

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 17th day of July, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Jackson, Krysta Kids Clothing , Misc Items; Sherman, Jarvis 2 Freezers, Deep Fryer, Misc Household, Ice Cream Freezer Misc Items; Mearthur, Lauren Artwork, Small cycle, Storage Containers, Bed Speakers, Antlers, Misc Boxes, Waterboard; Young, Me'Kasha TV Bedframe, Microwave, Old Mattress, misc items ; Calderon, Abigail Electric Cord, Float, Fan, Suitcase, Totes , Boxes, Tract Lighting, Misc; Smith, Melissa Beds, Shoes, Clothes, boxes, Bags, Suitcases, Misc; Rossi, Sebastian O. Suitcases, Boxes, Bags, Totes , Misc items Sale is subject to cancellation in the event of settlement between owner and obligated party.
June 28; July 5, 2024

24-01940H

FIRST INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **July 16th, 2024 at 10:00 A.M.** online at: WWW.StorageAuctions.com for the safeguard self-storage facility located at:
SAFEGUARD SELF STORAGE
7014 Gunn Highway
Tampa, FL 33625
Tel: 813-519-1053

Unit #1019 Steven Marley Furniture
Unit #1073 Eric Paul Moynihan Boxes, Household Goods, Furniture
Unit#1149 Michael Thomas Jr Lucas Boxes, Household Goods, Furniture
Unit#2137 Julie Huynh Boxes, Household Goods, Furniture
Unit#2139 Julie Huynh Trunks, Household Goods, Furniture, Sporting Goods
Unit #2263 Carlos Manuel Vargas Household Goods
Unit #3086 Nichole Sierra Brown Boxes, Household Goods, Furniture
Unit#4003 Julie Huynh Trunks, Household Goods, Furniture, Boxes

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by the manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
June 28; July 5, 2024

24-01945H

FIRST INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **July 16, 2024 at 11:00am** online at: www.storageauctions.com for the safeguard self-storage facility located at:
SAFEGUARD SELF STORAGE
1601 S. Kingsway Rd.
Seffner, FL 33584
Tel: 813-736-1720

Unit 2425 JESSICA CHERESE COLON Household goods, Appliances, Boxes
Unit 2510 FLORENCE MCDUFFIE BODERICK Household Goods, Boxes, Shoes, Appliances
Unit 2611 BRANDY CHRISTINE ADAMS Boxes, Bags, Totes
Unit 3202 JESSICA FLORES-QUINONES Boxes, Clothes, Household Goods, Furniture

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
June 28; July 5, 2024

24-01946H

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 RED WOLF ROOFING : Located at 4225 Barret Ave : Hillsborough County in the City of Plant City : Florida, 33566-9555 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Plant City Florida, this June day of 19, 2024
RED WOLF RESTORATION LLC
June 28, 2024

24-01950H

FIRST INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **July 16th, 2024 at 12:00pm** online at: www.storageauctions.com for the safeguard self-storage facility located at:
SAFEGUARD SELF STORAGE
1115 E. Hillsborough Ave.
Tampa, FL 33604
Tel: 813-708-7438

Unit# A1204 PAYNE LAMESHA TRUCKS, FURNITURE, BOXES
Unit# A1421 HEILMEIER, JASON RYAN HOUSEHOLD GOODS, APPLIANCES, BOXES
Unit# A2311 SOUVENIR, STANLEY HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A3319 HENRY, ROBBIN LYNNEARL HOUSEHOLD GOODS, BOXES, FURNITURE
Unit# A3416 HODGES, ERIC JEROME HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# B1617 FORD, NYDIA ELIZABETH HOUSEHOLD GOODS, SUITCASE, BOXES
Unit# B3411 LUBERISSE, MARIE HOUSEHOLD GOODS, FURNITURE, BOXE

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by the manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
June 28; July 5, 2024

24-01947H

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 RIVERVIEW CHIROPRACTIC CENTER : Located at 10732 Ketchum Valley Dr : Hillsborough County in the City of Riverview : Florida, 33579-7185 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Riverview Florida, this June day of 19, 2024
KING CHIROPRACTIC LLC
June 28, 2024

24-01951H

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 GENESIS CHEMICAL : Located at PO Box 891131 : Hillsborough County in the City of Tampa : Florida, 33689-1122 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa Florida, this June day of 19, 2024
GOMEZ RAMON D
June 28, 2024

24-01952H

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

NOTICE IS HEREBY GIVEN that Isabella Marcal / ELA SKINCARE LLC will engage in business under the fictitious name ELA SKIN CO., with a physical address 3840 ARCADE TRAIL APT 206 LUTZ, FL 33548, with a mailing address 3840 ARCADE TRAIL APT 206 LUTZ, FL 33548, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 28, 2024

24-01954H

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

The Board of Supervisors (the "Board") of 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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting <http://wynnmerereastodd.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 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. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <http://wynnmerereastodd.com>, 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 48 hours 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.
Matthew Huber
District Manager
June 28, 2024

24-01948H

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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.hawkstoneodd.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 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 48 hours 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 28, 2024

24-01949H

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 Tampa Pristine located at 1018 N Bask Dr, in the County of Hillsborough, in the City of Tampa, Florida 33603 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 20th day of June, 2024.
BIG TIME EVENTS, LLC
June 28, 2024

24-01953H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of R3PI, located at 2318 W Columbus Drive, East Building, in the City of Tampa, County of Hillsborough, State of FL, 33607, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20 of June, 2024.
R3PI R&D LLC
2318 W Columbus Drive, East Building
Tampa, FL 33607
June 28, 2024

24-01955H

NOTICE

Effective June 1, 2024, Venkataram, Kathariguppa, MD is no longer providing care at WellMed.
For questions or copies of medical records contact:
WellMed Network of FL Tampa
5130 Sunforest Dr, Suite 300
Tampa, FL 33634
June 28; July 5, 12, 19, 2024

24-01956H

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 Lissanai Co Design Studio located at 13921 Lake Fishhawk Drive in the City of Lithia, Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of June, 2024.
Tamara Donovan
June 28, 2024

24-01961H

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

NOTICE IS HEREBY GIVEN that Connor J Kallenborn / CJ PREMIER VENTURES LLC will engage in business under the fictitious name SENIORCITIZENSOLUTIONS.COM, with a physical address 400 N Ashley Drive Ste 1900 Tampa, Florida 33602, with a mailing address 24811 Blazing Trail Way Land o Lakes, Florida 34639, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 28, 2024

24-01962H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Compassus BSMH St. Petersburg HHA I, LLC, 10 Cadillac Dr., Ste 400, Brentwood, TN 37027, desiring to engage in business under the fictitious name of Bon Secours Home Care by Compassus, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
June 28, 2024

24-02002H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/18/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

005 Anthony Harrington	Furniture, Boxes
011 Jaymon Jones	Furniture, Boxes
105 Karizma Calloway	Furniture, Boxes
181 Erecha Partis	Boxes, tools
206 Alex Wilson	Furniture, boxes
208 Ernesto Fonseca	Furniture
306 Lisa Martinez	Boxes, clothing
424 Tony Figueroa	Box, tote
610 Noslen Hernandez	Toys, electronics, furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
June 28; July 5, 2024

24-02004H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/18/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 1074 Ashley Ramsey	Boxes, totes, sports, tools
Unit 2017 Marvin Young	Boxes, totes, clothing
Unit 2081 Erica Burgos	Boxes, totes, furniture, instruments
Unit 3019 Angelica Venidis	Totes, furniture, lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.
June 28; July 5, 2024

24-02005H

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, July 9, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
June 28, 2024

24-02006H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 07/22/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9712 S ORANGE AVENUE, ORLANDO, FL 32824 pursuant to Florida Statute 713.585. 2T1BU4EE3CC842916 2012 TOYOT 4950.53 Lienor Name: EXOL INC Lienor Address: 4902 16TH AVE S, SUITE F, TAMPA, FL 33619 Lienor Telephone #: 813-697-1791 MV License #: MV-110316 Location of Vehicles: 4902 16TH AVE S, SUITE F, TAMPA, FL 33619
June 28, 2024

24-01965H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 07/22/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL pursuant to Florida Statute 713.585. JTMNFRV8HJ122236 2016 POLARIS 1419.96 Lienor Name: CT AUTOMOTIVE REPAIR LLC Lienor Address: 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619 Lienor Telephone #: 813-697-1791 MV License #: MV11971 Location of Vehicles: 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619
June 28, 2024

24-01963H

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 CN Property Services located at 5806 cay covet in the City of Tampa, Hillsborough County, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of June, 2024.
Carvalho Naturals LLC
June 28, 2024

24-02003H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 07/22/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 7310 NORTH FLORIDA AVE TAMPA, FL pursuant to Florida Statute 713.585. JN1CV6AP1FM500735 2015 INFINTI 7778.10 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Address: 7310 NORTH FLORIDA AVE, TAMPA, FL 33604 Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 NORTH FLORIDA AVE TAMPA, FL 33604
June 28, 2024

24-01964H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2011 PALH mobile home bearing Vehicle Identification Numbers PH0917991AFL and PH0917991BFL and all personal items located inside the mobile home. Last Tenant: Juan Ramon Colon. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
June 28; July 5, 2024

24-02027H

--- PUBLIC SALES ---

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, July 8, 2024, at 5:30 p.m. at HCC at the Regent - 6437 Watson Rd, Rm 103, Riverview, FL 33578.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 742.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 742.

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

District Manager June 28, 2024 24-02007H

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.: 0061140000 File No.: 2024-466 Certificate No.: 2022 / 948 Year of Issuance: 2022

Description of Property: ESSEX DOWNS LOT 55 BLOCK 3 PLAT BK / PG: 39 / 8 SEC - TWP - RGE: 34 - 28 - 17

Name(s) in which assessed: RORY SCOTT KLINE

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01979H

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.: 2092710000 File No.: 2024-486 Certificate No.: 2022 / 15809 Year of Issuance: 2022

Description of Property: PINEHURST NORTH LOTS 16 AND 17 BLOCK 1 PLAT BK / PG: 27 / 68 SEC - TWP - RGE: 33 - 28 - 22

Name(s) in which assessed: PRICE PERUE

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01982H

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 Harrison Trucking located at 12406 Ballentrae Forest Dr, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview, Florida, this 26th day of June, 2024. APPOINTED TIMEZ LLC June 28, 2024 24-02029H

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.: 0705590060 File No.: 2024-454 Certificate No.: 2020 / 7968 Year of Issuance: 2020

Description of Property: COM AT SW COR OF NW1/4 OF SW1/4 OF SW1/4 THN S 89 DEG E 47 FT THN N 1365.31 FT FOR POB THN N 89 DEG E 200 FT THN N 60 FT THN S 89 DEG W 200 FT TO ELY R/W PARSON AVE THN S 60 FT TO POB SEC - TWP - RGE: 26 - 29 - 20

Name(s) in which assessed: 8TH WONDER HOMES LLC 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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01971H

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.: 1778450000 File No.: 2024-462 Certificate No.: 2022 / 14186 Year of Issuance: 2022

Description of Property: EL CERRO LOT 24 BLOCK 8 AND S 1/2 VACATED ALLEY ABUTTING ON NORTH PLAT BK / PG: 1 / 55 SEC - TWP - RGE: 14 - 29 - 18

Name(s) in which assessed: BEGDOURI OPERATIONS LLC

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01975H

SHORTLIST MEETING NOTICE

RFP #23-15 Management and Operation of Merchandise & Sales, Raymond James Stadium

Shortlist Meeting Will Be Held On Tuesday, July 9, 2024 At 10:00am At Tampa Sports Authority 4201 N. Dale Mabry Highway Tampa, FL 33607 (Entrance B/C off Himes Avenue)

Contact djones@tampasportsauthority.com for attendance instructions, if interested.

June 28, 2024 24-01985H

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 Pablo and Pedro's Pet Emporium located at 319 Glen Oaks Ave, 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 21st day of June, 2024. KING SIERRA ONLINE LLC June 28, 2024 24-01984H

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.: 1463970000 File No.: 2024-459 Certificate No.: 2022 / 11970 Year of Issuance: 2022

Description of Property: SULPHUR SPRINGS ADDITION N 40 FT OF LOT 7 BLOCK 21 AND W 1/2 OF CLOSED ALLEY ABUTTING THEREON PLAT BK / PG: 6 / 5 SEC - TWP - RGE: 30 - 28 - 19

Name(s) in which assessed: DANIA ALADRO LOPEZ 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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01973H

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.: 0456250000 File No.: 2024-464 Certificate No.: 2022 / 4141 Year of Issuance: 2022

Description of Property: CLAIR MEL CITY UNIT NO 8 LOT 42 BLOCK 28 PLAT BK / PG: 35 / 15 SEC - TWP - RGE: 26 - 29 - 19

Name(s) in which assessed: NADIA INVEST LLC

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01977H

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.: 1660760000 File No.: 2024-461 Certificate No.: 2022 / 13418 Year of Issuance: 2022

Description of Property: EUREKA REVISED MAP LOT 15 BLOCK 2 AND N 1/2 OF ALLEY ABUTTING THEREOF PLAT BK / PG: 8 / 43 SEC - TWP - RGE: 01 - 29 - 18

Name(s) in which assessed: PROGRAM FUNDING LLC TRUSTEE PROGRAM FUNDING LLC AS TRUSTEE TRUST #00/00/670661 DATED 3-16-2017

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01974H

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.: 0574749830 File No.: 2024-465 Certificate No.: 2022 / 5364 Year of Issuance: 2022

Description of Property: OXFORD II CONDOMINIUM UNIT 15 PLAT BK / PG: 16 / 30 SEC - TWP - RGE: 14 - 32 - 19

Name(s) in which assessed: FRANCIS X MCCARTHY FRANCIS X MCCARTHY

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01978H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 07/12/2024 at 09:00 A.M.

1C4JXP69MW676406 2021 JEEP WRANGLER 3KPA24AD3LE256460 2020 KIA RIO JKAEX8A19EA005040 2014 KAWASAKI NINJA 300

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

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

NATIONAL AUTO SERVICE CENTER June 28, 2024 24-01999H

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.: 0278160000 File No.: 2024-457 Certificate No.: 2022 / 2348 Year of Issuance: 2022

Description of Property: SOUTHERN COMFORT HOMES UNIT NO 2 LOT 23 BLOCK 13 PLAT BK / PG: 35 / 26 SEC - TWP - RGE: 31 - 28 - 18

Name(s) in which assessed: KWAN POON 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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01972H

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.: 0345470000 File No.: 2024-463 Certificate No.: 2022 / 2798 Year of Issuance: 2022

Description of Property: HAMNER'S W E WONDERLAND ACRES S 1/2 OF LOT 69 PLAT BK / PG: 31 / 82 SEC - TWP - RGE: 31 - 27 - 19

Name(s) in which assessed: LONGBOAT RENTALS LLC

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01976H

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.: 1357690316 File No.: 2024-488 Certificate No.: 2022 / 11285 Year of Issuance: 2022

Description of Property: LEILA AVENUE VILLAS LOT 8 PLAT BK / PG: 89 / 69 SEC - TWP - RGE: 10 - 30 - 18

Name(s) in which assessed: SIERRA HOMES LLC

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 (8/8/2024) 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 6/18/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 28; July 5, 12, 19, 2024 24-01983H

--- 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. 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 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@vestapropertieservices.com or via phone at (321) 263-0132, extension 742.

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. The public may attend the meeting at the Clubhouse or by conference line. Please 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 48 hours 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.

Kyle Darin
District Manager
June 28, 2024 24-01986H

**NOTICE OF MEETINGS
CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING**

The Creek Preserve Community Development District Audit Committee will meet on Monday, July 8, 2024 at 6:00 p.m. at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Creek Preserve Community Development District.

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

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

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

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

Richard McGrath
District Manager
June 28, 2024 24-01987H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/29/2024 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.

- 5TDDK3DC5BS010315
2011 TOYOTA SIENNA
XLE/LIMITED
WDDGF4HB9CA666448
2012 MERCEDES-BENZ C250
JHLRE38518C044631
2008 HONDA CR-V EX
4T3ZA3BB3AU021104
2010 TOYOTA VENZA
JTEGP21A840018857
2004 TOYOTA
HIGHLANDER/LIMITED
2T1BU4EE5AC429361
2010 TOYT COROLLA BASE

June 28, 2024 24-01998H

NOTICE OF PUBLIC SALE:

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

- SALE DATE JULY 29, 2024
TAMPA FLORIDA
KENWORTH 2016 KEN
1XKYD49X8GJ101357 \$1,281.37
REIS AUTO SERVICE 7532 W
HILLSBOROUGH AVE
2008 BMW
WBAVA37568NL48239 \$3,559.69
THE TIRE SHOP AUTO CARE
CENTER 8612 N 40TH ST.
2017 RAM
3C63RRJL6HG786062 \$7,173.21

June 28, 2024 24-02000H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/12/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 OAKR mobile home bearing Vehicle Identification Number 0F32579 and all personal items located inside the mobile home and 2008 CHEV motor vehicle bearing Vehicle Identification Number 3GND13D78S548088 and all personal items located inside the motor vehicle. Last Tenant: Lester Clay Paschall, Estate of Lester Paschall, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Lester Paschall. Sale to be held at: Country Villa Estates MHC, 800 Amberwood Drive, Riverview, Florida 33578, 813-689-3809.

June 28; July 5, 2024 24-02015H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2000 MERIT mobile home bearing Vehicle Identification Numbers FL-HMLCY145022074A and FLHMLCY145022074B and all personal items located inside the mobile home. Last Tenant: Jonathan Cruz and John Cruz. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

June 28; July 5, 2024 24-02023H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2012 PALM mobile home bearing Vehicle Identification Numbers PH0918521AFL and PH0918521BFL and all personal items located inside the mobile home. Last Tenant: Carlos Alexis Guadalupe and Josefina Reyes Panell. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

June 28; July 5, 2024 24-02026H

FIRST INSERTION

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT ROLL AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for Waterset North Community Development District ("District") will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING

DATE: July 23, 2024
TIME: 6:00 p.m.
LOCATION: The Waterset Club
7821 Paradiso Drive
Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District's Fiscal Year 2024/2025 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefitted lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2024/2025.)

WATERSET NORTH CDD FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$2,255,598.00
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6 %	\$143,974.34
TOTAL O&M ASSESSMENTS	\$2,399,572.34

Product Type	Number of Units	Operation and Maintenance Assessment Amounts: FY 2023/2024 and FY 2024/2025	
		Fiscal Year 2023-2024	Fiscal Year 2024-2025
Platted Parcels (per lot)			
Single Family 30'	44	\$1,023.81	\$1,084.84
Single Family 40'	301	\$1,279.77	\$1,356.05
Single Family 50'	592	\$1,421.96	\$1,506.72
Single Family 60'	349	\$1,706.36	\$1,808.06
Single Family 70'	153	\$1,990.75	\$2,109.41
Single Family 80'	25	\$2,275.15	\$2,410.76
Montessori School	1	\$1,421.96	\$1,506.72
Daycare	1	\$1,421.96	\$1,506.72
Townhome	46	\$710.98	\$753.36

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts which Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$2,255,598 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

By operation of law, the District's yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2024/2025, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

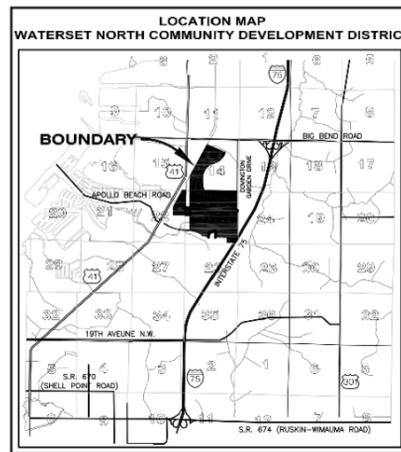
Miscellaneous Provisions

The public hearings and meeting 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 proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Ruben Durand
District Manager



June 28; July 5, 2024

24-01988H

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

or email legal@businessobserverfl.com

LV20906_V11

SAVE TIME

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

--- PUBLIC SALES ---

ENCORE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Encore Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 11, 2024
TIME: 4:00 p.m.
LOCATION: Ella at Encore
1210 Ray Charles Blvd.
Tampa, Florida 33602

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025").

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU/ERU Factor, Proposed O&M Assessment. Rows include Affordable MF Rental, Market Rate MF Rental, Affordable MF Condo, Market Rate MF Condo, Hotel, Museum, Retail-Grocery, Other Retail, Office.

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collect on the tax bill.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Rd.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice.

Stephanie DeLuna
District Manager



FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner.

- Unit A010 Poiola Caraballo Boxes, Totes, Bags
Unit A019 Danielle Weber Furniture, Boxes, Bags
Unit A069 Klisa Baisden Furniture, Boxes, Outdoor
Unit A153 Vicente Sanchez Appliances, Furniture, Tools
Unit A206 Jean Philippe Computers, Electronics, Furniture
Unit A226 Moraima Aponte Boxes, Electronics, Furniture
Unit A254 Nicole Valentin Appliances, Totes, Furniture
Unit B038 Victoria Smith Appliances, Clothing, Furniture
Unit B094 Brittany Collins Appliances, Electronics, Tools
Unit B120 John Snow Boxes, Furniture, Tools
Unit B131 Walter Waitress Appliances, Boxes, Tires
Unit B198 Melissa Duran Boxes, Totes, Electronics
Unit B200 Maria Coronado Boxes, Furniture, Clothing
Unit B201 Melissa Duran Appliances, Boxes, Electronics
Unit B209 Melissa Duran Appliances, Electronics, Furniture
Unit B238 Ronald Plumley Boxes, Bags, Furniture
Unit B270 Marilyn Valdez Appliances, Boxes, Totes
Unit C044 Dane Randol Appliances, Tools, Generator
Unit D144 Darrell Lawson Appliances, Furniture, Tools
Unit D183 Melanie Lynch Appliances, Electronics, Furniture

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

June 28; July 5, 2024 24-02018H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner.

- A-53 Coni Wilkerson collectibles totes
A-231 Brett Hendricksen electronics boxes totes
A-244 Alfredo Valdespino boxes totes
A-275 Doug Cole furniture
A-290 Laura Rich furniture lamps artwork
D-771 Doug Cole tools furniture
B-428 Doug Cole tools collectibles boxes
C-539-2/D Coni Wilkerson boxes furniture
C-586 Gary Driggers tools furniture boxes
D-744 Sharon Hampton lamps furniture electronics boxes
D-760 Cody Pool toys furniture collectibles boxes
B-461 Jordan Harris furniture boxes totes

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

June 28; July 5, 2024 24-02019H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002045
Division Probate
IN RE: ESTATE OF
DOROTHY JEAN ANDERSON,
Deceased.

The administration of the estate of Dorothy Jean Anderson, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, Tampa, FL 33602.

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

Personal Representative:
Signature: /s/ Charles Broome
(Jun 21, 2024 18:09 EDT)
Email:
charlesbroome40@gmail.com
Charles E. Broome
2006 Plantation Key Circle
Brandon, FL 33511

Attorney for Personal Representative:
Signature: /s/ Matthew Weidner
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
julia@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
250 Mirror Lake Drive North
St. Petersburg, FL 33701
Telephone: 727-954-8752
June 28; July 5, 2024 24-01994H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002000
IN RE: ESTATE OF
CHARLES ERNEST BUSCH,
Deceased.

The administration of the estate of Charles Ernest Busch, deceased, whose date of death was June 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg Street, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the 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 28, 2024.
DAPHNE MILES
Personal Representative
537 Box Branch Circle
St. Johns, FL 32259

STEVEN M. WILSEY
Attorney for Personal Representative
Florida Bar No. 0948209
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email:
swilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
June 28; July 5, 2024 24-01943H

PUBLISH YOUR LEGAL NOTICE
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Business Observer

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--- PUBLIC SALES ---

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the New Port-Tampa Bay Community Development District (the "District") will hold a public hearing and a meeting on Thursday, July 18, 2024, at 11:00 a.m. at the Offices of Straley Robin Vericker located at 1510 W. Cleveland Street, Tampa, Florida 33606.

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 www.newporttampabaycd.com, or may be obtained by contacting the District Manager's office via email at gaarlandtj@pfm.com or via phone at (407) 723-5900.

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.

Planned Unit Type	Number of Planned Units	Total ERUs	Proposed Annual O&M Assessment per ERU (October 1, 2023 – September 30, 2024)
Multi-Family Units in Phase 1 Lot 3	396	396	\$77.34
TH Units in Phase 1 Lot 4	613	613	\$77.34
Platted, Retail (1)	8.485909091	8.485909091	\$77.34
Planned Tower 2 and 3, TH Units	272	272	\$77.34
Unplatted, Acres	2.86	2.86	\$77.34
	1,292.35	1,293	

(1) Each unit for these commercial categories equals 2,200 square feet of space.

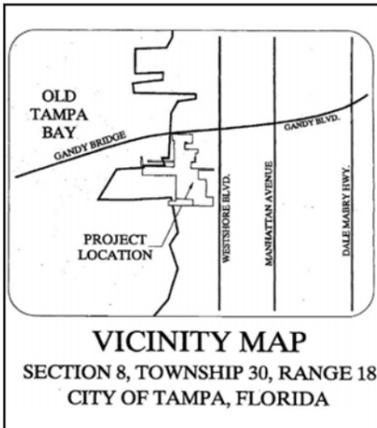
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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.



Jane Gaarlandt
District Manager
June 28, 2024

24-02001H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-001739
DIVISION: Probate
IN RE: ESTATE OF GARY E. MARTIN
Deceased.

The administration of the estate of GARY E. MARTIN, deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and 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 28, 2024.
Signed on this 24th, day of June, 2024.

Personal Representative:
/s/ LORI NELSON,
Personal Representative
Attorney for Personal Representative:
/s/ JOHN R. DIXON, ESQUIRE
3335 W. Bearss Avenue
Tampa FL 33618
John.Dixon@dxlegal.com
Florida Bar No. 930512
(813) 968-2404
Attorney for Petitioner
June 28; July 5, 2024 24-01989H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024-CP-002037
IN RE: ESTATE OF ROGER LOUIS TEETOR
Deceased.

The administration of the estate of Roger Louis Teetor, 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 FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:
/s/ Robert Kent Teetor
4224 S. Sandalwood Circle
Tampa, Florida 33617
Attorney for Personal Representative:
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Fax: 813-489-2553
Email: ed@spinkslawfirm.com
June 28; July 5, 2024 24-01992H

--- ESTATE ---

FIRST INSERTION

AMENDED NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-2049
Division Probate
IN RE: ESTATE OF WILLIAM LUKANCICH, JR.
Deceased.

The administration of the estate of William Lukancich, Jr, deceased, whose date of death was April 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E Kennedy Blvd Floor 13, 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 28, 2024.

Personal Representative:
/s/ Michelle Lukancich
(Jun 14, 2024 07:06 EDT)
2326 cedar Trace Circle
Tampa, FL 33613
Attorney for Personal Representative:
/s/ Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
crystal@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
250 Mirror Lake Drive North
St. Petersburg, FL 33701
Telephone: 727-954-8752
June 28; July 5, 2024 24-01942H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001688
IN RE: ESTATE OF HOWARD DUANE HOWE
Deceased.

The administration of the estate of Howard Duane Howe, deceased, whose date of death was January 4, 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 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 06/28/2024.

Personal Representative:
Thomas Ashley Howe
805 Timeless Moss Dr
Ruskin, Florida 33570
Attorney for Personal Representative:
Andrew Ponnock, Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
June 28; July 5, 2024 24-01957H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002005
Division A
IN RE: ESTATE OF THOMAS W. DEVINE
a/k/a THOMAS WAYNE DEVINE
a/k/a THOMAS DEVINE,
Deceased.

The administration of the estate of THOMAS W. DEVINE a/k/a THOMAS WAYNE DEVINE a/k/a THOMAS DEVINE, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2024.

JESSE W. DEVINE
Personal Representative
100 B Biscayne Ave
Tampa, FL 33606
James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
June 28; July 5, 2024 24-01941H

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-001411
CDIVISION: B
IN RE: ESTATE OF FRED CARLTON WRIGHT.
DECEASED.

The administration of the estate of FRED CARLTON WRIGHT, deceased, File Number 24-CP-001411, 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 28, 2024.

DATE 6/19/2024
/s/ SONIA IVETTE WRIGHT
3105 E. 18th Avenue
Tampa, Florida 33605
DATE 6/19/2024
/s/ FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
FBN: 049042
Attorney for Personal Representative
June 28; July 5, 2024 24-01944H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001714
Division: A
IN RE: ESTATE OF EVALYN R. SEITER
Deceased.

The administration of the estate of Evalyn R. Seiter, deceased, whose date of death was August 6, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is June 28, 2024.

Personal Representative:
DocuSigned by:
/s/ Donna W. Niederkoehr
1601 Newman's Cardington Road West
West Marion, Ohio 43302
Attorney for Personal Representative:
/s/ Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellarolaw
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuentner@gmail.com
June 28; July 5, 2024 24-01967H

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

LV20890_V5

--- ESTATE ---

FIRST INSERTION

NOTICE OF ADMINISTRATION (Testate)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-001739
DIVISION: Probate
IN RE: ESTATE OF GARY E. MARTIN
Deceased.

The administration of the estate of GARY E. MARTIN, deceased, 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 file number for the estate is 24-CP-001739. The estate is testate, and the dates of the decedent's will and any codicils are February 10, 2024.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner

barred by section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Signed on this 24th, day of June, 2024.

Personal Representative:
/s/ LORI NELSON,
Personal Representative
Attorney for Personal Representative:
/s/ JOHN R. DIXON, ESQUIRE
3335 W. Beauss Avenue
Tampa FL 33618
John.Dixon@dxlegal.com
Florida Bar No. 930512
(813) 968-2404
Attorney for Petitioner
June 28; July 5, 2024 24-01990H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-003354-ES
IN RE: ESTATE OF HELEN FOSTER,
Deceased.

The administration of the estate of HELEN FOSTER, deceased, whose date of death was March 24, 2023, and the last four digits of her social security number are 4914, and whose address was: 18206 Birdwater Dr., Tampa, FL 33647, is pending in the Thirteenth Judicial Circuit for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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 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 Friday, June 28, 2024.

Personal Representative:
Benjamin Foster and Sarah Foster
18206 Birdwater Dr.
Tampa, FL 33647
Attorney for Personal Representatives
Estate of Helen Foster
Robert Grad, Esq.
FL Bar # 96363
Osprey Law Firm, P.A.
9500 Koger Blvd N, Suite 112
St. Petersburg, FL 33702
Telephone: (727) 456-8970
E-Mail: robert@ospreylawfirm.com
June 28; July 5, 2024 24-02020H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004218
Division: B
IN RE: ESTATE OF GARY JOHN LEINO
Deceased.

The administration of the estate of Gary John Leino, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:
/s/ Lynn Jordan Leino
510 South Bryan Circle
Brandon, Florida 33511
Attorney for Personal Representative:
/s/ V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923
ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, Florida 33578
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail:
vincent@rossspanolaw.com
June 28; July 5, 2024 24-02011H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-001803
In Re: The Estate of LAURIE ANN DRAKE,
Deceased.

The administration of the estate of LAURIE ANN DRAKE, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 28, 2024.

Personal Representative:
Kristen Pelletier
492 Loring Ave.
Salem, MA 01970
Attorney for Personal Representative:
Erin M. Maulucci, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 95662
15310 Amberly Drive, Suite 250
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail: erin@mytampalawgroup.com
June 28; July 5, 2024 24-01958H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002024
Division A
IN RE: ESTATE OF JEFFREY SCOTT BUCK
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 28, 2024.

Personal Representative:
KRYSTAL CLAYTON BUCK
3704 W Wyoming Ave
Tampa, Florida 33611
Attorney for Personal Representative:
NEIL R. COVERT, 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 28; July 5, 2024 24-01993H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-2064
Division A
IN RE: ESTATE OF ARLINE BREAUX
Deceased.

The administration of the estate of ARLINE BREAUX, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Attn. Probate Dept. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:
James P. Montgomery
5316 Loon Nest Court
Tampa, FL 33572
Attorney for Personal Representative:
/s/ Richard A Stoffels
Email Addresses:
rich.stoffels@stoffelslawgroup.com
stoffels@tampabay.rr.com
Florida Bar No. 0759813
6727 1st Ave. South, Suite 104
St. Petersburg, FL 33707
Telephone: 727-388-6777
June 28; July 5, 2024 24-02009H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number 24-CP-001905
Division W
Florida Bar No. 144663
IN RE: ESTATE OF JOSEPH PAUL MILEY
Deceased.

The administration of the estate of JOSEPH PAUL MILEY, 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 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 28, 2024.

Personal Representative
Name: /s/ GWENDOLYN MILEY POOLE
Address: 4502 Stanley Road,
Plant City, FL 33565
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
June 28; July 5, 2024 24-02013H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-2124
Division B
IN RE: ESTATE OF JASON A. HEINZELMANN
Deceased.

The administration of the estate of Jason A. Heinzelmann, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:
/s/ James D. Guerin III
42250 Waterfront Way
Babcock Ranch, Florida 33982
Attorney for Personal Representative:
/s/ Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
June 28; July 5, 2024 24-02016H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002002
IN RE: ESTATE OF MIGUEL ANGEL VIRUET, IV,
Deceased.

The administration of the estate of MIGUEL ANGEL VIRUET, IV, deceased, whose date of death was February 24, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 28, 2024.

MIGUEL VIRUET, III
Personal Representative
714 Tuscanny Street
Brandon, FL 33511
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.L.C.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
June 28; July 5, 2024 24-02024H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 24-CP-001705
IN RE: ESTATE OF MICHAEL PATRICK ANSOTIGUE a/k/a MIKE P ANSOTIGUE,
Deceased.

The administration of the Estate of MICHAEL PATRICK ANSOTIGUE a/k/a MIKE P ANSOTIGUE, deceased, whose date of death was 1/31/2024, Case Number 24-CP-001705, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602;

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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 28 day of June, 2024.

Personal Representative:
Krystal Clemmer,
3741 Ambermist Drive,
Tampa, FL 33619
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, 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)
(813) 319-4550 (fax)
elizabeth@elizabethdevolder.com
clemmanager@elizabethdevolder.com
June 28; July 5, 2024 24-02010H

PUBLISH YOUR LEGAL NOTICE

Email
legal@businessobserverfl.com

Business Observer
N/20878-V7

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2024-CP-001127
DIVISION: A
IN RE: ANN MARIE RUTKOWSKI
Deceased.

The administration of the estate of ANN MARIE RUTKOWSKI, deceased, whose date of death was February 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-001127; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, in-

cluding unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS June 28, 2024.

Petitioner
ROBERT LISTON HAYES, II
12726 Aston Creek Dr.
Tampa, FL 33626

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
June 28; July 5, 2024 24-01991H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION: I
CASE NO.: 22-CA-004615
SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELIZABETH DEAN; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF ELIZABETH DEAN; UNKNOWN SPOUSE OF BRUCE HUTCHCRAFT; 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, on-line auctions at, 10:00 AM on the 18 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 589 THROUGH 592 INCLUSIVE, MANGO HILLS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 5235 LIME AVENUE, SEFFNER, FL 33584

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 20 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
22-00664
June 28; July 5, 2024 24-01959H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 14-CA-001083

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST; Plaintiff, vs. DAWN POLK, DAWN POLK, DAWN F. POLK, ROBERT POLK, ROBERT POLK, ROBERT E. POLK, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Amended Uniform Final Judgment of Foreclosure dated June 17, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on July 19, 2024, the following described property:

LOT 13, BLOCK E, BLOOMINGDALE SECTION "C" UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE(S) 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 727 ISLETON DR, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770.
/s/ Andrew Arias FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 13-14073
June 28; July 5, 2024 23-01996H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-016563

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. YOLANDA MILNER A/K/A YOLANDA E. MILNER AND ROSA M. SANZ AND FRANCISCO JAVIER ACOSTA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2024, and entered in 23-CA-016563 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and YOLANDA MILNER A/K/A YOLANDA E. MILNER; ROSA M. SANZ; FRANCISCO JAVIER ACOSTA; UNKNOWN SPOUSE OF FRANCISCO JAVIER ACOSTA 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 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 3, FAWN RIDGE-VILLAGE "F"-UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 8910 BEELER DR, TAMPA, FL 33626

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 25 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: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-15146 - EuE
June 28; July 5, 2024 24-02017H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-003396

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. LOIS E. GASKIN A/K/A LOIS GASKIN, et al. Defendant(s).

TO: AUDREY E. FIELDS, BETSY DENISE FIELDS, UNKNOWN SPOUSE OF AUDREY E. FIELDS, UNKNOWN SPOUSE OF BETSY DENISE FIELDS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 8 OF BLOCK 190 OF PORT TAMPA CITY SUBDIVISION, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 56, 57 AND 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 26, 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 20th day of June, 2024.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Mustafa Divan
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-135480
June 28; July 5, 2024 24-01969H

FIRST INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No. 23-CA-014611

Honorable Judge: HUEY PLANET HOME LENDING, LLC Plaintiff, vs. LAURENCE JO LAYMAN aka LARRY JO LAYMAN; UNKNOWN SPOUSE OF LAURENCE JO LAYMAN aka LARRY JO LAYMAN; ET AL. Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 24, 2024 in the above-styled cause, Cindy Stuart, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on September 26, 2024 the following described property:

LOT 109, MIRA LAGO WEST PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
TAX ID # A0315810318
COMMONLY KNOWN AS:
1655 BONITA BLUFF CT,
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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated this June 24, 2024
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
June 28; July 5, 2024 24-02028H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 22-CA-006960
DIVISION: O

LOANDEPOT.COM, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ARCHIE WILLIAMS, DECEASED; JACQUELYN WILLIAMS; CHATHAM WALK HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; AQUA FINANCE, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CORINA LASHAWN WILLIAMS, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ARCHIE WILLIAMS, DECEASED (LAST KNOWN ADDRESS) 837 CHATHAM WALK DRIVE RUSKIN, FLORIDA 33570

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

LOT 64, BLOCK 3, WYNNMERE WEST PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE(S) 160 THROUGH 171, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 837 CHATHAM WALK

DRIVE, RUSKIN, FLORIDA 33570
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before JULY 26, 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. 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.

WITNESS my hand and the seal of this Court this 20 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

Submitted by:
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
22-00709 LND
June 28; July 5, 2024 24-01970H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT
OF THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2022-CA-007569
Division I
RESIDENTIAL FORECLOSURE
Section II

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. FRANK PEREZ III, LAURA PEREZ AKA LAURA I. PEREZ, EGYPT LAKE PROPERTY OWNERS ASSOCIATION INC, EGYPT LAKE BEACH CLUB CONDOMINIUM ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 2, 2024, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

UNIT 104, BUILDING B, EGYPT LAKE BEACH CLUB, A CONDOMINIUM AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF THE CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 4916, PAGE 438, AS AMENDED; AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGE 75, BOTH

OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3127 W SLIGH AVENUE, TAMPA, FL 33614; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com, on July 25, 2024 at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated this June 24, 2024
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
318000/2218498/CMF
June 28; July 5, 2024 23-01995H

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
01/2006

--- ACTIONS / SALES ---

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. 21-CA-004621
DIVISION: J
RF -Section II
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.
MARLENE BAEZ; FLORIDA HOUSING FINANCE CORPORATION; PORTFOLIO RECOVERY ASSOCIATES LLC; EVERGREEN BUILDING AND CONSTRUCTION CORP; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; 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 26, 2023, and an Order Resetting Sale dated May 29, 2024 and entered in Case No. 21-CA-004621 of the Circuit Court in and for Hillsborough County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is Plaintiff and MARLENE BAEZ; FLORIDA HOUSING FINANCE CORPORATION; PORTFOLIO RECOVERY ASSOCIATES LLC; EVERGREEN BUILDING AND CONSTRUCTION CORP; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; 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 1, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 11 AND 12, LESS THE NORTH 60.00 FEET THEREOF, BLOCK 38, TAMPA OVERLOOK, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 2; OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; TOGETHER WITH A 5.00 FOOT WIDE SANITARY SEWER EASEMENT, 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE OVER AND ACROSS THAT PORTION OF LOT 11, BLOCK 38, TAMPA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 2; OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LESS THE NORTH 60.00 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°29'26" WEST, A DISTANCE OF 66.02 FEET, TO THE POINT OF TERMINATION.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS 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 14, 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
1460-178673 / SR4
June 28; July 5, 2024 24-01968H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-014457
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-3,
Plaintiff, vs.
BETH A. MARKOWITZ A/K/A BETH MARKOW MALLORY; JOHN J. MARKOWITZ A/K/A JOHN MARKOWITZ; UNKNOWN TENANT #1 N/K/A JOHN MARKOWITZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 19, 2024 in Civil Case No. 23-CA-014457, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-3 is the Plaintiff, and BETH A. MARKOWITZ A/K/A BETH MARKOW MAL-

LORY-; JOHN J. MARKOWITZ A/K/A JOHN MARKOWITZ; UNKNOWN TENANT #1 N/K/A JOHN MARKOWITZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on July 26, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

A PORTION OF TRACT 571, FIRST EXTENSION TO RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 571, THENCE SOUTH 30.00 FEET ALONG THE EAST BOUNDARY OF SAID TRACT 571; THENCE N 88 DEG 15' 21" WEST 13.01 FEET PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT 571 TO THE POINT OF BEGINNING; THENCE SOUTH 151.51 FEET; THENCE N 88 DEG 13' 43" W, 290.00 FEET; THENCE NORTH 151.38 FEET TO A POINT LYING SOUTH 30.00 FEET FROM

THE NORTH BOUNDARY OF SAID TRACT 571; THENCE S 88 DEG 15' 21" E, 290.00 FEET PARALLEL TO THE NORTH BOUNDARY OF SAID TRACT 571 TO THE POINT OF BEGINNING

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 24th day of June, 2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro Jr.
FBN: 0066699
2024.06.24 13:15:23-04'00'
FBN: 66699
Primary E-Mail: ServiceMail@aldridgepite.com
1012-3780B
June 28; July 5, 2024 24-02012H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-003060
DIVISION: O
NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY H. FRAZIER, 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 MARY H. FRAZIER, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or

alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
TO: TASHA FRAZIER, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 3 BLOCK 1 OF MEADOW BROOK UNIT 4A, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71 AT PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before JULY 29, 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.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
292024CA003988A001HC
DIVISION:
RF -Section I
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUELINE A. JACKSON A/K/A JACQUELINE A. GRIMSLEY A/K/A JACQUELINE AUDREY GRIMSLEY, DECEASED
RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 12 AND THE WEST 35 FEET OF LOT 11, BLOCK B, DUROLIFE HOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 44, 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 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 26, 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.

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 12 AND THE WEST 35 FEET OF LOT 11, BLOCK B, DUROLIFE HOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 44, 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 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 26, 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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-001801
DIVISION: I
RF - II
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB6,
Plaintiff, vs.
BRIAN HOWARDS; WHISPERING OAKS OF TAMPA 13718-202, LLC; WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC.;
Defendants
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 17, 2024, and entered in Case No. 23-CA-001801, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB6 (hereafter "Plaintiff"), is Plaintiff and BRIAN HOWARDS; WHISPERING OAKS OF TAMPA 13718-202, LLC; WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC., 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 25TH day of JULY, 2024, the following described property

as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 55, BUILDING C, WHISPERING OAKS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 16059, PAGE 616, AS AMENDED FROM TIME TO TIME, 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 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@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse

en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Discapacidad Auditiva 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse

en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Discapacidad Auditiva 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si 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

FIRST INSERTION

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 20, 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
1463-200606 / VP2
June 28; July 5, 2024 24-01960H

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

IV20878_V17

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IV20906_V21

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 24-CA-001233 DIVISION: A Wells Fargo USA Holdings, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Antonio Jeron Jackson a/k/a Antonio J. Jackson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Theresa Hayes a/k/a Theresa N. Hayes a/k/a Therese Hayes, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Jacquelyn Chaney Wilson a/k/a Jacquelyn C. Wilson f/k/a Jacquelyn V. Chaney; Myrtle Jones Walker a/k/a Myrtle J. Walker f/k/a Myrtle Jones; Unknown Spouse of Renika Lashawn Jones a/k/a Renika Jones; Unknown Spouse of Valerie Caralando Murray f/k/a Valerie Caralando Hayes f/k/a Valerie C. Hayes f/k/a Valerie Hayes Valdes; Unknown Spouse of Joyce Renae Hopkins a/k/a Joyce R. Hopkins; Rolanda Evette Berry a/k/a Rolanda E. Berry; Linda Raye Hopkins a/k/a Linda R. Hopkins; Wanda Denise Hopkins a/k/a Wanda D. Hopkins; Arkene D. Barnes a/k/a Arkene Denerio Barnes; Shawndra Rockelle Hopkins a/k/a Shawndra R. Hopkins a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Lori Hayes Shaw a/k/a Lori H. Shaw a/k/a Lori Shaw; Rosezana Hayes Walls a/k/a Rosezana Walls f/k/a Rosezana Hayes; Antonazja Jackson;

Antoniya Jackson; Shanae Edwards-Jackson; Unknown Spouse of Jacquelyn Chaney Wilson a/k/a Jacquelyn C. Wilson f/k/a Jacquelyn V. Chaney; Unknown Spouse of Myrtle Jones Walker a/k/a Myrtle J. Walker f/k/a Myrtle Jones; Unknown Spouse of Renika Lashawn Jones a/k/a Renika Jones; Unknown Spouse of Valerie Caralando Murray f/k/a Valerie Caralando Hayes f/k/a Valerie C. Hayes f/k/a Valerie Hayes Valdes; Unknown Spouse of Joyce Renae Hopkins a/k/a Joyce R. Hopkins; Unknown Spouse of Rolanda Evette Berry a/k/a Rolanda E. Berry; Unknown Spouse of Linda Raye Hopkins a/k/a Linda R. Hopkins; Unknown Spouse of Wanda Denise Hopkins a/k/a Wanda D. Hopkins; Unknown Spouse of Arkene D. Barnes a/k/a Arkene Denerio Barnes; Unknown Spouse of Shawndra Rockelle Hopkins a/k/a Shawndra R. Hopkins a/k/a a/k/a Shawndra Raquel Hopkins; Unknown Spouse of Michelle Nicole Hopkins a/k/a Michelle Hopkins; Unknown Spouse of Serina Chkayle Jackson a/k/a Serina Jackson; Unknown Spouse of Christopher L. Jackson, Sr. a/k/a Christopher L. Jackson a/k/a Christopher Jackson; Unknown Spouse of Tarlet Marceta Hopkins a/k/a Tarlet M. Hopkins; Unknown Spouse of Bridgette J. Hopkins; Unknown Spouse of Eddie Lee Moore a/k/a Eddie Moore; Unknown Spouse of John Columbus Hayes, Jr. a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Lori Hayes Shaw a/k/a Lori H. Shaw a/k/a Lori Shaw; Unknown Spouse of Rosezana Hayes Walls a/k/a Rosezana Walls f/k/a Rosezana Hayes; Unknown Spouse of Antonazja Jackson; Unknown Spouse of Antoniya Jackson; Unknown Spouse of Shanae Edwards-Jackson; Wells Fargo Bank, N.A., as Successor by Merger to Wells Fargo Financial Bank; Foundation Finance Company LLC; Asset Acceptance Corp.; Zahav Florida, LLC; Palisades Collection, LLC, Assignee of Verizon Wireless, Assignee of Verizon Florida, Inc.; State of Florida; Clerk

of Circuit Court of Hillsborough County, Florida; Grow Financial Federal Credit Union; Westlake Service, Inc. d/b/a Westlake Financial Services; 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). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Antonio Jeron Jackson a/k/a Antonio J. Jackson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Theresa Hayes a/k/a Theresa N. Hayes a/k/a Therese Hayes, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Theresa Hayes a/k/a Theresa N. Hayes a/k/a Therese Hayes, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rosezana Hayes Walls a/k/a Rosezana Walls f/k/a Rosezana Hayes; Unknown Spouse of Christopher L. Jackson, Sr. a/k/a Christopher L. Jackson a/k/a Christopher Jackson; Unknown Spouse of Tarlet Marceta Hopkins a/k/a Tarlet M. Hopkins; Unknown Spouse of Bridgette J. Hopkins; Unknown Spouse of Eddie Lee Moore a/k/a Eddie Moore; Unknown Spouse of John Columbus Hayes, Jr. a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Lori Hayes Shaw a/k/a Lori H. Shaw a/k/a Lori Shaw; Unknown Spouse of Rosezana Hayes Walls a/k/a Rosezana Walls f/k/a Rosezana Hayes; Unknown Spouse of Antonazja Jackson; Unknown Spouse of Antoniya Jackson; Unknown Spouse of Shanae Edwards-Jackson; Wells Fargo Bank, N.A., as Successor by Merger to Wells Fargo Financial Bank; Foundation Finance Company LLC; Asset Acceptance Corp.; Zahav Florida, LLC; Palisades Collection, LLC, Assignee of Verizon Wireless, Assignee of Verizon Florida, Inc.; State of Florida; Clerk

persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 21 IN BLOCK 10 OF BENJAMIN'S FIFTH ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2 ON PAGE 76 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. more commonly known as 1907 West Gray Street, Tampa, FL 33606. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before July 26, 2024 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this 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." WITNESS my hand and seal of this Court on the 20th day of June, 2024. Cindy Stuart Circuit and County Courts (SEAL) By: /s/ Mustafa Divan Deputy Clerk LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487 23-330093 FC01 WNI June 28; July 5, 2024 24-02022H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-012859 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2, Plaintiff, vs. DIANE BRIDGES, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 23, 2024, and entered in 23-CA-012859 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2 is the Plaintiff and DIANE BRIDGES; CRAIG BRIDGES A/K/A CRAIG L. BRIDGES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 24, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 10, IN BLOCK 3, OF SUMMERFIELD VILLAGE I, TRACT 32, PHASE 1 AND PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12119 BUFFINGTON LN, RIVERVIEW, FL 33579

33579 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 26 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: flmail@raslg.com By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-104370 - EuE June 28; July 5, 2024 24-02025H

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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-PR1 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(ess)) 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@fljud13.org

as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-2024-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

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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

PUBLISH YOUR LEGAL NOTICE

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

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

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

SUBSEQUENT INSERTIONS

--- ESTATE ---

--- PUBLIC SALES ---

SECOND INSERTION

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

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.

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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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. /s/ FRANCISCO RAFAEL MENENDEZ Personal Representative 117 South Willow Avenue Tampa, Florida 33606

SECOND INSERTION

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

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.

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

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. Personal Representative: Lataisha Willis 4372 Port Lane, Cobb County Powder Springs, Georgia 30127

SECOND INSERTION

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

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 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 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

SECOND INSERTION

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

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 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

SECOND INSERTION

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

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 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

SECOND INSERTION

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

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 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

SECOND INSERTION

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

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 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

SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

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 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

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

SECOND 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.

--- ESTATE ---

FOURTH INSERTION

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

Assignment for the Benefit of the Creditors of CHANNEL INVESTMENTS, LLC, a Florida limited liability company, Assignor, To: ROSS R. HARTOG, Assignee.

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

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

--- ESTATE ---

SECOND 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. Edgecomb Courthouse at 800 Twigg 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

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

SECOND 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. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

SECOND 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

SECOND 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 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.

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

SECOND 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. Twigg St, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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

SECOND 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. Twigg Street; Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is 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 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

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-001886
IN RE: ESTATE OF
ELIOT JAMES MISKIMEN,
Deceased.

The administration of the estate of ELIOT JAMES MISKIMEN, deceased, whose date of death was April 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

HELEN VLADIMIROVNA MISKIMEN
Personal Representative
4716 Deerwalk Avenue
Tampa, FL 33624

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
June 21, 28, 2024 24-01878H

SECOND 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

SECOND 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. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Kelsey Ann Duggan
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756

Attorney for Personal Representative:
Ashly Mae Guernacini, 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

SECOND 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. Twigg 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

SECOND 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 Edgecomb Courthouse, 800 E. Twigg Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

--- ESTATE ---

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

PROBATE DIVISION
File No. 24-CP-000929
Division B
IN RE: ESTATE OF
JAMES THOMAS
Deceased.

The administration of the estate of James Thomas, deceased, whose date of death was November 16, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ Fidencia Thomas
1203 Lake Shore Ranch Drive
Seffner, Florida 33584
Attorney for Personal Representative:
/s/ Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
June 21, 28, 2024 24-01883H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA,
PROBATE DIVISION
File No. 24-CP-000276
IN RE: ESTATE OF
MARJORIE ANITA AKRIDGE,
Deceased.

The administration of the estate of MARJORIE ANITA AKRIDGE, Case No. 24-CP-000276, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
Sheryl Akridge Stokes
8490 North Point Road
Manassas, Virginia 20112
Attorney for Personal Representative:
Taso M. Milonas
Florida Bar No. 469858
Taso M. Milonas, P.A.
1348 Fruitville Road, Suite 202
Sarasota, Florida 34236
Telephone: (941) 954-5410
Facsimile: (941) 954-5490
Primary E-mail:
tmilonas@wealthgroup.com
Secondary E-mail:
service@wealthgroup.com
June 21, 28, 2024 24-01886H

SECOND 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 Albertha, 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.

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)
(813) 319-4550 (fax)
elizabeth@elizabethdevolder.com
rachael@elizabethdevolder.com
June 21, 28, 2024 24-01881H

--- ACTIONS / SALES ---

FOURTH 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

SECOND 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@ilcslegal.com
50-23-01330
NOTE: This law firm is a debt collector.
June 21, 28; July 5, 2024
24-01907H

SECOND INSERTION

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE THIRTEENTH
JUDICIAL CIRCUIT COURT IN
AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Civil Action 22- CA-005257

KATRINA L. IRWIN, as Successor Trustee of the Ronald L. Irwin Revocable Trust under agreement dated 1 July 1989, plaintiff, vs. HOME FORECLOSURE DEFENSE, LLC, a dissolved Florida limited liability company; the UNKNOWN TENANTS of Home Foreclosure Defense, LLC, if any, and their heirs, devisees, grantees, assignees, lienors, creditors, trustees, successors, and assigns; REGIONS BANK; THE CITY OF TAMPA, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA MARONDA HOMES, LLC OF FLORIDA, a Florida limited liability company, and SARA S. HAYDON and ROGERS K. HAYDON, JR. as co-trustees of the Sara S. Haydon Family Trust dated October 1, 2008, defendants.

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

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

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

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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-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, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE 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

FOURTH INSERTION

tion 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 Cambray 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

FOURTH INSERTION

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. Arisztibal, 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.

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

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

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

SECOND 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@fljud13.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

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

--- ACTIONS / SALES ---

SECOND 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, DEVEISES, 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

SECOND INSERTION

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

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, DEVEISES, 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, Devises, 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-002418
DIVISION: F

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVEISES, 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, DEVEISES, 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

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.: 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
Attorneys for Plaintiff
June 21, 28, 2024 24-01917H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 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, DEVEISES, 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

SECOND 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 ---

SECOND INSERTION

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

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, GRANTEES, 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

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-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

SECOND 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 resccheduling 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 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 SUBDIVISION, 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 FC01 ALW June 21, 28, 2024 24-01869H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 23-CA-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@fljud13.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

SECOND 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, GRANTEES, 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, GRANTEES, 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 COLINA 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@fljud13.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

SECOND INSERTION

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

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, 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, GRANTEES, 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@fljud13.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: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0400 / JSchwartz June 21, 28, 2024 24-01895H

SECOND INSERTION

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.

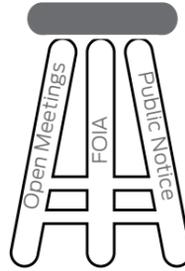
This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough 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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

Publishing notices on the internet is neither cheap nor free 

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

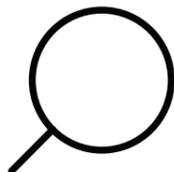


Citizens continue to learn about vital civic matters from newspaper notices.

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

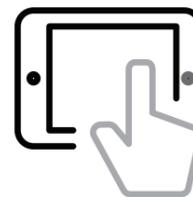
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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