

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of COMFORT AC & HEATING LLC located at 2203 Pleasure Rum DR in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30 day of May, 2024.  
Rafael Ivan Matos Arias  
July 19, 2024 24-02162H

#### 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 Fox Medical Courier located at 3502 Henderson Blvd Ste 207, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 11th day of July, 2024.  
RED FOX DELIVERY LLC  
July 19, 2024 24-02163H

#### 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 DUTCH MENDENHALL located at 100 S Ashley Dr Ste 700, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 11th day of July, 2024.  
RAD DIVERSIFIED REIT, INC.  
July 19, 2024 24-02164H

#### FICTITIOUS NAME NOTICE

Notice Is Herby Given that Guardian Data, LLC, 30 Wesley St, Unit 3, S. Hackensack, NJ 07606, desiring to engage in business under the fictitious name of Guardian Data Destruction, 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.  
July 19, 2024 24-02165H

#### NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date August 9th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39469 2017 Jeep VIN#: 1C4RJFAG2HC951958 Lienor: Alfonso's Auto Repair Inc 2701 N Armenia Ave Tampa 813-254-8782 Lien Amt \$597

July 19, 2024 24-02166H

#### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/17/2024 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.

JTEGD21A440098389  
2004 TOYT HIGHLANDER  
JTJGF10U110092336  
2001 LEXUS RX 300  
WDDGF4HB6CR205175  
2012 MERCEDES-BENZ C250  
1NXBU4EE8AZ358882  
2010 TOYOTA COROLLA  
BASE/S/LE/XLE  
JTEHF21AX10037655  
2001 TOYT HIGHLANDER  
WDDGJ4HB3DF945803  
2013 MERCEDES-BENZ C250  
July 19, 2024 24-02167H

#### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/19/2024 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.

2T2HA31U96C100501  
2006 LEXUS RX 330  
5TDZK3DC5DS287863  
2013 TOYOTA SIENNA  
WAUB8GFF1G1107548  
2016 AUDI A3 PREMIUM  
July 19, 2024 24-02168H

#### 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 Vincent Perkins Courier Services located at 8639 N Himes Ave Apt 3326, in the County of Hillsborough, in the City of Tampa, Florida 33614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 12th day of July, 2024.  
Vincent Perkins  
July 19, 2024 24-02181H

#### 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 TouchCast Press located at 302 N Lauber Way in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 11th day of July, 2024.  
Joe Bohn  
July 19, 2024 24-02182H

#### 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 studiuraq located at 10148 Montague St, in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 15th day of July, 2024.  
Allison Biggs  
July 19, 2024 24-02206H

#### NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 08/02/2024 at 9:00 A.M.

19UUA76587A037622  
2007 ACURA TL  
1HGCR2F71FA04299  
2015 HONDA ACCORD

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 08/02/2024 at 09:00 A.M.

5NPLM4AG5MH027711  
2021 HYUNDAI ELANTRA  
JYARM06E8FA003628  
2015 YAMAHA FZ-07

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

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

NATIONAL AUTO SERVICE CENTER  
July 19, 2024 24-02207H

#### CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

**Upcoming Public Hearing and Regular Meeting**  
The Board of Supervisors ("Board") for the Channing Park Community Development District ("District") will hold a public hearing and a regular meeting at the following date, time, and location:

DATE: August 22, 2024  
TIME: 4:30 p.m.  
LOCATION: Channing Park Recreation Center  
17358 Chelsea Downs Circle  
Lithia, Florida 33547

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Tampa, Florida 33614, (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.channingparkcdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager'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.

District Manager  
Ruben Durand  
July 19, 26, 2024 24-02187H

#### BAHIA LAKES 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 Bahia Lakes Community Development District ("District") will hold two public hearings and a regular meeting as follows:

DATE: August 12, 2024  
TIME: 6:00 p.m.  
LOCATION: Firehouse Cultural Center  
101 1st Avenue NE  
Ruskin, FL 33570

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Tampa, Florida 33614, (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.bahialakescdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager'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.

District Manager  
Ruben Durand  
July 19, 26, 2024 24-02188H

#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Forest Brooke Community Development District (the "District") will hold a public hearing and a meeting on August 15, 2024, at 6:30 p.m. at the Vista Palms Clubhouse located at 5019 Grist Mill Court, Wimauma, Florida 33598.

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 [www.forestbrookcdd.org](http://www.forestbrookcdd.org), or may be obtained by contacting the District Manager's office via email at [JGreenwood@gms-tampa.com](mailto:JGreenwood@gms-tampa.com) or via phone at 813-344-4844, extension 103.

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.

Jason Greenwood  
District Manager  
July 19, 2024 24-02189H

#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Creek Preserve Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 12, 2024, at 6:00 p.m. at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598.

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.creekpreservecdd.org>, or may be obtained by contacting the District Manager's office via email at [rmcgrath@gms-tampa.com](mailto:rmcgrath@gms-tampa.com) or via phone at (813) 344-4844.

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.

Richard McGrath  
District Manager  
July 19, 2024 24-02190H

#### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Stonebrier Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: Thursday, August 8, 2024  
TIME: 6:30 p.m.  
LOCATION: Heritage Harbor Clubhouse  
19502 Heritage Harbor Parkway  
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132 ext. 737 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.stonebriercdd.org](http://www.stonebriercdd.org).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager'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.

District Manager  
July 19, 26, 2024 24-02201H

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

The Board of Supervisors (the "Board") of the Lynwood Community Development District (the "District") will hold a public hearing and a meeting on Friday August 9, 2024, at 11:00 a.m. at the offices of Rizzetta & Company, located at 2700 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.lynwocdd.org>, or may be obtained by contacting the District Manager's office via email at [SCraft@rizzetta.com](mailto:SCraft@rizzetta.com) or via phone at (813) 994-1001.

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.

Sean Craft  
District Manager  
July 19, 2024 24-02202H

#### NOTICE

APC Towers, LLC is proposing to construct a 106-foot overall height monopine telecommunications structure located at 13805 North 20th Street, Tampa, Hillsborough County, Florida (N28° 4' 23.9", W82° 26' 10.1"). The proposed tower will not be lit. Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at [www.fcc.gov](http://www.fcc.gov) or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1287494 when submitting the request and to view the specific information about the proposed action. 24-001798 MCM  
July 19, 2024 24-02208H



--- PUBLIC SALES ---

BELMONT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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.

Upcoming Public Hearings, and Regular Meeting

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

DATE: August 21, 2024  
 TIME: 10:00 A.M.  
 LOCATION: Vista Palms Clubhouse  
 519 Grist Mill Court  
 Wimauma, Florida 33598

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 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
	1139	1.0	1481.95

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because 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 or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

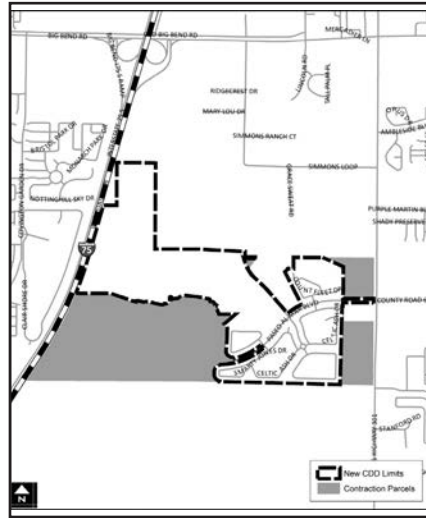
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at 4648 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 ("District Manager's Office"), 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 Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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's Office within twenty 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.

Jason Greenwood  
 District Manager



July 19, 2024

24-02191H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
**File No. 24-CP-000326**  
**Division A**  
**IN RE: ESTATE OF**  
**SAMANTHA ANNE COMER**  
**Deceased.**

The administration of the estate of Samantha Anne Comer, deceased, whose date of death was March 24, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 July 19, 2024.  
**Personal Representative:**  
 /s/ Jon M. Comer  
 6705 S. Juanita  
 Tampa, Florida 33616  
 Attorney For Personal Representative:  
 /s/ Robert S. Walton  
 Robert S. Walton  
 Attorney For Personal Representative  
 Florida Bar Number: 92129  
 Law Offices of Robert S. Walton, PL  
 3802 W. Bay to Bay Boulevard, Suite 11  
 Tampa, Florida 33629  
 Telephone: (813) 434-1960  
 Fax: (813) 200-9637  
 E-Mail: rob@attorneywalton.com  
 Secondary E-Mail:  
 eservice@attorneywalton.com  
 July 19, 26, 2024 24-02175H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
**PROBATE DIVISION**  
**File No. 24-CP-001752**  
**Division B**  
**IN RE: ESTATE OF**  
**JANE GRIEM CROPSEY**  
**Deceased.**

The administration of the estate of Jane Griem Cropsey, deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

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 July 19, 2024.  
**Personal Representative:**  
**John W. Cropsey**  
 130 Riviera Dunes Way #1202  
 Palmetto, Florida 34221  
 Attorney for Personal Representative:  
 R. Nadine David, Esq.  
 Florida Bar Number: 89004  
 Florida Probate Law Group  
 P.O. Box 141135  
 Gainesville, Florida 32614  
 Telephone: (352) 354-2654  
 Fax: (866) 740-0630  
 E-Mail:  
 ndavid@floridaprobatelawgroup.com  
 Secondary E-Mail:  
 service@floridaprobatelawgroup.com  
 July 19, 26, 2024 24-02220H

NOTICE

APC Towers, LLC is proposing to construct a 159-foot overall height monopine telecommunications structure located at 5914 S 78th Street, Tampa, Hillsborough County, Florida (N27° 53' 39.1", W82° 22' 3.4"). The proposed tower will not be lit. Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1287493 when submitting the request and to view the specific information about the proposed action. 24-001797 MCM  
 July 19, 2024 24-02209H

NOTICE

Effective Aug. 19, 2024, WellMed at Sheldon will be relocating.  
**NEW LOCATION**  
 Optum - Sheldon  
 5537 Sheldon Road, Suite K  
 Tampa, FL 33615  
 Phone: 1-813-885-5817  
 Fax: 1-813-886-9421  
 For questions or copies of medical records call or fax:  
 Phone: 1-813-926-2177  
 Fax: 1-813-926-7489  
 Jul. 19, 26; Aug. 2, 9, 2024  
 24-02183H

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 Tulip Treasures located at 1021 Davis Heather Cir in the City of Seffner, Hillsborough County, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 17th day of July, 2024.  
 Mohimeenu Razzack  
 July 19, 2024 24-02227H

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 HOMELY VENTURES located at 19046 BRUCE B. DOWNS BLVD. #1164 in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 16th day of July, 2024.  
 Marie-Flore Legendre  
 July 19, 2024 24-02217H

FICTITIOUS NAME NOTICE

Notice is hereby given that TARAVINA OF FL, LLC, OWNER, desiring to engage in business under the fictitious name of TEAM MATA located at 3852 CLAYBROOK DRIVE, WESLEY CHAPEL, FLORIDA 33544 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 July 19, 2024 24-02196H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/19/2024 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.

JTDKN3DU4B5371919  
 2011 TOYOTA PRIUS  
 JN8AZ18W19W124141  
 2009 NISS MUR  
 5YFBU4EE0CP007033  
 2012 TOYOTA COROLLA BASE/S/LE  
 JTJGA31U940042295  
 2004 LEXUS RX 330  
 WPOAF2A77EL083328  
 2014 PORSCHE PANAMERA GTS  
 July 19, 2024 24-02197H

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 MyYbor.com located at 1228 East 7th Avenue, in the City of Tampa, Hillsborough County, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 16th day of July, 2024.  
 Tampa Music and Art News, LLC  
 July 19, 2024 24-02216H

--- ESTATE ---

FIRST 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-002100**  
**IN RE: ESTATE OF**  
**JOHN F. WOODS,**  
**DECEASED.**

The administration of the estate of JOHN F. WOODS, deceased, whose date of death was May 31, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33603. 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.

The 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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211  
 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 July 19, 2024.

**Personal Representative:**  
**ANDREA SHOEMAKER**  
**c/o BATTAGLIA, ROSS, DICUS**  
**& MCQUAID, P.A.**  
 5858 Central Avenue  
 St. Petersburg, Florida 33707  
 Attorney for Personal Representative:  
 BRUCE MARGER, ESQ.  
 Florida Bar Number: 50380  
 BATTAGLIA, ROSS, DICUS  
 & MCQUAID, P.A.  
 5858 Central Avenue  
 St. Petersburg, Florida 33707  
 Telephone: (727) 381-2300  
 Fax: (727) 343-4059  
 Primary EMail: bmarg@brdwlw.com  
 Secondary E-Mail:  
 probatecasemgr@brdwlw.com  
 Attorney for Petitioner  
 July 19, 26, 2024 24-02176H

**SAVE TIME**

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 LV209006\_V12



--- PUBLIC SALES ---

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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.

Upcoming Public Hearings, and Regular Meeting

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

DATE: August 15, 2024  
 TIME: 9:00 a.m.  
 LOCATION: Rizzetta & Company, Inc.  
 2700 South Falkenburg Road, Suite 2745  
 Riverview, Florida 33578

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 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
CONVENTIONAL Platted A, D-1, D-2, G-1			
Single Family 40'	264	.80	\$1,170.48
Single Family 50'	182	1.00	\$1,463.10
Single Family 60'	126	1.20	\$1,755.72
Single Family 70'	26	1.0	\$2,048.34
Phase G-2			
Single Family 50'	167	1.00	\$1,463.10
Single Family 60'	86	1.20	\$1,755.72
Single Family 70'	50	1.40	\$2,048.34
AGE QUALIFIED Phase B Platted			
Duplex/Paired Villa	46	0.72	\$1,000.21
Single Family 50'	77	1.00	\$1,389.17
Single Family 60'	59	1.20	\$1,667.01

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because 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 or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

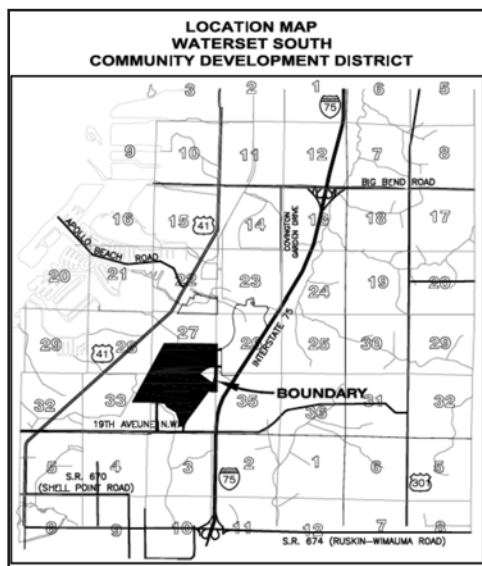
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("District Manager's Office"), 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 Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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's Office within twenty 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



July 19, 2024

24-02203H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-001958**  
**IN RE: ESTATE OF**  
**LISA LALIBERTE,**  
**Deceased.**

The administration of the estate of LISA LALIBERTE, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. 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 de-

mands 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: July 19, 2024.  
 Signed on this 1st day of July, 7/17/2024.

**PAULA LALIBERTE**  
**Personal Representative**  
 455 East 86th Street, Apt. 16C  
 New York, NY 10028  
 Rebecca C. Bell  
 Attorney for Personal Representative  
 Florida Bar No. 0223440  
 Delzer, Coulter & Bell, P.A.  
 7920 U.S. Highway 19  
 Port Richey, FL 34668  
 Telephone: (727) 848-3404  
 Email: rebecca@delzercoulter.com  
 July 19, 26, 2024 24-02228H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF  
 THE THIRTEENTH JUDICIAL  
 CIRCUIT IN AND FOR  
 HILLSBOROUGH COUNTY,  
 STATE OF FLORIDA  
 PROBATE DIVISION  
**File Number: 24-CP-002126**  
**IN RE: The Estate of:**  
**JAMES C. McCOMBS**  
**Deceased.**

The administration of the estate of JAMES C. McCOMBS, deceased, whose date of death was June 13, 2024, and whose social security number is XXX-XX-8137 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg St., Tampa, Florida 33602. The names and addresses of the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**Petitioner:**  
**DAVID K. McCOMBS**  
 14512 Mirasol Manor Court  
 Tampa, FL 33626

Attorney for Petitioner:  
 By: /s/Thomas J. Gallo  
 Thomas J. Gallo, Esq.  
 THOMAS J. GALLO,  
 ATTORNEY, P.A.  
 Florida Bar # 0723983  
 2240 Lithia Center Lane  
 Valrico, Florida 33596  
 Thomas@TomGalloLaw.com  
 Telephone: (813) 815-4529  
 July 19, 26, 2024 24-02177H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-001147**  
**Division Probate**  
**IN RE: ESTATE OF**  
**THOMAS J. KANAPKY**  
**A/K/A THOMAS M. KANAPKY**  
**Deceased.**

The administration of the estate of THOMAS J. KANAPKY, deceased, whose date of death was September 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**Personal Representative:**  
 /s/ CATHERINE HOHS  
 11628 Calf Path Drive  
 Tampa, Florida 33626  
 Attorney for Personal Representative:  
 /s/ Anthony G. Mowry  
 ANTHONY G. MOWRY, Attorney  
 Florida Bar Number: 107374  
 227 Pensacola Rd.  
 Venice, FL 34285  
 Telephone: (941) 480-0333  
 Fax: (941) 486-4106  
 E-Mail: tony@mowrylawoffice.com  
 Secondary E-Mail:  
 jen@mowrylawoffice.com  
 July 19, 26, 2024 24-02210H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-001882**  
**Division Probate**  
**IN RE: ESTATE OF**  
**LOURDES MERCADO**  
**Deceased.**

The administration of the estate of Lourdes Mercado, deceased, whose date of death was September 15, 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 July 19, 2024.

**Personal Representative:**  
**Aniceto Mercado**  
 660 Jerome Street, Apt 3Q  
 Brooklyn, New York 11207  
 Attorney for Personal Representative:  
 Isaac Manzo  
 E-mail: manzo@manzolawgroup.com  
 Florida Bar No. 10639  
 Manzo & Associates, P.A.  
 4767 New Broad Street  
 Orlando, Florida 32814  
 Telephone: 407-514-2692  
 July 19, 26, 2024 24-02179H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-001800**  
**IN RE: ESTATE OF**  
**STEVEN GARY AMSTER**  
**a/k/a Steven G. Amster**  
**a/k/a Steven Amster**  
**Deceased.**

The administration of the Estate of Steven Gary Amster a/k/a Steven G. Amster a/k/a Steven Amster, 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 800 Twigg Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**Personal Representative:**  
**Rochelle Sandra Brownfield**  
 219 Coffey Rd.  
 Forest City, North Carolina 28043  
 Attorney for Personal Representative:  
 Cyrus Malhotra, Esq.  
 Attorney for Personal Representative  
 Florida Bar Number: 0022751  
 THE MALHOTRA LAW FIRM P.A.  
 3903 Northdale Blvd., Suite 100E  
 Tampa, FL 33624  
 Telephone: (813) 902-2119  
 Fax: (727) 290-4044  
 E-Mail:  
 filings@flprobatesolutions.com  
 Secondary E-Mail:  
 cortney@flprobatesolutions.com  
 July 19, 26, 2024 24-02219H



--- PUBLIC SALES ---

**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Heritage Harbor Community Development District (the "District") will hold a public hearing and a meeting on August 13, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.heritageharborcdd.org>, or may be obtained by contacting the District Manager's office via email at [kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com) or via phone at (321) 263-0132 Ext. 742.

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

Lot Type	ERU Factor	Lot Count	Proposed O&M Assessment
Platted Lot	1.00	670	\$1,882.64

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.

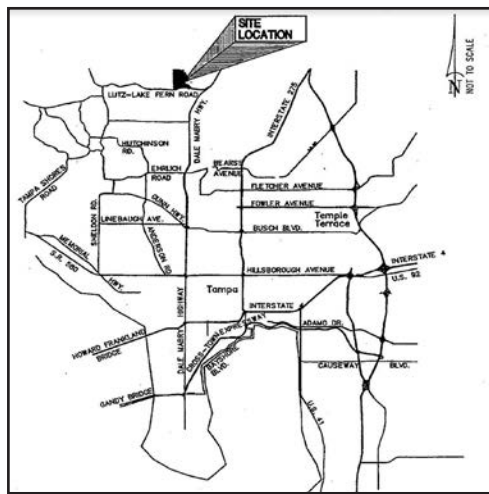
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Kyle Darin  
District Manager



July 19, 2024 24-02204H

FIRST INSERTION

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 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.**

**Upcoming Public Hearings, and Regular Meeting**

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

DATE: August 12, 2024  
 TIME: 5:30 p.m.  
 LOCATION: Bloomingdale Regional Public Library  
 1906 Bloomingdale Ave,  
 Valrico, FL 33596

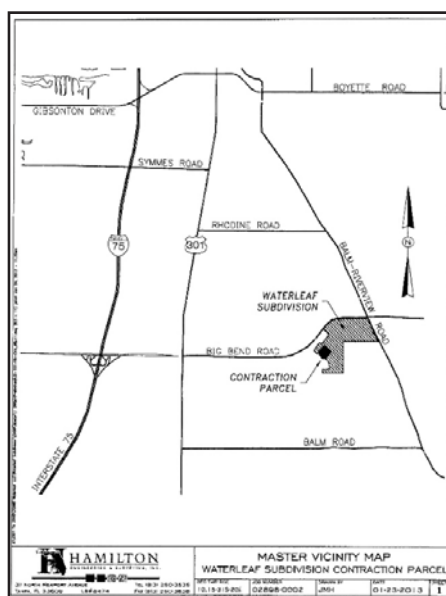
The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**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. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family 50'	317	1.0	\$1,645.64
Single Family 60'	169	1.2	\$1,974.77
Single Family 70'	138	1.4	\$2,303.90

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to



result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**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 hearings and meeting may be obtained at the offices of the District Manager, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), 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 Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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's Office within twenty 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.

District Manager  
 July 19, 2024 24-02205H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
 File No.: 24-CP-002114  
 Division: B  
 IN RE: ESTATE OF  
**MICHAEL MORTON COLLINS,  
 Deceased.**

The administration of the estate of MICHAEL MORTON COLLINS, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Room 101, 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 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 July 19, 2024.

**Personal Representative:**  
 /s/ **WILLIAM TIMOTHY COLLINS**  
 13930 E Carruthers St.  
 Vail, AZ 85641

Attorney for Personal Representative:  
 /s/ **THEODORE R. SCHOFNER, ESQUIRE**  
 Attorney for Personal Representative  
 Florida Bar No. 381357 /  
 SPN: 01243397  
 2117 Indian Rocks Road  
 Largo, Florida 33774  
 Telephone: (727) 588-0290  
 Fax: (727) 584-0932  
 E-Mail:

July 19, 26, 2024 24-02180H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
 File No. 24-CP-002250  
 IN RE: ESTATE OF  
**ERNA ELFRIEDE MOHAN,  
 Deceased.**

The administration of the estate of ERNA ELFRIEDE MOHAN, deceased, whose date of death was May 31, 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 July 19, 2024.

**JULIE GODDARD**  
**Personal Representative**  
 P.O. Box 273792  
 Tampa, FL 33688

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](mailto:jhinesjr@hnh-law.com)  
 Secondary Email:  
[afriedrich@hnh-law.com](mailto:afriedrich@hnh-law.com)  
 July 19, 26, 2024 24-02184H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
 File No. 24-CP-001162  
 IN RE: ESTATE OF  
**CARLY ROSE FRIEDMAN  
 Deceased.**

The administration of the estate of CARLY ROSE FRIEDMAN, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**Personal Representative:**  
**SCOTT FRIEDMAN**  
 112 Biscayne Avenue  
 Tampa, Florida 33606

Attorney for Personal Representative:  
**MATTHEW M. JONES, Attorney**  
 Florida Bar Number: 11244  
 500 N. Westshore Blvd, Suite 920  
 Tampa, FL 33609  
 Telephone: (813) 856-5625  
 Fax: (813) 575-0255  
 E-Mail: [matthew@mmjoneslaw.com](mailto:matthew@mmjoneslaw.com)  
 Secondary E-Mail:  
[kelly@mmjoneslaw.com](mailto:kelly@mmjoneslaw.com)  
 July 19, 26, 2024 24-02185H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT IN AND  
 FOR HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
 Ref. No.: 24-CP-00974  
 IN RE: ESTATE OF  
**KENT TAYLOR,  
 DECEASED.**

The administration of the Estate of KENT TAYLOR, deceased, whose date of death was January 3, 2024, 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 Representatives and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**/s/ ELIZABETH CHICHEPORTICE**  
 14221 Bluebird Pond Rd.  
 Windermere, FL 34786

**/s/ BENJAMIN A. WINTER, ESQUIRE**  
 Baynard, McLeod, Lang & Winter, P.A.  
 146 Second Street North, Suite 102  
 St. Petersburg, FL 33701  
 Phone: (727) 894-0676  
 FBN: 122785  
 E-Mail: [Ben@BenWinterLaw.com](mailto:Ben@BenWinterLaw.com)  
 July 19, 26, 2024 24-02198H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
 File No. 24-CP-001722  
 Division B  
 IN RE: ESTATE OF  
**JOHN RICHARD DUDA  
 Deceased.**

The administration of the estate of John Richard Duda, 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 800 E. Twigg St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**Personal Representative:**  
 /s/ **Judith Gerard**  
 1401 Knox Place  
 Alexandria, Virginia 22304  
 Attorney for Personal Representative:  
 /s/ **Lesly Longa Vaillancourt**  
 E-mail Addresses:  
[Les@Longalaw.com](mailto:Les@Longalaw.com),  
[diana@longalaw.com](mailto:diana@longalaw.com)  
 Florida Bar No. 44518  
 Longa Law Firm, P.A.  
 400 N Ashley Drive Suite 1900  
 Tampa, Florida 33602  
 Telephone: (851) 751-3500  
 July 19, 26, 2024 24-02199H



--- PUBLIC SALES ---

TRIPLE CREEK 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 ON VILLAGE O, 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 Triple Creek Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 27, 2024  
 TIME: 6:00 p.m.  
 LOCATION: Hammock Club  
 13013 Boggy Creek Drive  
 Riverview, Florida 33579

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"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments upon the lands located within Village O within the District ("Village O O&M Assessments") to fund the portion of the Proposed Budget for FY 2025 attributable to the operation and maintenance of Village O; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of Village O O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy Village O O&M Assessments, as well as operations and maintenance assessments relative to the lands located within other Villages within the District, as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes Village O&M Assessments on benefitted property within Village O within the District for the purpose of funding the portion of the District's general administrative, operations, and maintenance budget associated with Village O. A description of the services to be funded by the Village O O&M Assessments, and the properties to be improved and benefitted from the Village O O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed Village O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Village O O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family 70'	64	1.27	\$2,000

\*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 VILLAGE O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed Village O O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for Village O O&M Assessments, such that no public hearing on Village O O&M Assessments shall be held or notice provided in future years unless the Village O O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the Village O O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the Village O O&M Assessments imposed on certain developed property and will directly collect the Village O O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your Village O O&M Assessment because 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 Village O O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect Village O O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

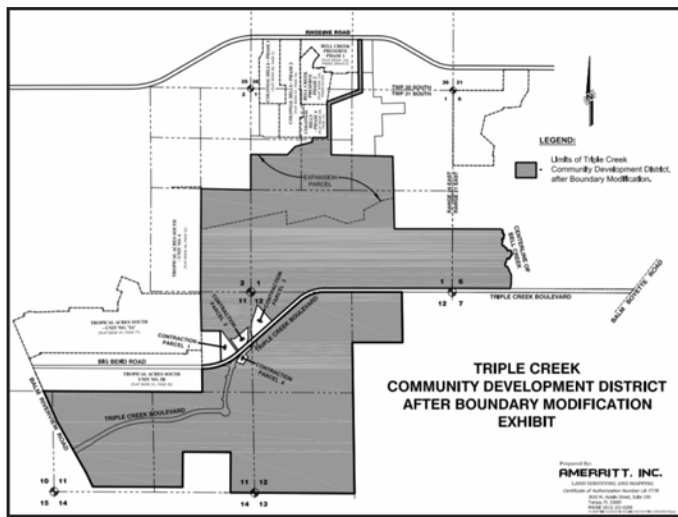
Additional Provisions

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., 3434 Colwell Avenue, Tampa, Florida 33614, (813) 533-2950 (District Manager's Office), during normal business hours, or by visiting the District's website at <https://www.triplecreekcd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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's Office within twenty 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.

Matt O'Nolan  
 District Manager



July 19, 2024

24-02226H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-001851**  
**IN RE: ESTATE OF**  
**DAVID LOUIS KRAVITZ**  
**A/K/A DAVID L. KRAVITZ**  
**A/K/A DAVID KRAVITZ,**  
**Deceased.**

The administration of the estate of DAVID LOUIS KRAVITZ A/K/A DAVID L. KRAVITZ A/K/A DAVID KRAVITZ, deceased, whose date of death was January 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the

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

NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 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: July 19, 2024.  
**RITA GOLDBERG**  
**Personal Representative**  
 75 Pemberton Drive  
 Trumbull, CT 06611  
 Michael D. Cavinis  
 Attorney for Personal Representative  
 Florida Bar No. 1038725  
 DeLoach, Hofstra & Cavinis, P.A.  
 8640 Seminole Boulevard  
 Seminole, FL 33772  
 Telephone: 727-397-5571  
 Email: mcavinis@dhclaw.com  
 Secondary Email: rbrandt@dhclaw.com  
 July 19, 2024 24-02229H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-001488**  
**Division A**  
**IN RE: ESTATE OF**  
**PAMELA A. WHITE**  
**Deceased.**

The administration of the estate of Pamela A. White, deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES

SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 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 July 19, 2024.  
**Personal Representatives:**  
**Katherine A. O'Connell**  
 5117 W. Platt Street  
 Tampa, Florida 33609  
**Margaret M. O'Connell**  
 5117 W. Platt Street  
 Tampa, Florida 33609  
 Attorney for Personal Representatives  
 DEBRA L. BOJE, Attorney  
 Florida Bar Number: 949604  
 GUNSTER, YOAKLEY & STEWART  
 401 E. Jackson Street, Suite 1500  
 Tampa, Florida 33602  
 Telephone: (813) 228-9080  
 Fax: (813) 228-6739  
 E-Mail: dboje@gunster.com  
 Secondary E-Mail:  
 tkennedy@gunster.com  
 Secondary E-Mail:  
 cservice@gunster.com  
 July 19, 26, 2024 24-02186H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF  
 THE THIRTEENTH JUDICIAL  
 CIRCUIT IN AND FOR  
 HILLSBOROUGH COUNTY,  
 STATE OF FLORIDA  
 PROBATE DIVISION  
**File Number: 24-CP-002059**  
**IN RE: The Estate of:**  
**MELANIE RUBIO, aka**  
**Melanie deSada Rubio,**  
**Deceased.**

The administration of the estate of MELANIE RUBIO, deceased, whose date of death was May 7, 2023, and whose social security number is xxx-xx-7711, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS FOREVER BARRED.  
 The date of first publication of this notice is July 19, 2024.

**Personal Representative:**  
**Michael L. Rubio**  
 3724 Harrogate Drive  
 Valrico, Florida 335969  
 Attorney for Personal Representative:  
 By: /s/Thomas J. Gallo  
 Thomas J. Gallo  
 THOMAS J. GALLO ATTORNEY, P.A.  
 Florida Bar No. 0723983  
 2240 Lithia Center Ln.  
 Valrico, Florida 33596  
 Telephone: (813) 815-4529  
 July 19, 26, 2024 24-02178H

FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR THE  
 13TH JUDICIAL CIRCUIT, IN AND  
 FOR HILLSBOROUGH COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-002164**  
**IN RE: ESTATE OF**  
**DAVID GLEN MILLER,**  
**a/k/a DAVID GLEN MILLER**  
**Deceased.**

The administration of the estate of DAVID GLEN MILLER a/k/a DAVID GLEN MILLER, Deceased, whose date of death was June 16, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is July 19, 2024.  
**CHARVEILLA MILLER,**  
**Personal Representative**  
 Attorney for Personal Representative:  
 Scott R. Bugay, Esquire  
 Florida Bar No. 5207  
 Citicentre, Suite P600  
 2900 NW 165 Street  
 Miami FL 33169  
 Telephone: (305) 956-9040  
 Fax: (305) 945-2905  
 Primary Email: Scott@srblawyers.com  
 Secondary Email:  
 angelica@srblawyers.com  
 July 19, 26, 2024 24-02230H

**SAVE TIME**

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## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002233  
Division A  
IN RE: ESTATE OF  
ROGER MARTIN WHITNEY,  
Deceased.

The administration of the estate of ROGER MARTIN WHITNEY, deceased, whose date of death was May 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan St., Plant City, FL 33563. 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: July 19, 2024.

Signed on this day of, 7/16/2024.

**BETHANY MARGUERITE WHITNEY**

**Personal Representative**

Heidi S. Webb  
Attorney for Personal Representative  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
210 South Beach Street, Suite 202  
Daytona Beach, Florida 32114  
Telephone: (386) 257-3332  
Email: heidi@heidiwebb.com  
July 19, 26, 2024 24-02218H

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 24-CC-024734

**ALLY BANK;**  
**Plaintiff, vs.**  
**TONY VARONA PINILLOS; et al.,**  
**Defendant(s).**

TO: Tony Varona Pinillos  
Last Known Residence: 6005 Tampa Shores Blvd. Tampa, FL 33615  
TO: Brenda Estrada Alejandro  
Last Known Residence: 6005 Tampa Shores Blvd. Tampa, FL 33615

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Hillsborough County, Florida:

2021 Kia Sportage, VIN KNDPMCA9M7919361

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 12, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on June 6, 2024.

**CINDY STUART**  
**CLERK OF COURT**  
**& COMPTROLLER**  
As Clerk of the Court  
By: /s/ Mustafa Divan  
As Deputy Clerk

ALDRIDGE PITE, LLP  
Plaintiff's attorney  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1693-184B  
Ref# 8159  
Jul. 19, 26; Aug. 2, 9, 2024

24-02225H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002163  
Division A  
IN RE: ESTATE OF  
THEA M. KANE  
Deceased.

The administration of the estate of THEA M. KANE, Deceased, whose date of death was March 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

**CARMEN FISHER,**  
**Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
July 19, 26, 2024 24-02232H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CC-064434

**DIV. M**  
**BLOOMINGDALE RIDGE/  
BRANDON HOMEOWNERS  
ASSOCIATION, INC.,**

**Plaintiff, vs.**  
**MICHELE JUANITA RICKETTS,  
ET AL.,**  
**Defendants.**

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

Lot 45, BLOOMINGDALE RIDGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 90, Page 2, Public Records of Hillsborough County, Florida. Commonly referred to as: 6635 Summer Haven Drive, Riverview, Florida 33578.

at public sale, to the highest bidder for cash at 10 a.m., on the 9th day of August, 2024.

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

DATED this 14th day of May, 2024.

**STOCKHAM LAW GROUP, P.A.**  
/s/ George D. Root, III  
Florida Bar #0078401  
109 S Edison Avenue  
Tampa, Florida 33606

E-Mail:  
groot@stockhamlawgroup.com  
P:(813) 867-4455 / F: (813) 867-4454  
Attorney for Plaintiff,  
BLOOMINGDALE RIDGE  
July 19, 26, 2024 24-02200H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO. 24-CC-16652

**REAL REALTY SOLUTIONS INC.,  
PLAINTIFF, VS.  
HTN TRUST INC., AS TRUSTEE  
ONLY, UNDER THE 20-6-19  
LAND TRUST,  
DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 2024-CC-16652 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Real Realty Solutions, Inc. is the Plaintiff and HTN Trust Inc. as Trustee Only, Under the 20-6-19 Land Trust, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 14, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 29, Walden Lake Unit 33-6, according to the plat thereof recorded in Plat Book 79, Page 66, of the public records of Hillsborough County, Florida.

More commonly known as: 3317 Michener Pl., Plant City, FL 33566 ("Property").

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

## IMPORTANT

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

Dated this 11th day of July, 2024.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL. 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 19, 26, 2024 24-02172H

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 23-CA-000564

**DIVISION: E**  
**MORTGAGE ASSETS  
MANAGEMENT, LLC,  
Plaintiff, vs.**  
**UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF CARMEN  
MARIA PELAEZ, DECEASED,  
et. al.**

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 3 IN BLOCK 6 OF GEORGE ROAD ESTATES UNIT NO. 2, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44 ON PAGE 61 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

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO. 24-CC-30060

**REAL REALTY SOLUTIONS INC.  
PLAINTIFF, VS.  
5801 MIDDLESEX INC.,  
DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 2024-CC-30060 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Real Realty Solutions, Inc. is the Plaintiff and 5801 Middlesex Inc., is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 14, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 23, Block A, Lake Shore Ranch - Phase II A, according to the plat thereof recorded in Plat Book 85, Page 46, of the public records of Hillsborough County, Florida.

More commonly known as: 1001 Harvest Moon Dr., Seffner, FL 33584 ("Property").

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

## IMPORTANT

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

Dated this 11th day of July, 2024.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL. 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 19, 26, 2024 24-02192H

for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8/15/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 10 day of July, 2024

Cindy Stuart  
CLERK OF THE CIRCUIT COURT  
Hillsborough County Courthouse  
800 E. Twigg St.  
Tampa, FL 33602  
(SEAL) BY: /s/ Isha Tirado-Baker  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,  
AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
22-061467  
July 19, 26, 2024 24-02173H

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 29-2024-CA-003834  
DIVISION: O

**LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
SERIOCHY CARDENTY  
MORENO, et al.,  
Defendants.**

TO: SERIOCHY CARDENTY MORENO

MARIA DEL CARMEN DIAZ CRUZ  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 17, BLOCK 16, TOWN 'N COUNTRY PARK, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 46, 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 AUGUST 20, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against

you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 15 day of JULY, 2024.

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

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
PO BOX 5026  
CORAL SPRINGS, FL 33310  
23-02289  
July 19, 26, 2024 24-02215H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO. 22-CA-006598

**MIDFIRST BANK  
Plaintiff, v.**

**THE UNKNOWN HEIRS,  
GRANTEES, DEVISEES, LIENORS,  
TRUSTEES, AND CREDITORS OF  
REUBEN GREEN A/K/A  
RUEBEN GREEN, DECEASED;  
UNKNOWN TENANT 1;  
UNKNOWN TENANT 2; GLORIA F.  
SPIKE; REUBENIA GREEN  
A/K/A REUBENIA NICHOLE  
GREEN; REUBENIA GREEN  
A/K/A REUBENIA NICHOLE  
GREEN, AS PETITIONER OF THE  
ESTATE OF REUBEN GREEN  
A/K/A RUEBEN GREEN,  
DECEASED; LATOYA DOUGLAS;  
CLERK OF THE CIRCUIT  
COURT, HILLSBOROUGH  
COUNTY, FLORIDA;  
HILLSBOROUGH COUNTY, A  
POLITICAL SUBDIVISION OF  
THE STATE OF FLORIDA;  
TORIANO L. MACKAY; STATE OF  
FLORIDA, DEPARTMENT OF  
REVENUE  
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 26, 2023 and Order Rescheduling Foreclosure Sale entered on June 13, 2024, in this case, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 14, IN BLOCK 10, OF DEL RIO ESTATES, UNIT 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 43, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 4415 DOLPHIN DR, TEMPLE TERRACE, FL 33617-8303

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on August 15, 2024 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 15th day of July, 2024.

eXL Legal, PLLC  
Designated Email Address:  
efiling@xllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
FL Bar: 1015906  
11160103  
July 19, 26, 2024 24-02221H

## FIRST INSERTION

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

**CASE NO.: 24-CA-001839 DIV: K  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, v.**

**SAMUEL M. HARBERT, et al.,  
Defendants.**  
TO: Samuel M. Harbert  
8461 Flagstone Drive  
Tampa FL 33615  
Kristine K. Harbert  
8461 Flagstone Drive  
Tampa FL 33615  
Unknown Party in Possession 1  
8461 Flagstone Drive  
Tampa FL 33615  
Unknown Party in Possession 2  
8461 Flagstone Drive  
Tampa FL 33615

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

Lot 84, Block 1, BAY CREST PARK UNIT NO. 19, a subdivision according to the plat thereof recorded in Plat Book 42, Page 34, 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 Notice, and file the original with the

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 11 day of July, 2024.

Cindy Stuart  
As Clerk of the Circuit Court of  
Hillsborough County, Florida  
Hillsborough County Courthouse  
800 E. Twigg St.  
Tampa, FL 33602  
(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  
July 19, 26, 2024 24-02224H

**SAVE TIME**



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legal@businessobserverfl.com  
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Friday Publication

LV20240616



--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 24-CA-002228  
DIVISION A

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

MILES ROBERT COLE; UNKNOWN SPOUSE OF MILES ROBERT COLE; RIVERBEND WEST COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): MILES ROBERT COLE (RESIDENCE UNKNOWN) and UNKNOWN SPOUSE OF MILES ROBERT COLE (RESIDENCE UNKNOWN)

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

LOT 2, BLOCK 2, RIVERBEND WEST PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE(S) 144 THROUGH 151, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
a/k/a 253 Cascade Bend Dr, Ruskin, FL 33570

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 JULY 23, 2024, a date which is within thirty (30) days after the first publication of this Notice in Hillsborough - Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 800 E. Twiggs Street, Tampa, FL 33602, Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 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

Kelley Kronenberg  
Attorney for Plaintiff  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
July 19, 26, 2024 24-02194H

FIRST INSERTION

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

CIVIL DIVISION  
CASE NO. 23-CA-001698

SERVIS, SB, Plaintiff, vs.

BIANCA CHARMAINE BEBLEY; UNKNOWN SPOUSE OF BIANCA CHARMAINE BEBLEY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; ISPCA A/K/A THE INDEPENDENT SAVINGS PLAN COMPANY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 3, 2024 and entered in Case No. 23-CA-001698, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SERVBANK, SB is Plaintiff and BIANCA CHARMAINE BEBLEY; UNKNOWN SPOUSE OF BIANCA CHARMAINE BEBLEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; ISPCA A/K/A THE INDEPENDENT SAVINGS PLAN COMPANY; 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 August 9, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 6, BLOCK 12, FOREST BROOKE PHASE 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 135, PAGES 53 THROUGH 56, 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 10th day of July 2024.  
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.: 23-00220 AFB  
July 19, 26, 2024 24-02170H

FIRST INSERTION

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

CIVIL DIVISION  
CASE NO. 19-CA-011746

WELLS FARGO BANK, NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR1 TRUST, Plaintiff, vs.

GARY J. GIBSON; CARIDAD M. GIBSON; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed June 3, 2024 and entered in Case No. 19-CA-011746, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WELLS FARGO BANK, NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR1 TRUST is Plaintiff and GARY J. GIBSON; CARIDAD M. GIBSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; 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 August 9, 2024, the following

described property as set forth in said Final Judgment, to wit:  
LOT 1 IN BLOCK 9 OF CARROLLWOOD VILLAGE, SECTION 1, UNIT NO. 6, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 49, PAGE 39, SAID LANDS SITUATE, LYING AND BEING IN 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 10th day of July 2024.  
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.: 19-01750 SPS  
July 19, 26, 2024 24-02169H

FIRST INSERTION

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

CASE NO. 23-2024-CA-000812  
DIVISION: J

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

PETER NEVAL, et al., Defendant.

TO: PETER NEVAL, 9320 FAIRWAY LAKES CT, TAMPA, FL 33647  
UNKNOWN TENANT IN POSSESSION 1, 9320 FAIRWAY LAKES CT, TAMPA, FL 33647  
UNKNOWN TENANT IN POSSESSION 2, 9320 FAIRWAY LAKES CT, TAMPA, FL 33647  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 10, OF PEBBLE CREEK VILLAGE UNIT NUMBER 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62 PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF LOT 9 OF PEBBLE CREEK VILLAGE UNIT NUMBER 4, SAID PORTION OF LOT 9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHEASTERLY CORNER OF LOT 9 AND RUN THENCE SOUTH 17 DEGREES 31 MINUTES 45 SECONDS WEST, 28.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 31 MINUTES 45 SECONDS WEST, 3.56 FEET; THENCE SOUTH 75 DEGREES 04 MINUTES 07 SECONDS WEST, 5.00 FEET; THENCE NORTH 14 DEGREES 55 MINUTES

53 SECONDS WEST, 3.00 FEET; THENCE NORTH 75 DEGREES 04 MINUTES 07 SECONDS EAST, 6.91 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before AUGUST 7, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 7 day of JULY, 2024.

CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
(SEAL) BY: /s/ Isha Tirado-Baker  
Deputy Clerk

MCCALLA RAYMER  
LEIBERT PIERCE, LLC  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-09084FL  
July 19, 26, 2024 24-02195H

FIRST INSERTION

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

CIVIL DIVISION  
Case No.: 23-CA-14772

Division: G

MELVIN S. JACOBSON, an individual, Plaintiff, vs.

GARDEN OF MEMORIES, INC., a Florida corporation, S.E. COMBINED SERVICES OF FLORIDA, LLC, as Florida limited liability company doing business under the registered fictitious name Blount & Curry Funeral Home at Garden of Memories, That certain

FLORIDA TRUST settled by Robert Jacobson, Louis Jacobson, Samuel Jacobson and Sophia Zeitlin, through that certain Declaration of Trust dated September 19, 1969, ROSE JACOBSON, STEPHEN JACOBSON, SONYA JACOBSON, RHONDA FRAZIER, PAULA BUTLER, and LARRY BUTLER, Defendants, PLEASE TAKE NOTICE Melvin S. Jacobson (the "Plaintiff"), by and through his undersigned attorneys, filed his Amended Complaint (the "Complaint") in the Thirteenth Judicial Circuit in and for Hillsborough County, Florida on July 12, 2024.

1. In the Complaint, the Plaintiff seeks relief against the unknown spouse, heirs, devisees, assignees, trustees, personal representatives and all other parties claimants an interest by, through, under or against Rose Jacobson, deceased on September 14, 2023 (cumulatively, the "Rose Jacobson Heirs").

2. In the Complaint, the Plaintiff seeks relief against the unknown spouse, heirs, devisees, assignees, trustees, personal representatives and all other parties claimants an interest by, through, under or against Louis Jacobson, deceased July 10, 2013 (cumulatively, the "Louis Jacobson Heirs").

3. This is an action to seeking the construction of that certain Declaration

of Trust dated September 19, 1969 executed by and between Robert Jacobson, Louis Jacobson, Samuel Jacobson and Sophia Zeitlin as well as that certain Agreement between Louis Jacobson and Myrtle Hill Memorial Park, Inc. dated August 6, 1969, and for a judicial declaration or enforcement of any legal or equitable right, title, claim, lien, or interest thereunder within the jurisdiction of the Court.

4. This action is pending in the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

5. The personal property at issue in this action is "the exclusive right to interment in a plot at the Myrtle Hill Memorial Park, Inc. located in Hillsborough County, Florida containing 18 adult internment spaces" in Section 30. Of the 18 original spaces No human remains have been interred to date in spaces 1, 3, 4, 5, 6, 7 and 8 remain empty.

6. The Rose Jacobson Heirs and Louis Jacobson Heirs are required to file written defenses with the Clerk of the Court and to serve a copy within thirty (30) days after the first publication of this Notice on John W. Landkammer, Esq., Anthony & Partners, LLC, 100 S. Ashley Dr., Suite 1600, Tampa, Florida 33602, attorney for the Plaintiff.  
DATED on 7/17/2024.

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

Prepared by:  
JOHN W. LANDKAMMER,  
ESQUIRE  
Florida Bar Number: 675547  
jlandkammer@anthonyandpartners.com  
Anthony & Partners, LLC  
100 S. Ashley Dr., Suite 1600  
Tampa, Florida 33602  
Telephone: 813/273-5616  
Telecopier: 813/221-4113  
Attorneys for the Plaintiff  
Jul. 19, 26; Aug. 2, 9, 2024  
24-02231H

FIRST INSERTION

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

CIVIL DIVISION  
CASE NO. 24-CA-000543

DIVISION: G

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

DEAN L. PASSMORE; UNKNOWN SPOUSE OF DEAN L. PASSMORE; ROBERTA A. PASSMORE; LLOYD PASSMORE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):  
DEAN L. PASSMORE  
(LAST KNOWN ADDRESS)  
5503 E. KIRBY STREET  
TAMPA, FLORIDA 33617

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

THE SOUTH 120 FEET OF THE NORTH 145 FEET OF THE WEST 75 FEET OF THE EAST 462 FEET OF THE SOUTHWEST ¼, SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AS RECORDED IN THE O.R. BOOK 4208, PAGE 475, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, STATE OF FLORIDA.  
a/k/a 5503 E. KIRBY STREET,, TAMPA, FLORIDA 33617

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 AUGUST 21, 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 16 day of JULY, 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  
24-00050 JPC  
July 19, 26, 2024 24-02223H

FIRST INSERTION

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

CASE NO. 20-CA-3420

MOLLY Y. HOFACRE, TRUSTEE OF THE MOLLY Y. HOFACRE SEPARATE TRUST UTD APRIL 9, 2008, et al.,

Plaintiffs, vs.

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

Cases Consolidated  
CASE NO. 20-CA-6600  
HAROLD L. ROSSITER, SR., Plaintiff, v.

HCB FINANCIAL CORP., a Florida corporation; et al. Defendants.  
NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, December 4, 2023, in this cause, in the Circuit Court of Hillsborough County,

Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

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

South side thereof, all (20) East, less road Right-of-Way on South side thereof, all lying and being in Hillsborough County, Florida. AND

The East 242 feet of the West 620 feet of the South 210 feet of the Northeast quarter of the Southwest quarter of Section 6, Township 29 South, range 20 East, less road Right-of-way on South side thereof, all lying and being in Hillsborough County, Florida.  
Property Addresses: 4501 Clewis Ave., Tampa, FL 33610 and 9318 Six Mile Creek Rd., Tampa, FL 33610

at public sale, to the highest and best bidder for cash at www.hillsborough.realforeclose.com; at 10:00 a.m. on AUGUST 27, 2024, in accordance with Section 45.031 Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
YESNER LAW, P.L.  
Shawn M. Yesner, Esq.  
FBN: 0155225  
Lauryn V. Fabrizio, Esq.  
FBN: 1015838  
Countryside Colonial Center  
2753 S.R. 580, Suite 106  
Clearwater, FL 33761-3351  
Telephone: (813) 774-5737  
Facsimile: (813) 344-0950  
Email: Shawn@YesnerLaw.com  
Email: Lauryn@YesnerLaw.com  
Email: Terri@YesnerLaw.com  
July 19, 26, 2024 24-02211H

**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 NEWS PAPER FOR THE C-SUITE  
**Business Observer**



--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 19-CA-000992 US Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust, Plaintiff, vs.

Michele Ann Epler a/k/a Michele Mistretta f/k/a Michele A. Echternach f/k/a Michele Ann Echternach f/k/a Michele Echternach, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-000992 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein US Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust is the Plaintiff and Michele Ann Epler a/k/a Michele Mistretta f/k/a Michele A. Echternach f/k/a Michele Ann Echternach f/k/a Michele Echternach; Windhaven Insurance Company a/s/o Marchelle Lee Wallace; Unknown

Spouse of Michele Ann Epler a/k/a Michele Mistretta f/k/a Michele A. Echternach f/k/a Michele Ann Echternach f/k/a Michele Echternach N/K/A John Mistretta; Justin J. Echternach a/k/a Justin Joseph Echternach a/k/a Justin Echternach; Unknown Spouse of Justin J. Echternach a/k/a Justin Joseph Echternach a/k/a Justin Echternach; Florida Department of Financial Services are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 3rd day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 2, OF HUNTERS LAKE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-03-28-18-0UL-000002-00017.0

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate

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

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

Dated this 10th day of July, 2024.

BROCK & SCOTT, PLLC Attorney for Plaintiff

2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954

FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq.

Florida Bar No. 32106 File # 18-F03300 July 19, 26, 2024 24-02171H

FIRST INSERTION

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

Case No.: 23-CC-107458 HEARTWOOD 47, LLC, a Florida limited liability company, Plaintiff, v.

HELENA WILCHES, Individually; THE UNKNOWN SPOUSE OF HELENA WILCHES, Individually; GONZOLO WILCHES, Individually; JOHN DOE and JANE DOE, as Unknown Tenants, and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

Notice is hereby given that pursuant to the Consent Summary Final Judgment of Foreclosure entered in this cause, in the County Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein HEARTWOOD 47, LLC, Plaintiff and HELENA WILCHES, et al. are Defendants, the Clerk shall offer for sale to the highest bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on the 25th day of October, 2024, the following described property as set forth in the Consent Summary Final Judgment of Foreclosure, to wit:

LOT 19, BLOCK 1, LAKEVIEW VILLAGE SECTION K UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 2138 Redleaf Drive, Brandon, FL 33510.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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.

"If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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."

DATED: July 15, 2024 KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT Counsel for Plaintiff

One West Las Olas Boulevard, Suite 500 Fort Lauderdale, FL 33301 Telephone: (954) 525-4100 Facsimile: (954) 525-4300 By: /s/ Marni L. Avidon Marni L. Avidon, Esq. Fla. Bar No.: 67895 avidon@kolawyers.com July 19, 26, 2024 24-02212H

FIRST INSERTION

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

Case No.: 24-CA-003577 DIVISION: A

METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs.

LEO MCCOY; ROSE LOVELACE-MCCOY; RIVERCREST COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al.

Defendant(s). TO: LEO MCCOY (Current Residence Unknown) (Last Known Address(es)) CYPRESS CARE SKILLED NURSING FACILITY 490 S OLD WIRE ROAD WILDWOOD, FL 34785 11829 AUTUMN CREEK DRIVE RIVERVIEW, FL 33569 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 11829 AUTUMN CREEK DRIVE RIVERVIEW, FL 33569 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-

TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 11829 AUTUMN CREEK DRIVE RIVERVIEW, FL 33569 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 15, BLOCK 1, RIVERCREST PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 99, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A: 11829 AUTUMN CREEK DRIVE, RIVERVIEW, FL 33569 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 8/20/2024, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled,

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

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. WITNESS my hand and the seal of this Court this 15 day of JULY, 2024.

CINDY STUART As Clerk of the Court and/or Comptroller Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (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 24-51222 July 19, 26, 2024 24-02214H

FIRST INSERTION

NOTICE OF ACTION (SERVICE OF PUBLICATION) IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION

Case No.: 24-CA-004533 DIVISION: F

SARA JO CUTSHALL, An Individual, Plaintiff, v.

Any Party claiming to have any right, title, or interest in the property described in this Verified Complaint, Defendant.

To: Any Party claiming to have any right, title, or interest in the property described in this Verified Complaint, Address: UNKNOWN:

YOU ARE NOTIFIED that an action for the Verified Complaint for Quiet Title has been filed in this court, for the following property in Hillsborough County, Tampa, Florida.

Commonly known as: 8409 Aaron Avenue, Tampa, Florida 33635 f/k/a 12526 Memorial Hwy, Tampa, Florida 33635, with legal description as follows:

PIN: U-20-28-17-ZZZ-000000-34550.0 Foli: 004304-0200

Commencing at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 28 South, Range 17 East, Hillsborough County, Florida, run thence North 89°49'30" West along the South boundary of the Southwest one-quarter of said Section 20, a distance of 172.5 feet, North 0°17'06" West a distance of 330.0 feet for the Point of Beginning, thence continue North 0°17'06" West a distance of 120.0 feet, thence North 89°49'30" West a distance of 140.26 feet, thence South a distance of 120.0 feet, thence South 89°49'30" East, a distance of 140.86 feet to the Point of Beginning.

Together with an easement for ingress and egress: Commencing at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 28 South, Range 17 East, Hillsborough County, Florida, run thence North 89°49'30" West along the South boundary of the Southwest one-quarter of said Section 20, a distance 172.5 feet, thence North 0°17'06" West a distance of 330.0 feet, thence North 89°49'30" West a distance of 140.86 feet for the Point of Beginning, thence North a distance of 851.8 feet to the Southern boundary of Memorial Highway, thence North 81°28'47" West along the Southern boundary of Memorial Highway a distance of 15.17 feet, thence South a distance of 854.0 feet, thence South 89°49'30" East a distance of 15.0 feet to the Point of Beginning.

AND Commencing at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 28 South, Range 17 East, Hillsborough County, Florida, run thence North 89°49'30" West along the South boundary of the Southwest one-quarter of said Section 20, a distance 172.5 feet, thence North 0°17'06" West a distance of 450.0 feet for the Point of Beginning, thence continue North 0°17'06" West a distance of 200.0 feet, thence North 89°49'30" West a distance of 139.26 feet, thence South a distance of 200.0 feet, thence South 89°49'30" East a distance of 140.26 feet to the Point of Beginning.

AND Commencing at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 28 South, Range 17 East, Hillsborough County, Florida, run thence North 89°49'30" West along the South boundary of the Southwest one-quarter of said Section 20, a distance 172.5 feet, thence North 0°17'06" West a distance of 450.0 feet for the Point of Beginning, thence continue North 0°17'06" West a distance of 200.0 feet, thence North 89°49'30" West a distance of 139.26 feet, thence South a distance of 200.0 feet, thence South 89°49'30" East a distance of 140.26 feet to the Point of Beginning.

YOU ARE REQUIRED TO SERVE A COPY OF YOUR WRITTEN DEFENSES, IF ANY, ON PETITIONER'S ATTORNEY, WHOSE NAME AND ADDRESS ARE: CREED &

HALL, Dennis A. Creed, III 13043 W Linebaugh Ave Tampa, FL 33626 Telephone: (813) 444-4332 Facsimile: (813) 441-6121 Attorneys for Plaintiff, on or before 8/15/2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. This notice shall be published once a week for four consecutive weeks in a local newspaper.

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.

Signed on this 10 day of July, 2024.

Cindy Stewart, Clerk Of Court & Comptroller Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By: /s/ Isha Tirado-Baker Clerk of the Court

CREED & HALL Dennis A. Creed, III 13043 W Linebaugh Ave Tampa, FL 33626 Telephone: (813) 444-4332 Facsimile: (813) 441-6121 Attorneys for Plaintiff Jul. 19, 26; Aug. 2, 9, 2024 24-02174H

FIRST INSERTION

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

Case No.: 23-CA-004193

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2004-1, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LOUIS T. HUDSON A/K/A LOUIS HUDSON, DECEASED; LYSONIA HUDSON; RODERICK THOMAS; ANSANTO THOMAS; QUINTON HUDSON; ANNIKA THOMAS; BRIANNA ANDREA HUDSON A/K/A BRIANNA HUDSON; MARY ALICE WIMBUSH, AS GUARDIAN OF MINOR CHILD ISAIAH HUDSON A/K/A ISAIAH COREY HUDSON; ANNIKA M. CHRISTIAN AS GUARDIAN OF MINOR CHILD DAMONI SMITH A/K/A DAMONI DOMANIK SMITH; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST BRIAN HUDSON, JR. A/K/A BRIAN CORY HUDSON, JR., DECEASED; EBONY VIVERETTE; AAMES FUNDING CORPORATION DBA AAMES HOME LOAN; HILLSBOROUGH

COUNTY, FLORIDA, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated July 12, 2024, and entered in Case No. 23-CA-004193 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Indenture Trustee of the Aames Mortgage Investment Trust 2004-1, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of Louis T. Hudson A/K/A Louis Hudson, Deceased; Lysonia Hudson; Roderick Thomas; Ansanto Thomas; Quinton Hudson; Kianna Thomas; Brianna Andrea Hudson A/K/A Brianna Hudson; Mary Alice Wimbush, As Guardian Of Minor Child Isaiah Hudson A/K/A Isaiah Corey Hudson; Annika M. Christian As Guardian Of Minor Child Damoni Smith A/K/A Damoni Domanika Smith; Unknown Heirs, Devisees, Grantees, Lienors, Creditors, Trustees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of Brian Hudson, Jr. A/K/A Brian Cory Hudson, Jr., Deceased; Ebony Viverette; Aames Funding Corporation Dba Aames Home Loan; Hillsborough County, Florida, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 11th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 25, LURLINE TERRACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 48 AT PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 6804 N 47th Street, Tampa, Florida 33610 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 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: 7/16/24 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 17-402165 July 19, 26, 2024 24-02222H

FIRST INSERTION

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

Case No.: 23-CA-000380

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2, Plaintiff, vs.

CATALINA GERMANO; JASON GERMANO A/K/A J. GERMANO, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 12, 2024, and entered in Case No. 23-CA-000380 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates,

Series 2006-2, is Plaintiff and Catalina Germano; Jason Germano a/k/a J. Germano, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 13th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 12, SOUTHERN COMFORT HOMES, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6019 W Paris Street, Tampa, Florida 33634 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 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: 7/15/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 16-401592 July 19, 26, 2024 24-02213H



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



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

FOURTH 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](http://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

FOURTH 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](http://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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 7/30/24 at 02:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

B-512 Helen Henry Furniture boxes baby items  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.  
July 12, 19, 2024 24-02150H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 7/30/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

D123 Cheryl President Appliances, Totes, Tools  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390.  
July 12, 19, 2024 24-02149H

FOURTH 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](http://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

FOURTH 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](http://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

FOURTH 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](http://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

FOURTH 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](http://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

FOURTH 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](http://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

NOTICE

Effective Aug. 7, 2024, Tarik Hasan, MD, will no longer be providing care at Optum.  
Patients of Dr. Hasan may continue care at Optum - Valrico.  
Patients can obtain copies of their medical records at:  
Optum - Valrico  
1082 E. Branson Blvd  
Brandon, FL 33511  
Phone: 1-813-689-9900  
Jul. 12, 19, 26; Aug. 2, 2024  
24-02113H

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

Optum - Palma Ceia will be relocating effective Aug. 2, 2024.  
NEW LOCATION  
Optum - Hyde Park  
3010 West Azelea Street, Suite 100  
Tampa, FL 33609  
Phone: 1-813-251-0194  
Fax: 1-813-254-0279  
For questions or copies of medical records call or fax: Phone: 1-813-837-0221 Fax: 1-813-832-2973  
July 5, 12, 19, 26, 2024  
24-02088H

FOURTH 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](http://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

FOURTH INSERTION

will be sold to the highest bidder on (8/8/2024) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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

FOURTH 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](http://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

FOURTH 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.: 0645250000  
File No.: 2024-467  
Certificate No.: 2022 / 6317  
Year of Issuance: 2022  
Description of Property:  
MANGO HILLS LOTS 296 TO 302 INCL  
PLAT BK / PG: 12 / 23  
SEC - TWP - RGE: 03 - 29 - 20

Name(s) in which assessed:  
SHANTE M DUNCAN  
BARBARA MAGGARD

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](http://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  
24-01980H

FOURTH 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](http://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

FOURTH 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.: 0927800000  
File No.: 2024-485  
Certificate No.: 2022 / 9570  
Year of Issuance: 2022  
Description of Property:  
N 210 FT OF S 420 FT OF E 210 FT OF NE 1/4 OF SW 1/4  
SEC - TWP - RGE: 23 - 29 - 22

Name(s) in which assessed:  
JULIA ESTHER HERRERA MARTINEZ  
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](http://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  
24-01981H

FOURTH 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  
FRANCES 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](http://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

FOURTH INSERTION

erty 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](http://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

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Business Observer



## --- PUBLIC SALES ---

## STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Stonelake Ranch Community Development District will hold two public hearings and a regular meeting on **Thursday, August 1, 2024, at 10:00 A.M.** at the **Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.** The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at [www.stonelakeranchcdd.org](http://www.stonelakeranchcdd.org).

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025 Proposed Budgets. 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 special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2025 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, for the uniform, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

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

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours and on the District's website at [www.stonelakeranchcdd.org](http://www.stonelakeranchcdd.org) at least seven (7) days before the hearing.

In addition, you obtain a copy of the proposed budget on the District's website: [www.stonelakeranchcdd.org](http://www.stonelakeranchcdd.org) immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2025. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law.

Proposed Schedule of Assessments	
Description	FY 2025 Rate
Single Family Residential	\$333.22

The tax collector will collect the assessments for all property using the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

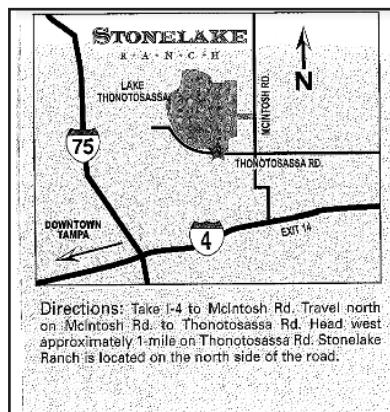
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or Board Members may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager'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.

**Stonelake Ranch  
Community Development District  
James P. Ward, District Manager**



July 12, 19, 2024

24-02139H

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002254  
Division A  
IN RE: ESTATE OF  
DORIS JANELL ISHMAEL  
a/k/a DORIS J. ISHMAEL,  
Deceased.**

The administration of the estate of DORIS JANELL ISHMAEL a/k/a DORIS J. ISHMAEL, deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

er 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 July 12, 2024.

**SUSAN ISHMAEL BARNIA  
Personal Representative  
2500 West Edgewood Road  
Tampa, FL 33609**

**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](mailto:jhinesjr@hnh-law.com)  
Secondary Email:  
[mgreco@hnh-law.com](mailto:mgreco@hnh-law.com)  
July 12, 19, 2024 24-02152H**

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001516  
Division: A  
IN RE: ESTATE OF  
DOUGLAS JOSPEH BENNER,  
also known as DOUGLAS JOSEPH BENNER,  
BENNER, DOUGLAS BENNER,  
and DOUGLAS J. BENNER,  
Deceased.**

The administration of the estate of DOUGLAS JOSPEH BENNER, also known as DOUGLAS JOSEPH BENNER, DOUGLAS BENNER, and DOUGLAS J. BENNER,, deceased,

whose date of death was August 16, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division File No. 24-CP-001516, 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 July 12, 2024.

**Personal Representative:  
BRIAN STEVENS  
9210 European Olive Way  
Riverview, Florida 33578**

**ATTORNEY FOR PERSONAL REPRESENTATIVE:  
Windy L. Wilkerson, Esquire  
Florida Bar Number: 0515132  
Wilkerson Law Firm, P.A.  
1210 Millennium Parkway, Suite 1015  
Brandon, Florida 33511  
(813) 295-5849  
[wilkerson@wilkersonlawfirm.com](mailto:wilkerson@wilkersonlawfirm.com)  
July 12, 19, 2024 24-02151H**

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002192  
IN RE: ESTATE OF  
RAYMOND KOOP FERWERDA,  
aka RAYMOND K. FERWERDA  
Deceased.**

The administration of the estate of RAYMOND KOOP FERWERDA, also known as RAYMOND K. FERWERDA, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 12, 2024.

**MAUREEN R. FERWERDA  
Personal Representative  
5001 Pilgrims Pathway Apt. No. A  
Tampa, FL 33611  
RAYMOND K. FERWERDA, JR.  
Personal Representative  
1023 S. 50th St.  
Tampa, FL 33619**

**Christopher H. Norman  
Florida Bar No. 821462  
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: 813-251-8659  
Email: [cnorman@hnh-law.com](mailto:cnorman@hnh-law.com)  
Secondary Email:  
[afriedrich@hnh-law.com](mailto:afriedrich@hnh-law.com)  
July 12, 19, 2024 24-02140H**

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO.: 2024-CP-01657  
IN RE: ESTATE OF  
STEVEN WALTER PUZYCKI,  
Deceased.**

The administration of the ESTATE OF STEVEN WALTER PUZYCKI, deceased May 31, 2023, Probate Case No. 2024-CP-01657, is pending in 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is July 12, 2024.

/s/ Brian Puzycki

**Brian Puzycki**

**Personal Representative**

/s/ SI Valbh  
S.I. VALBH, ESQUIRE  
Florida Bar No. 0127949  
Bogin Munns & Munns, P.A.  
1000 Legion Place, 10th Floor  
Orlando, Florida 32801  
Tel: 407-578-1334  
Fax: 407-578-2181  
[svalbh@boginmunns.com](mailto:svalbh@boginmunns.com)  
July 12, 19, 2024 24-02116H

## NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Mira Lago West Community Development District (the "District") will hold a public hearing and a meeting on August 5, 2024, at 7:00 p.m. at the South Shore 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 or may be obtained by contacting the District Manager's office via email at [kristee.cole@inframark.com](mailto:kristee.cole@inframark.com) or via phone at 813-382-7355.

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.

**Kristee Cole  
District Manager  
July 12, 19, 2024**

24-02112H

## MTERC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the MTERC Community Development District ("District") will hold a public hearing on August 5, 2024 at 1:30 p.m. at Rizzetta & Company, Inc., located at 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida 33624 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 933-5571, ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.mterccdd.org/>.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager'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  
July 12, 19, 2024**

24-02123H

## CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cypress Creek of Hillsborough County Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2024  
TIME: 7:00 p.m.  
LOCATION: Vista Palms Clubhouse  
5019 Grist Mill Court  
Wimauma, FL 33598

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 Ph: (813) 344-4844 ext. 106 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.cypresscreekcdd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager'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.

**Jordan Lansford  
District Manager  
July 12, 19, 2024**

24-02109H

# SAVE TIME

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Deadline Wednesday at noon  
Friday Publication

**Business Observer**



--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002125  
Division A  
IN RE: ESTATE OF  
BENJAMIN FRANKLIN COBB,  
aka BENJAMIN COBB  
Deceased.

The administration of the estate of BENJAMIN FRANKLIN COBB, also known as BENJAMIN COBB, 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 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: July 12, 2024.

**DEBORAH COBB**  
Personal Representative  
907 East Osborne Ave  
Tampa, FL 33606  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email:  
rhart@hnh-law.com  
July 12, 19, 2024 24-02090H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002161  
IN RE: ESTATE OF  
NOAH AIDEN ODANG,  
Deceased.

The administration of the estate of NOAH AIDEN ODANG, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: July 12, 2024.

**MAIKEL ODANG**  
Personal Representative  
5021 Barrowe Dr.  
Tampa, FL 33625  
Christopher H. Norman  
Florida Bar No. 821462  
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: cnorman@hnh-law.com  
Secondary Email:  
afriedrich@hnh-law.com  
July 12, 19, 2024 24-02092H

SECOND 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-001931  
IN RE: ESTATE OF  
WILLIE DANIEL THOMPSON,  
DECEASED.

The administration of the estate of Willie Daniel Thompson, deceased, whose date of death was 1/31/2024, Case Number 24-CP-001931, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 12 day of July 2024.

**Personal Representative:**  
**GILBERT VARNES,**  
201 Kensington Ave,  
Trenton, NJ 08618  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
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)  
rachael@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
July 12, 19, 2024 24-02091H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-2012  
IN RE: ESTATE OF  
ALAI A CEPEDA ORTIZ,  
Deceased.

The administration of the estate of ALAI A CEPEDA ORTIZ, deceased, whose date of death was November 27, 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: July 12, 2024.

**GICENSIA RODRIGUEZ**  
Personal Representative  
4240 Sabal Park Drive, Unit 102  
Tampa, FL 33610  
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:  
jriviera@hnh-law.com  
July 12, 19, 2024 24-02093H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001975  
Division A  
IN RE: ESTATE OF  
HENRY THOMAS  
YAGLOWSKI JR.  
Deceased.

The administration of the estate of Henry Thomas Yagowski Jr., deceased, whose date of death was March 25, 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 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 12, 2024.

**Personal Representative:**  
**/s/ Patrice R. Yagowski**  
**Patrice R. Yagowski**  
5324 Main Street  
Trumbull, Connecticut 06611  
Attorney for Personal Representative:  
**/s/ Spiro J. Verras**  
Spiro J. Verras, Esq.  
Florida Bar Number: 479240  
Verras Law, P.A.  
31640 US Highway 19 N, Suite 4  
Palm Harbor, Florida 34684  
Telephone: (727) 493-2900  
Fax: (888) 908-5750  
Email: spiro@verras-law.com  
Secondary Email:  
contact@verras-law.com  
July 12, 19, 2024 24-02115H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002095  
Division A  
IN RE: ESTATE OF  
DONALD VINCENT, aka  
WILLIAM DONALD VINCENT  
Deceased.

The administration of the estate of DONALD VINCENT, also known as WILLIAM DONALD VINCENT, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: July 12, 2024.

**CONNIE E. VINCENT**  
Personal Representative  
5455 Lake Le Clare Road  
Lutz, FL 33558  
JAMES S. EGGERT  
Attorney for Personal Representative  
Florida Bar No. 949711  
EGGERT FITZPATRICK  
811-B Cypress Village Blvd.  
Ruskin, FL 33573  
Telephone: (813) 633-3396  
Email: jim@eggfitz.com  
Secondary Email: leslie@eggfitz.com  
July 12, 19, 2024 24-02129H

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 24-CP-000999  
DIVISION A  
IN RE: ESTATE OF  
JOYCE STRICKLAND  
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 Betty J. Womack, deceased, file number 24-CP-000999, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, FL 33601; that the total cash value of the Estate is \$1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME AND ADDRESS Dated November 2, 2002, as Amended c/o Patrick Strickland, Successor Trustee 311 Manatee Drive Ruskin, FL 33570

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 served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 12, 2024.

**Person Giving Notice**  
**/s/ Patrick Strickland**  
311 Manatee Drive  
Ruskin, FL 33570  
Attorney for Person Giving Notice  
**/s/ Donald B. Linsky, Esquire**  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
Florida Bar Number 265853  
(813) 634-5566  
donald@linskylaw.com  
July 12, 19, 2024 24-02127H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001947  
IN RE: ESTATE OF  
JOHNNY IVAN CARRION  
CHAPARRO  
Deceased.

The administration of the estate of JOHNNY IVAN CARRION CHAPARRO, deceased, whose date of death was May 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 401 N Jefferson 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 July 12, 2024.

**CARMEN YUDY RENTERIA ALVAREZ**  
4447 Summer Oak Drive  
Tampa, Florida 33618  
Daniel de Paz, Attorney  
Florida Bar Number: 108866  
136 4th St. N., Suite 2213  
St. Petersburg, Florida 33701  
Telephone: (813) 367-9856  
Fax: (813) 901-4856  
E-Mail: e-service@depaz.law  
July 12, 19, 2024 24-02141H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No: 24-CP-001796  
IN RE: ESTATE OF  
DANIEL MARTINEZ  
Deceased

The administration of the estate of Daniel Martinez, deceased, whose date of death was October 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 24-CP-001796, the address of which is Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The name and addresses of the personal representatives and the personal representatives' 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.

The date of first publication of this Notice is July 12, 2024.

**Personal Representatives:**  
**/s Daniel F. Martinez**  
**DANIEL F. MARTINEZ**  
12523 Mondragon Drive  
Tampa, FL 33625  
**/s Angel R. Martinez**  
**ANGEL R. MARTINEZ**  
6808 Yardley Oaks Ct.  
Tampa, FL 33625  
Attorney for Personal Representative:  
**/s J. Troy Andrews**  
J. Troy Andrews Esq.  
Florida Bar No.: 105635;  
SPN: 1842750  
3220 Henderson Blvd.  
Tampa, Florida 33609  
Ph. 813. 877.1867; Fx. 813.872.839  
admin@andrewslawgroup.com  
July 12, 19, 2024 24-02096H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-2099  
IN RE: ESTATE OF  
JOHN PHILIP ALESSI,  
Deceased.

The administration of the estate of JOHN PHILIP ALESSI, deceased, whose date of death was September 19, 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: July 12, 2024.

**DREAMA ALESSI**  
Personal Representative  
6604 South Faul Street, Unit A  
Tampa, FL 33616  
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:  
jriviera@hnh-law.com  
July 12, 19, 2024 24-02126H

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

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## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002079  
IN RE: ESTATE OF  
ROBERT VICTOR YOUNG  
a/k/a ROBERT V. YOUNG  
Deceased.

The administration of the estate of Robert Victor Young a/k/a Robert V. Young, deceased, whose date of death was March 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 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 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 July 12, 2024.

**Personal Representative:**  
**Amanda Young**

701 Harvest Run Drive  
Odenton, Maryland 21113  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
abby@atcauselaw.com  
July 12, 19, 2024 24-02095H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-2087  
IN RE: ESTATE OF  
ERIC SCOTT FINKELSTEIN,  
Deceased.

The administration of the estate of ERIC SCOTT FINKELSTEIN, deceased, whose date of death was March 13, 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: July 12, 2024.

**KIM FINKELSTEIN**  
**Personal Representative**

8517 Quarter Horse Drive  
Riverview, FL 33578  
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:  
jriviera@hnh-law.com  
July 12, 19, 2024 24-02094H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002159  
IN RE: ESTATE OF  
ANN MARIE EVELYN KIRKER,  
aka ANN MARIE KIRKER  
Deceased.

The administration of the estate of ANN MARIE EVELYN KIRKER, also known as ANN MARIE KIRKER, deceased, whose date of death was April 17, 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: July 12, 2024.

**DONNA WELSH**  
**Personal Representative**

212 Lookout Dr.  
Apollo Beach, FL 33572  
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  
July 12, 19, 2024 24-02117H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 24-CP-001852  
DIVISION: B  
IN RE: ESTATE OF  
LOREN SCHULENBERG a/k/a  
LOREN R. SCHULENBERG a/k/a  
LOREN ROGER SCHULENBERG  
DECEASED

The administration of the estate of Loren Schulerberg a/k/a Loren R. Schulerberg a/k/a Loren Roger Schulerberg, deceased, whose date of death was April 26, 2024, and whose Social Security Number is XXX-XX-1808, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office 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 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 persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 12, 2024.

**Personal Representative**  
**/s/ David Schulerberg**

1903 East View Drive  
Sun City Center, FL 33573  
Attorney for Personal Representative  
/s/ Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
(813) 634-5566  
Florida Bar Number 265853  
donald@linskylaw.com  
July 12, 19, 2024 24-02128H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001472  
IN RE: ESTATE OF  
PATRICIA P. SANDERS  
Deceased.

The administration of the estate of Patricia P. Sanders, deceased, whose date of death was February 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 12, 2024.

**Personal Representative:**  
**/s/ Michael J. Sanders**

247 St. George Circle  
Apollo Beach, Florida 33572  
Attorney for Personal Representative:  
/s/ Richard A. Venditti  
Attorney for Personal Representative  
Florida Bar Number: 280550  
500 East Tarpon Avenue  
Tarpon Springs, FL 34689  
Telephone: (727) 937-3111  
Fax: (727) 938-9575  
E-Mail: richard@tarponlaw.com  
Secondary E-Mail:  
celeste@tarponlaw.com  
July 12, 19, 2024 24-02153H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 2024-CP-002103  
Division: PR-B  
IN RE: ESTATE OF  
ANTHONY N. DAGROSA, also  
known as ANTHONY JOHN  
DAGROSA and JOHN DAGROSA  
Deceased.

The administration of the estate of ANTHONY N. DAGROSA, also known as ANTHONY JOHN DAGROSA and JOHN DAGROSA, deceased, whose date of death was April 26, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is HILLSBOROUGH County Courthouse, 419 N Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 July 12, 2024.

**Personal Representatives:**  
**SHAREN FLUHARTY, Petitioner**

9150 Blind Pass Road, Apt. 204  
Sarasota, Florida 34242  
**JOAN MATTHEWS, Petitioner**  
1908 Canterbury Lane, Unit 1  
Sun City Center, Florida 33573  
Attorney for Personal Representatives:  
EDWARD C. AKEL  
10151 Deerwood Park Blvd.,  
Building 300, Suite 300  
Jacksonville, Florida 32256  
(904) 660-0020 ext. 1526  
Florida Bar No. 197361  
Email: eakel@lippes.com  
gpoitevint@lippes.com  
July 12, 19, 2024 24-02089H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1970  
IN RE: ESTATE OF  
JAMES MICHAEL COODY  
Deceased.

The administration of the estate of JAMES MICHAEL COODY, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 12, 2024.

**Personal Representative:**  
**/s/ PAMELA COODY**

615 Timber Pond Dr.  
Brandon, FL 33510  
Attorney for Estate:  
/s/ PAUL KNUDSEN, ESQUIRE  
Paul Knudsen, P.A.  
10863 Park Boulevard, Suite 5  
Seminole, FL 33772  
Telephone: (727) 398-3600  
July 12, 19, 2024 24-02154H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002239  
Division B  
IN RE: ESTATE OF  
CAROLINE EVELYN YARNALL  
a/k/a CAROLINE E. YARNALL,  
Deceased.

The administration of the estate of CAROLINE EVELYN YARNALL a/k/a CAROLINE E. YARNALL, deceased, whose date of death was November 10, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 12, 2024.

**JENNIFER LEIGH DUKE**  
**Personal Representative**

9 Essex Road  
Washington, NJ 07882  
JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
mgreco@hnh-law.com  
July 12, 19, 2024 24-02156H

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA.  
CIVIL DIVISION  
CASE NO. 24-CA-003432  
DIVISION:  
RF -Section I  
FLAGSTAR BANK, N.A.,  
Plaintiff, vs.

JAYLENE F. BOYD A/K/A  
JAYLENE BOYD; UNITED  
STATES OF AMERICA, OBO THE  
SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT;  
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: JAYLENE F. BOYD A/K/A JAYLENE BOYD  
Last Known Address  
6105 BOB HEAD RD  
PLANT CITY, FL 33565  
Current Residence is Unknown

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

LOT 8, HIGHLAND GROVE ADDITION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2000 MOBILE HOME VIN NUMBER(S): FLA14615418A AND FLA14615418B; TITLE NUMBER(S): 80684103 AND 80684182 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND MAINTENANCE OF ROADWAY OVER AND ACROSS THE EAST 7.5 FEET OF THE NORTH 300.03 FEET OF LOT 5, HIGHLAND GROVE ADDITION; AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND MAINTENANCE OF ROADWAY OVER

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
Case No: 24-CP-000905  
IN RE: ESTATE OF  
CAROL ANN REINKE,  
Deceased.

The administration of the estate of CAROL ANN REINKE, deceased, Case No: 24-CP-9005, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is July 12, 2024.

**/s/ Darrell Reinke**  
**Darrell Reinke,**

**Personal Representative**

/s/ Derek T. Matthews, Esquire  
Derek T. Matthews, Esquire  
Florida Bar No.: 1000992  
David H. Page, Esquire  
Florida Bar No.: 1049323  
Kaitlyn M. Norris, Esquire  
Florida Bar No.: 1044518  
Daniel A. Alvarez, Esquire (of counsel)  
Fla. Bar No. 54475  
Matthews Law & Associates  
1091 E Brandon Blvd  
Brandon, FL 33511  
813/588-5305  
Email:  
dmatthews@matthewslawpa.com  
and denise@matthewslawpa.com  
Attorneys for Petitioner  
July 12, 19, 2024 24-02158H

PUBLISH  
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Public sale,  
Estate & Court-  
related  
notices

- We offer an online payment portal for easy credit card payment
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- Simply email your notice to legal@businessobserverfl.com

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

LV20878\_V5



--- ACTIONS / SALES ---

SECOND INSERTION

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

**CASE NO. 19-CA-005467 AMIRHOUSES.COM LLC, Plaintiff, vs. HENRY LEWIS, et al Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to the Order Granting Motion to Reschedule Foreclosure Sale dated June 24, 2024 and entered in 2019-CA-005467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Amirhouses.com, LLC, is the Plaintiff and Henry Lewis, et al is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, on July 30, 2024 at 10:00 A.M., the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

Lot 22 and the West 1/2 of Lot 23, Block 3, MAP OF CAMPOBELLO, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County, Florida More commonly known as: Property Address: 2620 E. 33rd Ave, Tampa, FL 33610 ("Property")

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

the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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

Dated 2nd day of July, 2024.  
IVANOV & WOLF, PLLC  
3310 W. Cypress Street, Suite 206  
Tampa FL 33607  
Telephone: 813-870-6396  
Ivan@IWFirm.com  
By: /s/ Matthew D. Wolf, Esq.  
Florida Bar Number 92611  
July 12, 19, 2024 24-02099H

SECOND INSERTION

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

**CASE NO. 24-CC-15269 CRD 2 INC. PLAINTIFF, VS. HTN TRUST INC., AS TRUSTEE ONLY, UNDER THE 20-1-15 LAND TRUST, DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2024, and entered in 2024-CC-15269 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CRD 2, Inc. is the Plaintiff and HTN Trust Inc. as Trustee Only, Under the 20-1-15 Land Trust, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00AM, on July 31, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 7, Block 9, Park Creek Phase 2B, according to the plat thereof recorded in Plat Book 122, Page 207, of the public records of Hillsborough County, Florida. More commonly known as: 12220 Legacy Bright St., River-view, FL 33578 ("Property").

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

dance with Florida Statutes, Section 45.031.

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

Dated this 2nd day of July, 2024.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 12, 19, 2024 24-02098H

SECOND INSERTION

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

**CASE NO. 21-CA-006030 MIDFIRST BANK, Plaintiff, vs. ANGEL CRUZ AND FRANCES CRUZ, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2024, and entered in 21-CA-006030 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MIDFIRST BANK is the Plaintiff and FRANCES CRUZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGEL MARIO CRUZ A/K/A ANGEL CRUZ, DECEASED; D&J FINANCE SOLUTIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE N 19TH ST. LAND TRUST #9705, DATED JUNE 14, 2021 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](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 06, 2024, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH STATE OF FLORIDA TO WIT: LOT 2, BLOCK 26, TAMPA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 9705 N 19TH

ST, TAMPA, FL 33612  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 8 day of July, 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  
19-388524 - NaC  
July 12, 19, 2024 24-02131H

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-002601 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR -IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2006-EC2, Plaintiff, vs. LEON EDWARD WILLIAMS, JR., et al, Defendant(s).**

To: LEON EDWARD WILLIAMS JR. Last Known Address: 3019 EAST LOUISIANA AVENUE TAMPA, FL 33610 Current Address: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 3, BLOCK 21, BELLMONT HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 3019E LOUISIANA AVE TAMPA FL 33610

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

gust 6, 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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 1st day of July, 2024.

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

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
AR - 23-003460  
July 12, 19, 2024 24-02132H

SECOND INSERTION

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

**CASE NO.: 22-CA-005666 MAGNOLIA BANK, INC, Plaintiff, vs. WILLIAMAE JAMES; BURNES LAKE CONDOMINIUM ASSOCIATION, INC.; TENANT IN POSSESSION; 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 17, 2024 in Civil Case No. 22-CA-005666, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MAGNOLIA BANK, INC is the Plaintiff, and WILLIAMAE JAMES; BURNES LAKE CONDOMINIUM ASSOCIATION, INC.; TENANT IN POSSESSION; 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](http://www.hillsborough.realforeclose.com) on September 13, 2024 at 10:00:00 AM EST the following described real property as set

forth in said Final Judgment, to wit: UNIT A, BUILDING 1, BURNES LAKE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4905, PAGE 1946, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO

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

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

Dated this 3rd day of July, 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.  
2024.07.03 10:31:08 -04'00'  
FBN: 66699  
Primary E-Mail: ServiceMail@aldridgepite.com  
1221-15199B  
July 12, 19, 2024 24-02130H

SECOND INSERTION

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

**CASE NO. 23-CA-000117 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC1, Plaintiff, vs. JOSEPH T. ESTRADA, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 07, 2024 in Civil Case No. 23-CA-000117 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC1 is Plaintiff and Joseph T. Estrada, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at [www.Hillsborough.realforeclose.com](http://www.Hillsborough.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 9th day of August, 2024

at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 7 through 12, Block 15, Terrace Park Subdivision, according to the plat thereof as recorded in Plat Book 10, Page 71, of the Public Records of Hillsborough County, Florida.

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

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

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
21-04134FL  
July 12, 19, 2024 24-02155H

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.: 2024CA001513 SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. DANIELA GHERZU, et al., Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 6/24/2024, in Case No.: 2024CA001513 of the Circuit Court in and for Hillsborough County, Florida, wherein SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and DANIELA GHERZU, et al., is the Defendant. 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 8/19/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 29, Block 1, FOREST BROOKE PHASE 4B, according to the plat as recorded in Plat Book 140 Pages 33 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: July 3, 2024  
By: /s/ Frank J. Lacquaniti  
Frank J. Lacquaniti, Esquire  
Florida Bar No.: 26347  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
July 12, 19, 2024 24-02101H

ADAMS AND REESE LLP  
the attorney for Plaintiff  
100 N. Tampa St., Ste. 4000  
Tampa, FL 33607  
Jul. 12, 19, 26; Aug. 2, 2024 24-02133H

SECOND INSERTION

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

**CASE NO. 23-CA-014715 Division: 1**

**FIRST CITIZENS BANK AND TRUST COMPANY, Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST MARVENIA COX; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST CHRISTOPHER COX; LOVETTE LATRELL BEASLEY; UNKNOWN SPOUSE OF LOVETTE LATRELL BEASLEY; APRIL P. COX; UNKNOWN SPOUSE OF APRIL P. COX; YVONNE COX; UNKNOWN SPOUSE OF YVONNE COX; JIMMY J. COX; UNKNOWN SPOUSE OF JIMMY J. COX and UNKNOWN TENANT, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 24, 2024, entered in Case No. 23-CA-014715 of the Circuit Court in and for Hillsborough County, Florida, wherein ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST MARVENIA COX, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST CHRISTOPHER COX, LOVETTE LATRELL BEASLEY, APRIL P. COX, YVONNE COX, JIMMY J. COX, and UNKNOWN TENANT are the Defendants, that Cindy Stuart, the Clerk of the Circuit Court and Comptroller, shall sell the subject property at public sale on August 01,

SECOND INSERTION

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

**Case No.: 23-CC-120697 Division: N**  
**ARRY'S ROOFING SERVICES, INC., a Florida corporation, Plaintiff, v. NATASHA A. AKMAN, an individual, Defendant.**

TO THE FOLLOWING DEFENDANT: NATASHA AKMAN  
YOU, ALL PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST NATASHA A. AKMAN, INDIVIDUALLY, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida:

17126 Rainbow Ter.  
Odessa, FL 33556  
RAINBOW TERRACE LOT 24  
Folio: 002009-0000

As further described in the Notice of Commencement recorded in the Official Records of Hillsborough County Florida as Instrument No. 2022348168

has been filed against you in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Civil Division, entitled Arry's Roofing Services, Inc. v. Natasha A. Akman.

You are required to file written defenses, if any, with the Clerk of the Court and to serve a copy within thirty (30) days after the first date of publication in the Business Observer, on Adams and Reese LLP, the attorney for Plaintiff, whose address is 100 N. Tampa St., Ste. 4000, Tampa, FL 33607; otherwise, a default will be entered against you for the relief demanded in the Complaint.

Dated this 28 day of June, 2024.  
Cindy Stuart  
Hillsborough County Clerk of Court  
Hillsborough County Courthouse  
800 E. Twigg St.  
Tampa, FL 33602  
(SEAL) By: /s/ Isha Tirado-Baker  
Deputy Clerk

ADAMS AND REESE LLP  
the attorney for Plaintiff  
100 N. Tampa St., Ste. 4000  
Tampa, FL 33607  
Jul. 12, 19, 26; Aug. 2, 2024 24-02133H

2024 to the highest bidder for cash, except as prescribed in Paragraph 7, conducted electronically online at <http://www.hillsborough.realforeclose.com>. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed. The following described real property as set forth in the Final Judgment will be sold: LOT 18, BLOCK 21, BELMONT HEIGHTS SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 83, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOTICE 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.

NOTICE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT 813-276-8100; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

By: /s/ Leslie S. White  
Leslie S. White, for the firm  
Florida Bar No. 521078  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email: lwwhite@deanmead.com  
secondary email: bransom@deanmead.com  
Dean, Mead, Egerton, Bloodworth, Capouan & Bozarth, P.A.  
Attn: Leslie S. White  
Post Office Box 2346  
Orlando, FL 32802-2346  
July 12, 19, 2024 24-02100H

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



--- ACTIONS / SALES ---

SECOND INSERTION

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

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Release Third Party Deposit to Plaintiff and Reschedule the Foreclosure Sale Date entered in Civil Case No. 20-CA-008032 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2, Plaintiff, vs. DOUGLAS B. STALLEY, SUCCESSOR GUARDIAN OF PROPERTY OF MARVIN LUCIER, JR., INCAPACITATED; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARVIN R. LUCIER A/K/A MARVIN RAY LUCIER A/K/A MARVIN RAY LUCIER, SR.; MARVIN RAY LUCIER, JR.; AARON JUSTIN LUCIER; KRISTAL AMBER LUCIER, et al., are Defendants. The Clerk, CINDY STUART, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: https://www.hillsborough.realforeclose.com, at 10:00 AM on September 13, 2024., in accordance with Chapter 45, Florida Statutes, the following described property located

in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure, to-wit: THE NORTH 365 FEET OF THE WEST 238.5 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 22 EAST, LESS THE NORTH 25 FEET THEREOF AND INCLUDING ROADWAY EASEMENT CONTAINED IN WARRANTY DEED DATED MAY 28, 1970, RE-RECORDED IN OFFICIAL RECORD BOOK 2174, PAGE 572 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 2004 PALM HARBOR-HACIENDA TRIPLEWIDE MANUFACTURED HOME ID#PH0615334AFL & #PH-0615334BFL & #PH0615334C-FL. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided

herein. If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-091872-F00 July 12, 19, 2024 24-02159H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 14-CA-006072 WELLS FARGO BANK, NA, Plaintiff, vs. Michael J. Katchuk A/K/A Michael Katchuk, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 14-CA-006072 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NA is the Plaintiff and Michael J. Katchuk A/K/A Michael Katchuk; Rosa M Katchuk; are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 28th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: THE EAST 100.00 FEET OF THE WEST 220.00 FEET OF THE NORTH 137.50 FEET OF LOT 10, NELMS' SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA. TAX ID: 022014-0000 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org Dated this 18th day of July, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 15-F07815 July 12, 19, 2024 24-02142H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 29-2024-CA-000456 DIVISION: P SOUTHSTATE BANK, N.A., a national banking association, Plaintiff, vs. OATH BREWING LLC, a Florida limited liability company, 13 SHOTS LLC, a Florida limited liability company, SLICE OF FREEDOM PIZZERIA L.L.C., a Florida limited liability company, JERROD HAYES, an individual, ELICIA HAYES, an individual, HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, UNKNOWN PARTIES IN POSSESSION OF 304 ACACIA DRIVE, PLANT CITY, FLORIDA 33566, and UNKNOWN PARTIES IN POSSESSION OF 3905 CASON ROAD, PLANT CITY, FLORIDA 33566, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure dated June 19, 2024 (the "Judgment"), entered in Civil Case No. 29-2024-CA-000456, in the Circuit Court in and for Hillsborough County, Florida, wherein SOUTHSTATE

BANK, N.A., a national banking association, is Plaintiff, and OATH BREWING LLC, a Florida limited liability company, 13 SHOTS LLC, a Florida limited liability company, SLICE OF FREEDOM PIZZERIA L.L.C., a Florida limited liability company, JERROD HAYES, an individual, ELICIA HAYES, an individual, HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, UNKNOWN PARTIES IN POSSESSION OF 304 ACACIA DRIVE, PLANT CITY, FLORIDA 33566, and UNKNOWN PARTIES IN POSSESSION OF 3905 CASON ROAD, PLANT CITY, FLORIDA 33566, are Defendants, Cindy Stuart as the Clerk of the Circuit Court will offer for sale and sell to the highest and best bidder (as described below) for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on August 19, 2024, the following property (collectively the "Property") set forth in said Final Judgment located in Hillsborough County, Florida: LOTS 2, 3, 5, 6, 7, 8, 10, 11 AND THE EAST 1/3 OF LOTS 4 AND 9, BLOCK 4, DEVANE & THOMAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH

COUNTY, FLORIDA having an address of 304 Acacia Drive, Plant City, Florida 33563. The "highest and best bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Property and who completes the sale in a timely fashion. The one who bids the largest amount of money to purchase the Property shall be permitted to complete the sale by delivering to the Clerk, the balance of final bid amount plus doc stamps and court registry fees no later than 12:00 PM EST, the next business day following the sale. 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap-

pearance, 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: July 2, 2024 AKERMAN LLP By: s/ Howard J. Harrington John L. Dicks II Florida Bar No.: 89012 Primary Email: john.dicks@akerman.com Secondary Email: judy.mcarthur@akerman.com 401 E. Jackson Street, Suite 1700 Tampa, Florida 33602 Telephone (813) 223-7333 - and - Howard J. Harrington Florida Bar No. 0118719 Primary Email: jay.harrington@akerman.com Secondary Email: maggie.hearon@akerman.com Secondary Email: jennifer.meehan@akerman.com 50 North Laura Street, Suite 3100 Jacksonville, Florida 32202 Telephone: (904) 798-3700 Facsimile: (904) 798-3730 Attorneys for SouthState Bank, N.A. 77085725;1 July 12, 19, 2024 24-02097H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 23-CA-013750 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23-CA-013750 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and, GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al., are Defendants, Clerk of 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 6th day of August, 2024, the following described property: LOT 2, BLOCK 4, GANDY MANOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT If you are a person with a disability who needs an accommodation in order

to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org DATED this 9th day of July, 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 36615.0384 / JSchwartz July 12, 19, 2024 24-02161H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 19-CA-009993 DIVISION: I RF -Section II U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETERMON A/K/A RANSOM L. PETERMON A/K/A RANSOM LEE PETERMON SR. A/K/A R.L. PETERMON, SR. DECEASED; HOWARD WATT PETERMON A/K/A HOWARD PETERMON A/K/A HOWARD WATT PETERMAN; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; SHIRLEY GAIL PETERMON; WILLIE RUTH PETERMON; RONALD J. PETERMON A/K/A RONALD PETERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETERMON A/K/A GERALD PETERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETERMON; RANSOME PETERMAN, JR. A/K/A RANSOM L. PETERMON, JR.; RAYMOND LEE PETERMON A/K/A RAYMOND LEE PETERMON; WILLIE JAMES PETERMON A/K/A WILLIE PETERMON; 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 Uniform Amended Final Judgment of Foreclosure dated June 17, 2024, and entered in Case No. 19-CA-009993 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETERMON A/K/A RANSOM L. PETERMON A/K/A RANSOM LEE PETERMON SR. A/K/A R.L. PETERMON, SR. DECEASED; HOWARD WATT PETERMON A/K/A HOWARD PETERMON A/K/A HOWARD WATT PETERMAN; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; SHIRLEY GAIL PETERMON; WILLIE RUTH PETERMON; RONALD J. PETERMON A/K/A RONALD PETERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETERMON A/K/A GERALD PETERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETERMON; RANSOME PETERMAN, JR. A/K/A RANSOM L. PETERMON, JR.; RAYMOND LEE PETERMON A/K/A RAYMOND LEE PETERMON; WILLIE JAMES PETERMON A/K/A WILLIE PETERMON; 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, 10:00 a.m., on July 25, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 24, BLOCK 3,

TRADEWINDS SUBDIVISION, FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED June 28, 2024. By: 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 1460-184743 / TM1 July 12, 19, 2024 24-02104H

SECOND INSERTION

NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION IN ADMIRALTY CASE NO.: 8:24-cv-00900-CEH-AAS IN RE: PETITION OF JOHN AND BRUNNA CORNELL as owners pro hac vice of and for M/V Timeless, a 23' 2023 CROWNLINE E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances, for Exoneration from or Limitation of Liability, Petitioners. Notice is given that the above named Petitioners have filed a Complaint, pursuant to 46 U.S.C. § 30501 et seq., for Exoneration from or Limitation of Liability for all claims for any damages or injuries, arising out of, or occurring as a result of, an incident on the navigable waters of the United States, in Manatee County, Florida, wherein the 2023 Crownline E235XS 23' (hereinafter the "Vessel"), bearing Hull Identification No. KIS89500C323, was involved in a boating incident on or about July 30, 2023, as more fully described in the Petition for Exoneration from Limitation of Liability. All persons having such claims must file their respective claims, as provided by Supplemental Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, with the Clerk of this Court at the United States District Courthouse, 801 North Florida Ave., Tampa, FL, 33602 and must serve a copy thereof on attorneys for Petitioners on or before August 23, 2024 or be defaulted. Personal attendance is not required. Any claimant who desires to contest either the right to Exoneration from or the right to Limitation of Liability shall file and serve on attorneys for Petitioners an answer to the Complaint, on or before the aforesaid date, unless the claim includes an answer, so designated, or be defaulted. Tampa, Florida, this 24 day of May, 2024. /s/ Carla Roberts (SEAL) Deputy Clerk United States District Court, Middle District of Florida Jul. 12, 19, 26; Aug. 2, 2024 24-02134H

SECOND INSERTION

CLERK'S 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-002420 Honorable Judge: WOLFE PLANET HOME LENDING, LLC Plaintiff, vs. NORMAN MAHONEY; UNKNOWN SPOUSE OF NORMAN MAHONEY; MV REALTY PBC, LLC; DISCOVER BANK; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendant(s), NOTICE IS GIVEN that, in accordance with the Agreed Order on Motion to Reschedule Foreclosure Sale dated July 03, 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 November 25, 2024 the following described property: LOT 4, BLOCK 9, TIMBERLANE SUBDIVISION-UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL ID # A0052315990 COMMONLY KNOWN AS: 7901 Timberlane West Dr., Tampa, FL 33615 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Respectfully submitted this July 3, 2024 /s/Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office, PLLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff mattw@wasingerlawoffice.com July 12, 19, 2024 24-02144H



--- ACTIONS / SALES ---

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. 23-CA-013039** DIVISION: E **RF-Section I**

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST, Plaintiff, vs. CHARLES KOZELL A/K/A CHARLES C. KOZEL A/K/A CHARLES C. KOZEL A/K/A HELENA JONES A/K/A HELENA C. JONES; UNKNOWN SPOUSE OF CHARLES KOZELL A/K/A CHARLES C. KOZEL A/K/A CHARLES C. KOZEL A/K/A CHARLES KOZEL; PORTFOLIO RECOVERY ASSOCIATES, LLC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 17, 2024 and an Order Resetting Sale dated June 19, 2024 and entered in Case No. 23-CA-013039 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF

LSF10 MASTER PARTICIPATION TRUST is Plaintiff and CHARLES KOZELL A/K/A CHARLES C. KOZEL A/K/A CHARLES KOZEL; HELENA JONES A/K/A HELENA C. JONES; UNKNOWN SPOUSE OF CHARLES KOZELL A/K/A CHARLES C. KOZEL A/K/A CHARLES KOZEL; PORTFOLIO RECOVERY ASSOCIATES, LLC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on August 22, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 125 FEET OF THE WEST 818 FEET OF THE SOUTH 100 FEET OF THE NORTH 730 FEET OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH ACCESS TO THE RIVER BY WEST 23 FEET OF THE EAST 163 FEET OF THE WEST 523 FEET OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LESS THE NORTH 2021.8 FEET THEREOF.

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 28, 2024.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-193084 / SR4  
July 12, 19, 2024 24-02103H

THIRD INSERTION

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

**CASE NO.: 2024-CC-024047**  
**ALLY BANK; Plaintiff, VS. JOSE L. VALDIVIA QUINONES; et al., Defendant(s).**  
TO: Jose L. Valdivia Quinones  
Last Known Residence: 3009 W Crest Ave Tampa, FL 33614

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Hillsborough County, Florida:

2019 Mercedes-Benz Van Metris, VIN WD4PG2EE2K3517527 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before August 2, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

Dated on June 27, 2024.  
As Clerk of the Court  
(SEAL) By: /s/ Mustafa Divan  
As Deputy Clerk

ALDRIDGE PITE, LLP  
Plaintiff's attorney  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1693-191B  
Ref# 8389  
July 5, 12, 19, 26, 2024 24-02082H

SECOND INSERTION

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

**CASE NO. 23-CA-011536**  
**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. DEBRA R. MCLAUGHLIN A/K/A DEBRA RIVIECCIO, et al. Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 1, 2024, and entered in Case No. 23-CA-011536, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and, DEBRA R. MCLAUGHLIN A/K/A DEBRA RIVIECCIO; WHISPERING WOODS PLANT CITY HOMEOWNERS ASSOCIATION, INC.; WALDEN WOODS BUSINESS CENTER ASSOCIATION, INC.; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; MARLON J. VICKERS; STATE OF FLORIDA, DEPARTMENT OF REVENUE, are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on the 7TH day of AUGUST, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, WHISPERING WOODS PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK AS

RECORDED IN PLAT BOOK 116, PAGES 232 THROUGH 243, 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con ADA Coordinador, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602; teléfono número (813) 272-7040, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si vous êtes une personne handicapée qui a besoin de mesures d'adaptation

pour participer à cette procédure, vous avez droit, sans frais pour vous, à une courtoisie assistance. Veuillez contacter ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040 au moins 7 jours avant votre comparution prévue au tribunal, ou immédiatement après avoir reçu cette notification si le délai avant la comparution prévue est inférieur à 7 jours; si vous êtes malentendant ou avez un trouble de la parole, appelez le 711.

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

Dated this 5TH day of JULY, 2024.  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/S/ MARK ELIA  
Mark C. Elia, Esq.  
Florida Bar #: 695734  
CR18015-23/sap  
July 12, 19, 2024 24-02143H

THIRD INSERTION

**NOTICE OF ACTION FOR PETITION TO DOMESTICATE FOREIGN ORDER (NO CHILDREN OR FINANCIAL SUPPORT)**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case No.: 24-DR-4105**  
**Division: D**

**In Re: The Marriage of: JEAN RONALD FATAL, Petitioner/Former Husband, and LOUNEDIA LOUIS, Respondent/Former Wife.**  
TO: LOUNEDIA LOUIS

YOU ARE HEREBY NOTIFIED that an action on a Petition to Domesticate Foreign Order has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner/Former Husband,

JEAN RONALD FATAL, via his counsel of record, ERIN M. ZIDES, ESQ. of the Tampa Law Group, whose address is 15310 AMBERLY DR., SUITE 250, TAMPA, FLORIDA 33647 on or before August 1, 2024 and file the original with the clerk of this Court at 800 East Twigg Street, Room 101, Tampa, Florida 33601. Mailing address: P.O. Box 3450, Tampa, FL, 33601 before service on the Petitioner/Former Husband 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: NONE

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 cur-

rent 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: 6/26/2024  
CINDY STUART  
CLERK OF THE CIRCUIT COURT  
Hillsborough County Courthouse  
800 E. Twigg St.  
Tampa, FL 33602  
(SEAL) By: /s/ Isha Tirado-Baker  
Deputy Clerk  
July 5, 12, 19, 26, 2024 24-02045H

# PUBLISH YOUR LEGAL NOTICE

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

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

**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.

**Significant numbers of people in rural areas still lack high-speed internet access.** Moreover, the real digital divide for public notice is growing due to the massive migration to smartphones and other small-screen digital devices

**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

**Types Of Public Notices**

<b>Citizen Participation Notices</b> 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	<b>Commercial Notices</b> Unclaimed Property, Banks or Governments Delinquent Tax Lists, Tax Deed Sales Government Property Sales Permit and License Applications	<b>Court Notices</b> Mortgage Foreclosures Name Changes Probate Rulings Divorces and Adoptions Orders to Appear in Court
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**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

# SAVE TIME

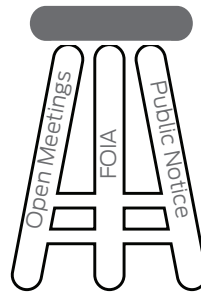
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legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication



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

### Commercial Notices

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

### Court Notices

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

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

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

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