLERK OF THE COURT
Honorable Cindy Stuart
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL)
By: /s/ Patricia Corbin
Deputy Clerk

William Noriega
Kass Shuler, P.A.
plaintiff's attorneys
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
F078950/2324406/and
June 21, 28, 2024 24-01898H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 21-CA-001331

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LYDIA SUSAN PAYNE A/K/A LYDIA S. PAYNE A/K/A LYDIA PAYNE, DECEASED; BRYAN PAYNE; MICAH CASTELLANO; IAN WARREN; TYLER WARREN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 18, 2024 and entered in Case No. 21-CA-001331, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LYDIA SUSAN PAYNE A/K/A LYDIA S. PAYNE A/K/A LYDIA PAYNE,

DECEASED; BRYAN PAYNE; MICAH CASTELLANO; IAN WARREN; TYLER WARREN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM at 10:00 A.M., on July 17, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 59, BLOCK 3, THE GROVES NORTH, AS RECORDED IN PLAT BOOK 46, PAGE 66, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 17th day of June 2024.
/s/ Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 22-00595 SPS
June 21, 28, 2024 24-01915H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 23-CA-002828

SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LEVI RUSSELL WILLIS; FLORIDA HOUSING FINANCE CORPORATION; SARAH MELENDEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 15 day of July, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 1394, FIRST ADDITION TO RUSKIN CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 206 6TH AVE NW, RUSKIN, FL 33570

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 11 day of June 2024.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-01114
June 21, 28, 2024 24-01894H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-008932

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-008932 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 11th day of July, 2024, the following described property:

THE EAST 63 FEET OF THE WEST 534.23 FEET OF THE NORTH 193.3 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 19 EAST, LESS THE NORTH 25 FEET FOR RIGHT OF WAY OF HANNA AVENUE, ALL LYING AND BEING IN

HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.
DATED this 14th day of June, 2024.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.chin-duncan@gmlaw.com
Email 2: gmlawforeclosure@gmlaw.com
By: /s/ Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
36615.0400 / JSchwartz
June 21, 28, 2024 24-01895H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 19-CA-008537

DIVISION: B
RF-Section I
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
JODINE WILKINSON-MANNING A/K/A JUDINE R. MANNING A/K/A JUDINE MANNING; CHARM-B. INC.; BLOOMINGDALE TRAILS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure dated June 11, 2024 entered in Case No. 19-CA-008537 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and JODINE WILKINSON-MANNING A/K/A JUDINE R. MANNING A/K/A JUDINE MANNING; CHARM-B. INC.; BLOOMINGDALE TRAILS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at

10:00 a.m., on July 15, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK E, BLOOMINGDALE TRAILS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 17, 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. 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.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
DATED June 13, 2024.

By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@dallegal.com
1446-179998 / BJB
June 21, 28, 2024 24-01906H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 18-CA-007385

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A./THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 8, 2024 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN

A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A./THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM at 10:00 A.M., on July 18, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 19, BLOCK 10 OF TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 254, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the

Clerk reports the surplus as unclaimed.

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

Dated this 17th day of June 2024.
/s/ Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 18-01243 CMS
June 21, 28, 2024 24-01914H

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
FLORIDA'S NEWSPAPER FOR THE G-SOUTH
1/20096_V12

--- 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-003625

DIVISION: A

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-PRI TRUST,

Plaintiff, vs.

CARLO M. SPICOLA; IRIS G. REYES; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; JPMORGAN CHASE BANK, N.A. S/B/M CHASE BANK USA, N.A.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.

Defendant(s).

TO: IRIS G. REYES

(Current Residence Unknown)

(Last Known Address(es))

2219 GORDON STREET

TAMPA, FL 33605

ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS

(Last Known Address)

2219 GORDON STREET

TAMPA, FL 33605

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

LOT 4, BLOCK 34, OF EAST TAMPA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 134, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A: 2219 GORDON STREET, TAMPA, FL 33605.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before JULY 23, 2024, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

WITNESS my hand and the seal of this Court this 17 day of June, 2024.

CINDY STUART

As Clerk of the Court and/or

Comptroller

(SEAL) /s/ Isha Tirado-Baker

Deputy Clerk

Brian L. Rosaler, Esquire

POPKIN & ROSALER, P.A.

1701 West Hillsboro Boulevard,

Suite 400

Deerfield Beach, FL 33442.

Attorney for Plaintiff

24-51169

June 21, 28, 2024 24-01896H

FIRST INSERTION

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

CASE NO.: 29-2024-CA-002811

DIVISION: F

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST, Plaintiff, v.

EDWARD T. WILLIAMS; TEQUILA WILLIAMS; UNKNOWN SPOUSE OF EDWARD T. WILLIAMS; UNKNOWN SPOUSE OF TEQUILA WILLIAMS; THE CITY OF TAMPA, A MUNICIPAL CORPORATION 2; DENISE DENNIS; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; ASHLEY A. ASHENS; YVONNE E. SEPERSAUD; LAURIE BOZARTH; PERSOLVE RECOVERIES, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2;

Defendant(s).

To the following Defendant(s):

DENISE DENNIS

(Last Known Address: 3815 OSBORNE OAKS WAY, TAMPA, FL 33610)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 254, FERN CLIFF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 1612 E NOME ST., TAMPA, FL 33604

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff,

whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before JULY 19, 2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 13 day of JUNE, 2024.

PAT FRANK

As Clerk of the Court

(SEAL) By /s/ Isha Tirado-Baker

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Ghidotti | Berger LLP

Attorney for Plaintiff

1031 North Miami Beach Boulevard

North Miami Beach, FL 33162

June 21, 28, 2024 24-01872H

SUBSEQUENT INSERTIONS

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO. 18-CA-005352

DIVISION: K

RF - II

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2,

Plaintiff, vs.

UNKNOWN HEIRS OF ELIZABETH EDWARDS; ET AL.

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Second Amended Final Judgment of Foreclosure dated

May 16, 2024, and entered in Case No. 18-CA-005352, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF ELIZABETH EDWARDS; RICHARD E. EDWARDS, III; CLIFTON EDWARDS, JR.; JONATHAN EUGENE FENNELL; CAVALRY PORTFOLIO SERVICES, LLC, are defendants. Cindy Stuart, Clerk of the 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 12TH day of JULY, 2024, the fol-

lowing described property as set forth in said final judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE COUNTY OF HILLSBOROUGH, AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 35 OF SULTANA GLADE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, AT PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BEING KNOWN AS 4210 EAST GROVE STREET, TAMPA, FL.

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

unclaimed.

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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@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.

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

SECOND INSERTION

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-015416

AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ANNABELLE SITTER (DECEASED) OR THROUGH ELAINE HEARD CUTHBERTSON, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNABELLE SITTER; OAK PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH ELAINE HEARD CUTHBERTSON, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNABELLE SITTER; OAK PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DE-

fendant(s).

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fendant(s).

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated June 5, 2024, and entered in Case No. 2

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/28/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 SAND mobile home bearing vehicle identification number FL-FLIAD287004225, and all personal items located inside the mobile home. Last Tenant: Jorge Ramirez, and Osviel Maura. Sale to be held at: Terrace Crossings, 9901 East Fowler Avenue, Thonotosassa, Florida 33592, (813) 980-6007.
June 14, 21, 2024 24-01850H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06-30-2024 at 11 a.m. the following vessel may be sold at public sale for storage charges pursuant to F.S. 328.17 Description of Vessel VIN: 1988 35ft Hunter Hin HUN35289H788 Tag: FL7489PJ Tenant/Owner MICHAEL ALLAN STADTMUELLER sale to be held at LITTLE HARBOR MARINAS 606 SEAGRAPE DRIVE RUSKIN, FL 33570 LITTLE HARBOR SMI OPCO LLC / LITTLE HARBOR MARINAS reserves the right to bid/reject any bid Vessel May Be Redeemed/Released Before Sale
June 14, 21, 2024 24-01836H

NOTICE

Optum - Plant City will be relocating effective July 1, 2024.
NEW LOCATION
WellMed at Plant City
Optum - Plant City
507 W. Alexander St.
Plant City, FL 33563
Phone: 1-813-754-3504
Fax: 1-813-752-6863
For questions or copies of medical records call or fax: Phone: 1-813-708-0164 Fax: 1-813-708-0165
June 7, 14, 21, 28, 2024 24-01743H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001891
Division B
IN RE: ESTATE OF LUCILLE GAY GARDNER 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 LUCILLE GAY GARDNER, deceased, File Number 24-CP-001891, 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 July 5, 2023; that the total value of the estate is less than \$75,000, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Dawn Melissa Laquerre
1071 Marfell Street
Erie, CO 80516
Michelle Gay White
18 Janski Lane
Vilonia, AR 72173

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 June 14, 2024.

Personal Giving Notice:
DAWN MELISSA LAQUERRE
1071 Marfell Street
Erie, Colorado 80516
Attorney for Person Giving Notice
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail: service@covertlaw.com
June 14, 21, 2024 24-01817H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1723
IN RE: ESTATE OF KATHY JANE MCNABB A/K/A KATHY FROEBE MCNABB Deceased.

The administration of the estate of Kathy Jane McNabb a/k/a Kathy Froebe McNabb, deceased, whose date of death was February 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. 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 June 14, 2024.

Signed on May 15.
Personal Representative:
/s/ DocuSigned by:
Douglas Franklin Froebe
7701 Toland Avenue
Los Angeles, California 90045
Attorney for Personal Representative:
/s/ Judy Karniewicz, Attorney
Florida Bar Number: 694185
THE KARNIEWICZ LAW GROUP
1211 W Fletcher Ave
Tampa, Florida 33612
Telephone: (813) 962-0747
Fax: (813) 962-0741
E-Mail: judy@tklg.net
Secondary E-Mail: meredith@tklg.net
June 14, 21, 2024 24-01791H

THIRD INSERTION

NOTICE OF ASSIGNMENT

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CASE NO.: 24-CA-004081
SECTION: J

In re:
Assignment for the Benefit of the Creditors of CHANNEL INVESTMENTS, LLC, a Florida limited liability company, Assignor,
To:
ROSS R. HARTOG, Assignee.
TO CREDITORS AND OTHER INTERESTED PARTIES, PLEASE TAKE NOTICE THAT:

1. On May 20, 2024, a petition was filed commencing an assignment for the benefit of creditors pursuant to Chapter 727, Florida Statutes, made by Channel Investments, LLC (the "Assignor"), with its principal place of business at 13039 W. Linebaugh A venue, Unit 102, Tampa, Florida 33626, to Ross R. Hartog (the "Assignee"), whose address is 101 NE Third Avenue, Suite 1210, Fort Lauderdale, Florida 33301.

2. Pursuant to Section 727.105, Florida Statutes (a) proceedings may not be commenced against the Assignee except as provided in Chapter 727, Florida Statutes, and (b) except in the case of a consensual lienholder enforcing its rights in collateral, there shall be no levy, execution, attachment, or the like in the respect of any judgment against assets of the estate, other than real property, in the possession, custody, or control of the Assignee.

3. YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file a proof of claim with the Assignee on or before SEPTEMBER 17, 2024 (120 days from the date the petition was filed)

Dated: May 23, 2024
MARKOWITZ, RINGEL, TRUSTY & HARTOG, P.A.
Attorneys for Assignee
101 NE Third Avenue, Suite 1210
Fort Lauderdale, Florida 33301
Tel: (954) 767-0030//
Fax: (954) 767-0035
Primary email:
litservice@mrthlaw.com
By: /s/ Alan R. Rosenberg
ALAN R. ROSENBERG
Florida Bar No. 92004
arosenberg@mrthlaw.com
June 7, 14, 21, 28, 2024 24-01738H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001155
IN RE: ESTATE OF BEATRICE KATHERINE LEYSATH Deceased.

The administration of the estate of BEATRICE KATHERINE LEYSATH, Deceased, whose date of death was January 26, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 14, 2024.

JAMES LEYSATH, JR., 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
June 14, 21, 2024 24-01787H

SECOND INSERTION

Notice to the Creditors

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number:
292024CP001387A001HC
IN RE: ESTATE OF Margit Lindedahl Deceased.

The administration of the estate of Margit Lindedahl deceased, Uniform Case Number 292024CP001387A001HC, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL, 33602. The names and addresses of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands including unmaturred contingent or unliquidated claims against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice 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 must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDANT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 14, 2024.

Personal Representative:
Susanne Therese McClutchy
4707 Bullock Court
Tampa, FL, 33624
Attorney for Personal Representative:
Florida Bar No. 487813
Judith Ann Just, Attorney, P.A.
1773 NE Lima Calle
Jensen Beach, FL 34957
Tel. 561-547-0549
Fax 561-420-6300
Judithjust01@hotmail.com
June 14, 21, 2024 24-01797H

--- ESTATE ---

SECOND 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-1677
IN RE: THE ESTATE OF ANTONIO TIRADO AVILA, Deceased.

The administration of The Estate of ANTONIO TIRADO AVILA, whose date of death was JULY28, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 June 14, 2024.

Personal Representative is:
REYNA CERVANTES DE AVILA,
whose address is
14520 S U.S. Hwy 301,
Wimauma, FL 33598
/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
June 14, 21, 2024 24-01798H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBORO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001666
DIV B
IN RE: ESTATE OF AUNDRESS LAVERNE THOMAS, Deceased.

The administration of the estate of AUNDRESS LAVERNE THOMAS, Deceased, whose date of death was October 11, 2022, is pending in the Circuit Court for HILLSBORO 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 June 14, 2024.

BELINDA SIEVERT, 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
June 14, 21, 2024 24-01788H

SECOND 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-001617
IN RE: ESTATE OF REBECCA ANN BONNE Deceased.

The administration of the estate of Rebecca Ann Bonne, deceased, File Number 24-CP-001617, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF 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 unmaturred, 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 June 14, 2024.

Personal Representative:
/s/ Michele M. Molinelli
3109 Empedrado Steet
Tampa, FL 33629
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@qpwblaw.com
June 14, 21, 2024 24-01840H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001625
Division A
IN RE: ESTATE OF ELEANOR LEWIS SCARFONE Deceased.

The administration of the estate of Eleanor Lewis Scarfone, deceased, whose date of death was January 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 14, 2024.

Personal Representative:
Rosario C. Scarfone, Jr.
17929 Spencer Rd
Odessa, Florida 33556
Attorney for Personal Representative:
J. Frazier Flasher, Attorney
Florida Bar Number: 1024903
Brown, Huff, Zohar, PLLC
6547 Gunn Hwy
Tampa, FL 33625
Telephone: (813) 776-0031
E-Mail: Frazier@BHZLaw.com
Secondary E-Mail:
Frazier@brownzoharlaw.com
June 14, 21, 2024 24-01839H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number 24-CP-001782
Division B
Florida Bar No. 144663
IN RE: ESTATE OF ANNE C. WHEELER a/k/a THELMA ANNE WHEELER a/k/a THELMA ANNE CLAVILLE WHEELER Deceased.

The administration of the estate of ANNE C. WHEELER a/k/a THELMA ANNE WHEELER a/k/a THELMA ANNE CLAVILLE WHEELER, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 JUNE 14, 2024.

Personal Representative
Name: /s/ JANET E. WHEELER
Address: 3571 Mott Rd.,
Dover, FL 33527
Attorney for Personal Representative
/s/ Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. REYNOLDS ST., STE. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
19133
June 14, 21, 2024 24-01789H

SECOND 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-001732
IN RE: THE ESTATE OF WILLIAM COPELAND, Deceased.

The administration of The Estate of WILLIAM COPELAND, whose date of death was JULY 11, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 June 14, 2024.

Personal Representative is:
/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
June 14, 21, 2024 24-01803H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001825
Division B
IN RE: ESTATE OF
JAMES F. HENNESSY A/K/A
JAMES F. HENNESSY, JR.
Deceased.

The administration of the estate of James F. Hennessy a/k/a James F. Hennessy, Jr., deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives 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 June 14, 2024.

Personal Representative:
Colleen Hennessy

Attorney for Personal Representative:
John A. Williams, Esq.
Florida Bar No. 0486728
The Law Offices of
John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail:
john@johnwilliamsllaw.com
Secondary E-Mail:
ms@johnwilliamsllaw.com
Secondary E-Mail:
service@johnwilliamsllaw.com
June 14, 21, 2024 24-01790H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001767
IN RE: ESTATE OF
GILLIAN NOELLE DILLMAN,
Deceased.

The administration of the estate of Gillian Noelle Dillman, deceased, whose date of death was February 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representatives 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 June 14, 2024.

Personal Representatives:

Gretchen A. Dillman
1685 Cardinal Drive
Dunedin, Florida 34698
Timothy R. Dillman
42 Park Avenue
River Forest, Illinois 60305
Attorney for Personal Representatives:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF JEFFREY A.
HERZOG, P.A.
3106 Alternate US 19
Palm Harbor, Florida 34683
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com
June 14, 21, 2024 24-01852H

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001292
Division A
IN RE: ESTATE OF
ANNETTE DOROTHY COLEMAN,
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 ANNETTE DOROTHY COLEMAN, deceased, File Number 24-CP-001292; 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 February 22, 2024; that the total value of the estate is exempt homestead real property and exempt motor vehicle with a net value of approximately \$8,000 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
SHELAH ANN MARSH
1332 S. Park Hill Street
Derby, KS 67037
JIM TOBY COLEMAN
126 East Lawrence Avenue
Royal Oak, MI 48073
MARY LINDA BERGIN
1019 Brenton Leaf Drive
Ruskin, FL 33570
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 June 14, 2024.

Person Giving Notice:

SHELAH ANN MARSH
1332 S. Park Hill Street
Derby, KS 67037
Attorney for Person Giving Notice:
JAMES S. EGGERT
Attorney for Petitioners
Email: jim@eggfz.com
Secondary Email: leslie@eggfz.com
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
June 14, 21, 2024 24-01792H

--- ACTIONS / SALES ---

THIRD INSERTION

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

Case No.: 24-DR-005637

ANTONIO JUDGE,
Petitioner and
RHONDA COLEMAN,
Respondent.
TO: RHONDA COLEMAN
14626 GRENADINE DR., UNIT 2,
TAMPA, FL 33613

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANTONIO JUDGE, whose address is 1709 E. GENESEE ST., TAMPA, FL 33610, on or before 7/8/2024, and file the original with the clerk of this Court at 800 E. TWIGGS ST., TAMPA, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: MAY 31 2024.
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Erma Yerdon
{Deputy Clerk}
June 7, 14, 21, 28, 2024 24-01752H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 23-CA-016153
DIVISION: I
RF -Section II

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,**
Plaintiff, vs.
**STEVEN TYRONE CUMMINGS;
SHAMEKA JOAN CRAWFORD;
CREEK PRESERVE
HOMEOWNERS ASSOCIATION,
INC.; AQUA FINANCE, INC.;**

**UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).**
TO: STEVEN TYRONE CUMMINGS
Last Known Addresses
1002 Nottingham Dr

Panama City, FL 32401
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 104, OF CREEK PRESERVE PHASES 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 5462 Grays Harbor Court; Wimauma, FL 33598

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before July 18, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-

ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED ON June 12, 2024.
Cindy Stuart
As Clerk of the Court
(SEAL) By: /s/ Mustafa Divan
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com
1496-195390 / VP2
June 14, 21, 2024 24-01854H

SECOND INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 20-CA-007931
DIVISION: J
RF -Section II

**TOWD POINT MORTGAGE TRUST
2018-6, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE,**

Plaintiff, vs.
**REDBRICK FINANCIAL GROUP
INC.; AQUA FINANCE, INC.;**
**THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF WALTER
KITSCHKE, DECEASED;
CREEGHTON BEDFORD REED;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;**
**and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING
OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN
THE PROPERTY HEREIN
DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 3, 2024, and entered in Case No. 20-CA-007931 of the Circuit Court in and for Hillsborough County, Florida, wherein TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE IS

Plaintiff and REDBRICK FINANCIAL GROUP INC.; AQUA FINANCE, INC.; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER KITSCHKE, DECEASED; CREEGHTON BEDFORD REED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on July 11, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 5 FEET OF LOT 9 AND ALL OF LOT 10 AND THE WEST 1/2 OF LOT 11, BLOCK 5, OF SPEEDWAY PARK, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 15A, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1975 CRIM MOBILE HOME, VEHICLE ID #2657714 AND TITLE #10701074

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.

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

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

DATED June 6, 2024.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1162-174327 / SR4
June 14, 21, 2024 24-01847H

SECOND INSERTION

**RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 19-CA-002347
DIVISION: A
RF -Section I

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF THE
TRUMAN 2021 SC9 TITLE TRUST,**

Plaintiff, vs.
**VEROLLA WILLIAMS A/K/A
VEROLA HOWARD WILLIAMS
A/K/A VEROLA WILLIAMS;
CLERK OF THE CIRCUIT COURT
OF HILLSBOROUGH
COUNTY, FLORIDA;**
**PROGRESSIVE AMERICAN
INS. CO.; OCEAN HARBOR
CASUALTY INSURANCE
COMPANY; STATE OF FLORIDA;
CITY OF TAMPA, FLORIDA; LOU
WILLIAMS A/K/A LOU EDWARD
DARNELL WILLIAMS;
FLORIDA HOUSING FINANCE
CORPORATION; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 22, 2023, and an Order Resetting Sale dated June 5, 2024 and entered in Case No. 19-CA-002347 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS

TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and VEROLLA WILLIAMS A/K/A VEROLA HOWARD WILLIAMS A/K/A VEROLA WILLIAMS; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; PROGRESSIVE AMERICAN INS. CO.; OCEAN HARBOR CASUALTY INSURANCE COMPANY; STATE OF FLORIDA; CITY OF TAMPA, FLORIDA; LOU WILLIAMS A/K/A LOU EDWARD DARNELL WILLIAMS; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on August 5, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE NORTH 1/2 OF THE EAST 1/2 OF LOT 2 AND THE NORTH 1/2 OF LOT 3, BLOCK 7, OF SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 7, TOWNSHIP 29 SOUTH, RANGE 19 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19, 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. 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.

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

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

DATED June 6, 2024.
By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-184313 / SR4
June 14, 21, 2024 24-01846H

SAVE TIME



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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906-V19

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case# 2019-CA-9372 DIV G
KATRINA L. IRWIN, as Trustee and individually, plaintiff, vs. HOME FORECLOSURE DEFENSE, LLC, a Florida limited liability company, and the UNKNOWN TENANTS OF HOME FORECLOSURE DEFENSE, LLC, the CITY OF TAMPA, FLORIDA, and PLANT CITY, FLORIDA, defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated the 15th day of May 2024, and entered in Case No. 2019-CA-9372 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of the Court will sell to the highest and best bidder for cash, the following described property as set forth in said Final Judgment, to-wit:

PROPERTY: Parcel 1: The West 50 feet of the East 401.5 feet of the South 3/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 less the South 25 feet for road in Section 32, Township 28 South, Range 19 East in the Public Records of Hillsborough County, Florida
 Parcel 2: Lot 4, Block 26 of SOUTH LINCOLN PARK, according to the plat or map there-

of recorded in Plat Book 4, page 95 of the public records of Hillsborough County, Florida, together with the north one-half of the vacated alley abutting on the south as set forth in Ordinance in O.R. Book 5811, page 691 of the 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 3rd day of July, 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 6th day of June, 2024.
 WOODS & WOODS, P.A.
 Attorneys for the plaintiff
 by: /s/ T. Michael Woods
 June 14, 21, 2024 24-01802H

SECOND INSERTION

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

CIVIL DIVISION: G
CASE NO.: 20-CA-002256
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JULIO C. ESTRELLA, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on the 15th day of April 2024, in Case No. 20-CA-002256, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JULIO C. ESTRELLA; JOSE B. ESTRELLA; ROSARIO ESTRELLA; UNKNOWN TENANT #1 N/K/A SARAH TORRES AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 31st day of July 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK "E" PINCREST VILLA ADDITION NO. 3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 51 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7222 N. CORTEZ AVENUE, TAMPA, FL 33614

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 7th day of June 2024.
 By: /s/ Ian Norych
 Ian Norych, Esq.
 Bar Number: 56615
 DELUCA LAW GROUP, PLLC
 2101 NE 26th Street
 FORT LAUDERDALE, FL 33305
 PHONE: (954) 368-1311 |
 FAX: (954) 200-8649
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 service@delucalawgroup.com
 19-04361-1
 June 14, 21, 2024 24-01804H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 10-CA-013401
BANK OF AMERICA NA, Plaintiff, vs. TYESHA N. WALKER, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2022, and Amended Final Judgment Nunc Pro Tunc, and entered in 10-CA-013401 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and CITY OF TAMPA; TYESHA N WALKER; UNKNOWN SPOUSE OF TYESHA WALKER 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 July 11, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 9, BELVEDERE PARK SUBDIVISION AKA CARVER CITY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4006 W LA SALLE ST, TAMPA, FL 33607

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

45.031.

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

Dated this 7 day of June, 2024.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 19-280223 - GrS
 June 14, 21, 2024 24-01841H

SECOND INSERTION

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

CIVIL DIVISION: I
CASE NO.: 2023-CA-011719
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. BRETT RAY, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the In Rem Final Judgment of Foreclosure entered on the 27th day of February 2024, in Case No. 2023-CA-011719, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and BRETT RAY; UNKNOWN SPOUSE OF BRETT RAY; CLERK OF COURT, HILLSBOROUGH COUNTY, FLORIDA; HERON PARK VILLAS HOMEOWNERS' ASSOCIATION, INC; FISHHAWK RANCH HOMEOWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 16th day of July 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 7, OF FISH-HAWK RANCH PHASE 2, PARCEL D, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN

PLAT BOOK 84, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 5814 HERONPARK PLACE, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 7th day of June 2024.
 By: /s/ Ian Norych
 Ian Norych, Esq.
 Bar Number: 56615
 DELUCA LAW GROUP, PLLC
 2101 NE 26th Street
 FORT LAUDERDALE, FL 33305
 PHONE: (954) 368-1311 |
 FAX: (954) 200-8649
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 service@delucalawgroup.com
 23-05562
 June 14, 21, 2024 24-01805H

THIRD INSERTION

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO: 24-DR-000063
DIVISION: B

IN RE THE MARRIAGE OF: KATHLEEN BELL ABRAMS, Petitioner/Wife, -and- KENNETH ANTHONY ABRAMS, Respondent/Husband.

TO: KENNETH ANTHONY ABRAMS
 11439 Cambay Creek Loop
 Riverview, Florida 33579

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KATHLEEN BELL ABRAMS, Petitioner, whose address is 11439 Cambay Creek Loop, Riverview, Florida 33579, on or before JULY 3, 2024, and file the original with the clerk of this Court at Hillsborough County Clerk of Court, 800 E. Twiggs

Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 DATED: 5/28/2024

CINDY STUART
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Isha Tirado-Baker
 Deputy Clerk
 June 7, 14, 21, 28, 2024 24-01756H

THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
DOMESTIC RELATIONS DIVISION
UNIFIED FAMILY COURT
CASE NO.: 24-DR-3459
DIVISION: B

IN RE: THE MATTER OF: AUGUST GONCALVES, III
Petitioner,
and
RACHAEL ELLEN GARCIA,
Respondent.

TO: RACHAEL ELLEN GARCIA
 1601 52nd Street South
 Gulfport, Florida 33707

You are notified that an action for Verified Amended Petition to Establish Parental Responsibility, Timesharing Schedule, and Other Related Relief, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Martha E. Aristizabal, Esq., of BUSCIGLIO SHERIDAN & SCHOEB, P.A., whose address is 3302 N. Tampa St., Tampa, Florida 33603 on or before JULY 10, 2024. You must file the original with the clerk of

this court at 800 E. Twiggs St., Tampa, Florida 33602 either before service on Petitioner's counsel or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the Petition.

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

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

WARNING: Rule 12.285, Florida Family Law of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 6/4/2024

CINDY STUART
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Isha Tirado-Baker
 Deputy Clerk
 June 7, 14, 21, 28, 2024 24-01785H

SECOND INSERTION

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

CIVIL ACTION
CASE NO.: 29-2022-CA-002720
DIVISION: F

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL3 TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROLE N. HENNING A/K/A CAROLE HENNING, DECEASED, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 24, 2024, and entered in Case No. 29-2022-CA-002720 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 as Owner Trustee of CSMC 2019-RPL3 Trust, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carole N. Henning a/k/a Carole Henning, deceased, Unknown Party 1 NKA James Fahlsman, James Clarence Fahlman, Lesley Nagler a/k/a Lesley Nagler-Davison, Tina Aline Baxter, United States of America, Department of the Treasury, Coastal Green Energy Solutions, LLC, 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:

LOT 15, BLOCK 2, COUNTRY-SIDE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE(S) 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1405 BIG OAK COURT 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.

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 29 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 Swosinski
 Florida Bar #96533
 Justin Swosinski, Esq.
 LR-20-012526
 June 14, 21, 2024 24-01813H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-002187

METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff vs. SAMUEL B. GOMEZ AND ANDRES O. ARENCIBIA AND MARCELA ARENCIBIA, et al., Defendant(s).

TO: SAMUEL B. GOMEZ, UNKNOWN SPOUSE OF SAMUEL B. GOMEZ, 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 foreclosure herein.

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

ALL THAT PARCEL OF LAND IN CITY OF TAMPA, HILLSBOROUGH COUNTY, STATE OF FLORIDA, AS DESCRIBED IN DEED BOOK 21056, PAGE 1516, ID# U-30-28-18-175-000002-00003.1, BEING KNOWN AND DESIGNATED AS: 175 OAK VIEW TERRACE PHASE 2 THAT PART OF LOT 3 BLOCK 2 DESC AS: FROM NE COR RUN S 85 DEG 35 MIN 00 SEC W 50.09 FT, ALG NLY BDRY TO POB THN S 264.94 FT TO POINT

ON CURVE ON SLY BDRY TON NWLY ALG SLY BDRY 17.18 FT, ALG ARC OF CURVE TO LEFT W/ RAD 440 FT CHD BRG AND DIST N 63 DEG 12 MIN 25 SEC W 17.18 FT THN N 214.51 FT THN 4.50 FT THN 41.15 FT TO NLY BDRY THN N 85 MIN 00 SEC E 19.89 FT ALG NLY BDRY TO POB

has been filed against you and you are required to serve a copy of written defenses, if any, to it on counsel for Plaintiff whose address is 409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7/14/24 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida this 1st day of June, 2024.

CLERK OF THE CIRCUIT COURT
 BY: Patricia Corbin
 DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
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June 14, 21, 2024 24-01848H

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--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No.: 24-CA-003588 Division: C

GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JANE T. BROWN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants.

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Jane T. Brown

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

Lot 2, Block GG, DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 30, according to plat thereof as recorded in Plat Book 42, Page 92, of the Public Records of Hillsborough County, Florida.

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL

33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice JULY 15, 2024, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should 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 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.

WITNESS my hand and seal of said Court at Hillsborough County, Florida, this 7 day of JUNE, 2024.

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

Respectfully Submitted, LAW FIRM OF GARY M. SINGER, P.A. 12 SE 7th Street, Suite 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s/ Gary M. Singer Gary M. Singer, Esq. Florida Bar No: 544906 June 14, 21, 2024 24-01851H

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 24-CA-001222 SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R2, MORTGAGE-BACKED NOTES, SERIES 2020-R2, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAISY L. MILTON; JOYCE VANESSA BAKER; LINDA DARNES; DAISY L. MILTON; BETHEL LENTON PIERCE, II; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at the www.hillsborough. realforeclose.com the Clerk's website for on-line auctions at, 10:00 AM on the 31 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 1, OF EL CERRO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 1713W PALMETTO ST, TAMPA, FL 33607 IF YOU ARE A PERSON CLAIM-

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

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

Dated this 6 day of June 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02531 June 14, 21, 2024 24-01801H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003655

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11, Plaintiff, vs.

HE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED, et al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED,

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 10, IN BLOCK 16 OF MADISON PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 07/10/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this day of JUN 01 2024.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: fmail@raslg.com 23-148284 June 14, 21, 2024 24-01849H

SECOND INSERTION

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

CASE NO. 23-CA-014799 WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2021-1 Plaintiff, v.

WILSON HOME REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHRISTOPHER CHARLES WILSON; 3522 W PRICE AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY; SARAH WILSON KOMOLL; UNKNOWN TENANT 1; UNKNOWN TENANT 2; 706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION; HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COREY STEINER Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 10, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 12 AND THE WEST 12 FEET OF LOT 11, BLOCK 4, GANDY BOULEVARD PARK 2ND ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA. a/k/a 3522 W PRICE AVE, TAMPA, FL 33611-3636 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on July 12, 2024 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org

Dated at St. Petersburg, Florida this 7th. day of June, 2024.

eXL Legal, PLLC Designated Email Address: efling@xllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera FL Bar: 1015906 1000009255 June 14, 21, 2024 24-01814H

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 17-CC-032586 DIV. J

PLANTATION HOMEOWNERS, INC. Plaintiff, vs.

SERAFIN GONZALEZ, RUTH GONZALEZ AND MAYRA D. FERNANDEZ, ESTATE OF SERAFIN GONZALEZ, BY AND THROUGH ITS UNKNOWN PERSONAL REPRESENTATIVE, UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF SERAFIN GONZALEZ, JOHN DOE AND JANE DOE AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants,

Notice is hereby given that pursuant to the Order Granting Motion to Reopen Case, Enforce Settlement Agreement and Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida, described as:

A parcel of land lying in GROVE POINT VILLAGE UNIT I, as per map or plat thereof recorded in Plat Book 47 on Page 6 of the Public Records of Hillsborough County, Florida, being a part of Lot 24 more particularly described as follows: Commence at the Northerly most corner of said Lot 24; said point being the point of beginning; thence from the point of beginning run South 52°59'30" East, 54.0 feet; thence South 37°00'30" West, 10.0 feet; thence South 52°59'

3011 East, 37.0 feet to the North-westerly right of way of Key Lime Way; thence along the aforementioned right of way run South 37°00'30" West, 46.0 feet; thence leaving said right of way run North 52°59'30" West, 36.45 feet; thence North 33°51'37" East, 10.01 feet; thence North 52°59'30" West, 54.0 feet; thence North 37°00'30" East, 46.0 feet to the point of beginning.

at public sale, to the highest and best bidder for cash, at www.hillsborough. realforeclose.com at 10:00 a.m., on the 26th day of July 2024.

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

DATED this 12th day of June, 2024. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff June 14, 21, 2024 24-01855H

SECOND INSERTION

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

CIVIL DIVISION CASE NO: 24-CA-003296 DIVISION: E

HARRIS LOYD GLASGOW, AS TRUSTEE OF THE HARRIS LOYD GLASGOW REVOCABLE LIVING TRUST, U/A DATED FEBRUARY 21, 2002, Plaintiff, vs.

DONNETTE MARIE CERVANTES, an individual, CICORRA CERVANTES, an individual, ASHLEY OAKS CONDOMINIUM ASSOCIATION, INC., a Florida Non-Profit Corporation and UNKNOWN TENANTS, Defendants.

TO THE FOLLOWING DEFENDANTS: DONNETTE MARIE CERVANTES UNKNOWN TENANTS

YOU ARE NOTIFIED that an action to an action to foreclose a real estate mortgage on the following described property:

Legal Description: Lot 13, of Ashley Oaks Mobile Home Park, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5768, page 957, and as per plat thereof recorded in Condominium Book 12, Page 63, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements; Together with: 2000 CHAM doublewide Mobile Home Title No: 94537557, Identification No: FLA 14615349A and Mobile Home Title No: 94537600, Identification No: FLA 14615349B.

Address: 9305 Ashley Oaks Court, Tampa, Florida 33610 Parcel ID Number: U-09-29-20-286-000000-00013.0

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on:

WALTER SOWA, III, ESQ. Attorney for the Plaintiff 435 12th Street West, Suite 206 Bradenton, FL 34205 Telephone: (941) 840-0820 Email Address: Walter@SowaLegal.com

within 28 days after the first publication of this notice in the Business Observer (Hillsborough) and file the original with the Clerk of this Court at 800 E. Twiggs Street, Room 101, Tampa, FL 33602, either before service on plaintiff or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint.

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

WITNESS my hand and seal of the Court this 29 day of May, 2024. DATED: 5/29/2024

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

Submitted by: Walter Sowa, III, Esq. The Law Office of Walter Sowa, III, PL 435 12th Street West, Suite 206 Bradenton, FL 34205 Telephone: (941) 840-0820 Florida Bar No. 0102220 June 14, 21, 2024 24-01816H

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

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