

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

Notice is hereby given that US Ecology Transportation Solutions, Inc., 18500 N. Allied Way, Phoenix, AZ 85054, desiring to engage in business under the fictitious name of Republic Services, 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 26, 2024 24-02239H

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 CORE Property Services located at 2225 N Riverside Dr, 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 18th day of July, 2024.
CORE PROPERTY & ENVIRONMENTAL SERVICES LLC
July 26, 2024 24-02240H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Giles Insurance Adjusting, located at 8401 J R MANOR DRIVE STE 200, in the City of Tampa, County of Hillsborough, State of FL, 33634, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 18 of July, 2024.
JIMMIE GILES FINANCIAL INSURANCE, L.L.C.
8401 J R MANOR DRIVE STE 200
Tampa, FL 33634
July 26, 2024 24-02241H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of INTERACTIVE TUTORS located at: 146W 29TH STREET 10W NEW YORK, NY 10001 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17th day of July, 2024.
OWNER:
MAYA INTERACTIVE EDUCATION INC
1474 BLOOMINGDALE AVE
VALRICO, FL 33596
July 26, 2024 24-02242H

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 Making A Way Solutions located at 1015 FAIRWINDS CIR APT 201 in the City of Plant City, Hillsborough County, FL 33563 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.
Laura Edwards
July 26, 2024 24-02243H

NOTICE OF BOARD MEETING HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a Town Hall meeting on August 8, 2024 at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, 107 Manns Harbor Drive, Apollo Beach, FL 33572.
There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker phone so that any interested person can attend the workshop and be fully informed of discussions taking place either in person or by telephone communication. Any person Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jordan Lansford
District Manager
July 26, 2024 24-02249H

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 Luna Management Company located at 15017 N Dale Mabry Hwy #1173 in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of July, 2024.
Carolina Soto Orozco
July 26, 2024 24-02246H

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 Psych Health Associates located at 8416 TIDAL BREEZE DR in the City of Riverview, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of July, 2024.
DR LUISA VEGA DNP LLC
July 26, 2024 24-02247H

NOTICE OF PUBLIC SALE

T&K Auto Collision, LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 8/26/2024 at 8:30 AM at 2823 Overpass Rd Units 7 & 8, Tampa, FL 33619. Phone (813) 297-9442 for \$2,974.26 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
2016 BUIC
VIN# KL4CJASB7GB686464
July 26, 2024 24-02256H

FIRST INSERTION

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

Unit #2123 Lazarus Uland Sims Household Goods, Furniture, Boxes
Unit #2185 Melissa Custer Appliances, Boxes, Bags
Unit #3249 Maria Fernanda Orsini Household Goods, Furniture, Clothing

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by the manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
Jul. 26; Aug. 2, 2024 24-02260H

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Prince Sports Law to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Hillsborough County, FL. Russell Prince, PA 1600 East 8th Avenue, A200, Tampa, FL 33605
July 26, 2024 24-02254H

NOTICE OF PUBLIC SALE

American Hydraulics, Inc. DBA Engine Lab, Inc gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 8/26/2024 at 8:30 AM at 1700 E 2nd Ave, Tampa, FL 33605. Phone (813) 605-5500 for \$46,783.16 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
1997 PORC
VIN# WPOCA2986VSG21849
July 26, 2024 24-02255H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order **SALE DATE AUGUST 26, 2024**
GIRVAN & SONS AUTO
1209 OLD HOPEWELL RD STE B3
2015 MERZ
WDDSJ4EB3FN169647 \$5012.49
BAY AREA FLEET SERVICES INC
6109 SHERWIN DR.
2014 FRHT
3AKJGLD61ESFU5002 \$2179.46
AUTOMATIVATION
11526 PROSPEROUS DR
2002 FORD
1FAHP6A22Y123741 \$810.65
July 26, 2024 24-02294H

FIRST INSERTION

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

Unit 1509 SHARON KAY GOODMAN Furniture, Luggage, Boxes
Unit 1808 NAKESHIA MARIE ODELL Household Goods, Boxes, Furniture
Unit 2205 RUDOLPH ANDRE INGRAM Boxes, Shoes, Household Goods
Unit 2319 RUDOLPH ANDRE INGRAM Clothes, Shoes, Boxes
Unit 2616 DON MILLER VELLINES Household Goods, Totes, Suitcases
Unit 2629 BEUNCA SHUNTELL MITCHELL Household Goods, Toys, Boxes
Unit 3724 KASHIA VINETTA FAUMUI Clothes, Suitcase, Boxes

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
Jul. 26; Aug. 2, 2024 24-02259H

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 892385 from First Tampa Development Corporation, located at 12750 Morris Bridge Road, Thonotosassa, FL containing Folio# 059954.0000. Application received April 10, 2024. Proposed activity: The project includes the construction of a 10 Lot Single Family Residential Subdivision, an access road, and a stormwater management system. Project name: Morris Crossings. Project size: 10.67 Acres. Location: Section(s) 05, Township 28, Range 20, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.
July 26, 2024 24-02257H

FIRST INSERTION

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

Unit# A1317 SPENCER, TAVONTAE HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A1504 STRINGER, STEPHANIE SPORTING GOODS, BOXES, FURNITURE
Unit# A2322 BRISITA, MILDRED CARMEN HOUSEHOLD GOODS, BOXES, FURNITURE
Unit# A2402 DUCLOS, PAULETTE MARIE HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A2522 CUMMINGS, GREGORY HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A2610 FIELDS, THOMAS ROBERT BOXES, FURNITURE, TOOLS
Unit# A3101 CILIA VARGAS HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A3223 TEJEDA, BERNADINE LASHAWN HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# A3307 MOSES, WILLIAM HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# B3310 BODIE, LATAHJ HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# B1312 THOMAS, FRENECIA LATRICE HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# B3311 BROOKS, ANTWN HOUSEHOLD GOODS, FURNITURE, BOXES
Unit# B3704 YANNETTE, AMRAPALI, HOUSEHOLD GOODS, APPLIANCES, BOXES

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
Jul. 26; Aug. 2, 2024 24-02258H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/16/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 901 E LOTUS AVE, TAMPA, FL 33612 pursuant to Florida Statute 713.585. 2HGFC2F60MH504558 2021 HONDA 1544.20 1GCGG25V961159466 2006 CHEV 6874.97 Lienor Name: M & S AUTO REPAIR, INC Lienor Address: 901 E LOTUS AVE, TAMPA, FL 33612 Lienor Telephone #: 813-697-1791 MV License #: MV70024 Location of Vehicles: 901 E LOTUS AVE, TAMPA, FL 33612
July 26, 2024 24-02281H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/16/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 4212 W CAYUGA ST, TAMPA, FL 33614 pursuant to Florida Statute 713.585. 2T1BU4EE3AC455229 2010 TOYT 3556.81 Lienor Name: BENNY AUTOTECH LLC Lienor Address: 4212 W CAYUGA ST, TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV100308 Location of Vehicles: 4212 W CAYUGA ST, TAMPA, FL 33614
July 26, 2024 24-02282H

FIRST INSERTION

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**. 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.heritageharborddd.org>, or may be obtained by contacting the District Manager's office via email at kdarin@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 742.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Kyle Darin
District Manager
July 26, 2024 24-02271H

FIRST INSERTION

HIGHLANDS 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 MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Highlands Community Development District will hold a public hearing and a regular meeting on Tuesday, August 13, 2024 at 6:00 p.m. at the Ayersworth Glen Clubhouse located at 11102 Ayersworth Glen Boulevard, Wimauma, Florida 33598.
The first purpose of the public hearing is to receive public comment and testimony on the Fiscal Year 2024/2025 Proposed Budget. The additional purpose of the public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2024/2025 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The public hearing is being conducted pursuant to Chapter 190, Florida Statutes. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget and levy assessments 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 budget, preliminary assessment roll, which describes each property to be assessed and the amount to be assessed, and the agenda for the public hearing and meeting may be obtained at the offices of the District Manager, located at 313 Campus Street, Celebration, Florida 34747, during normal business hours.
In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website (highlandscdd.com) at least two days before the Budget Public Hearing date.
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. The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting.
Any person requiring special accommodations at this public hearing or meeting because of a disability or physical impairment should contact the District Manager at (813) 382-7355 or Kristee.Cole@inframark.com 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 at 7-1-1 or toll free at 1-(800) 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the public hearing and meeting.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Kristee Cole
District Manager
Jul. 26; Aug. 2, 2024 24-02276H

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
Jul. 26; Aug. 2, 2024 24-02276H

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
Jul. 26; Aug. 2, 2024 24-02276H

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 Peekaboo Piercing located at 16016 Royal Aberdeen Pl, in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Odessa, Florida, this 22nd day of July, 2024.
K&N CONSULTING & TRAINING GROUP, INC
July 26, 2024 24-02280H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/16/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 1900 E. DR. MARTIN LUTHER KING JR. BLVD. TAMPA, FL 33610 pursuant to Florida Statute 713.585. 1HGCT1B-87HA000792 2017 HOND 10328.78 1N4AL21EX8N490274 2008 NISS \$1,575.00 Lienor Name: FIRST CLASS AUTO SALES & REPAIR LLC Lienor Address: 1900 E. DR. MARTIN LUTHER KING JR. BLVD., TAMPA, FL 33610 Lienor Telephone #: 813-697-1791 MV License #: MV102631 Location of Vehicles: 1900 E. DR. MARTIN LUTHER KING JR. BLVD. TAMPA, FL 33610
July 26, 2024 24-02283H

--- PUBLIC SALES ---

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 14th day of August, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Williams, Shante Totes, Area Rug, Couch, Clothes, Suitcases, Bed, Mattress, Dresser, Kids ATVs; Sherman, Jarvis Couch, Beds, Totes, Boxes, Pots Pans, Clothes, TV Stand Dresser, Misc. Items, Tires; Quinn, Stephanie Area Rugs, Boxes, Table, Suitcases, Bags Sale is subject to cancellation in the event of settlement between owner and obligated party. July 26; August 2, 2024 24-02266H

FIRST INSERTION

MAGNOLIA PARK 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 Magnolia Park Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 12, 2024 TIME: 5:30 p.m. LOCATION: HCC at the Regent 6437 Watson Road, Room 103 Riverview, Florida 33578

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, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 Ph: (321) 263-0132 ext. 742 ("District Manager's Office"), during normal business hours, or by visiting the District's website at magnoliaparkcdd.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 Jul. 26; Aug. 2, 2024 24-02267H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Bullfrog Creek Community Development District

The Board of Supervisors (the "Board") of the Bullfrog Creek Community Development District (the "District") will hold a public hearing and a meeting on August 13, 2024, at 6:00 p.m. at the Ventana Clubhouse located at 11101 Ventana Groves Blvd., Riverview, Florida 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 www.bullfrogcreekcdd.com, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at (656) 209-7919.

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.

Michael Perez District Manager Jul. 26; Aug. 2, 2024 24-02277H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Wynnmere West Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 7:00 p.m. on the 2nd Wednesday of each month unless otherwise indicated as follows:

- October 9, 2024
November 13, 2024
December 11, 2024
January 8, 2025
February 12, 2025
March 12, 2025
April 9, 2025
May 14, 2025
June 11, 2025
July 9, 2025
August 13, 2025
September 10, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 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 Office.

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

Richard McGrath District Manager July 26, 2024 24-02272H

FIRST INSERTION

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:

Table with 4 columns: Land Use, Total # of Units / Acres, EAU/ERU Factor, Proposed O&M Assessment. Row 1: Single Family 70', 64, 1.0, \$1,981.80

*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.

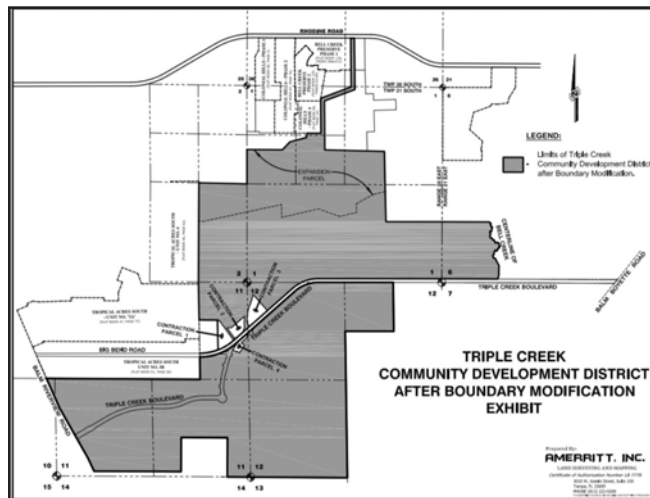
Additional Provisions

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.triplecreekcdd.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 26, 2024

24-02268H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Ballentrae Hillsborough Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the 6:00 pm at the Ballentrae Clubhouse, 11864 Thicket Wood Drive, Riverview, Florida 33579 on the 1st Monday of each month unless otherwise indicated as follows:

- November 4, 2024
January 6, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 9, 2025
July 7, 2025
September 8, 2025* (2nd Monday)

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 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 Office.

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

Richard McGrath, District Manager Governmental Management Services - Tampa, LLC July 26, 2024 24-02275H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/16/2024 at 12:00 AM the following vehicles(s) may be sold at public sale at 7310 NORTH FLORIDA AVE TAMPA, FL 33604 pursuant to Florida Statute 713.585. 1G1FB1RX3J0185469 2018 CHEVY 11598. Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Address: 7310 NORTH FLORIDA AVE, TAMPA, FL 33604 Lienor Telephone #: 813-697-1791 MV License #: MV106675 Location of Vehicles: 7310 NORTH FLORIDA AVE TAMPA, FL 33604 July 26, 2024 24-02286H

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 Shelley Martin Design located at 6110 Yeats Manor Dr, in the County of Hillsborough, in the City of Tampa, Florida 33616 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 17th day of July, 2024. DSM ADVISORY SERVICES LLC July 26, 2024 24-02248H

FIRST INSERTION

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

Case Number: 2024-CA-004537 IN RE: FORFEITURE OF: One (1) 2014 Suzuki GSX-R750 (VIN# JS1GR7MA0E2102369) ALL PERSONS who claim an interest in the following property: One (1) 2014 Suzuki GSX-R750 (VIN: JS1GR7MA0E2102369), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about February 24, 2023, in Hillsborough County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, FL 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. Jul. 26; Aug. 2, 2024 24-02287H

--- PUBLIC SALES ---

FIRST INSERTION

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.triplecreekd.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 26, 2024 24-02269H

FIRST INSERTION

**Creek Preserve Community Development District
Notice of Meeting and Public Hearing on Proposed Revisions to
Policies, Fees, Rates, and Procedures for Recreational Facilities**

Creek Preserve Community Development District (the "District") hereby gives public notice of a public hearing to review and adopt amendments to its amenity rules, policies, and procedures, including revising resident and non-resident rental rates and deposits. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on **Monday, August 12, 2024, at 6:00 p.m. (EST)** at Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's facilities are borne in a fair manner for all user types. The proposed policies, rates, and fees are available for review by contacting the District Manager Richard McGrath at rmcgrath@gms-tampa.com or by calling 813-344-4844. The proposed rates and fees are:

Fee Type	Resident Rate	Non-Resident Rate
Replacement Access Card for Homeowners	\$25.00	\$25.00
Additional Access Card	\$10.00	\$10.00
Renter Card Fee	\$10.00	N/A
Non-Resident User Fee	N/A	Highest Annual Debt Assessment Plus the Highest O&M Assessment
Security Deposit for Renting the Amenity Facility	\$200	N/A
Hourly Rental Rate for the Amenity Facility	\$100 for the first 4 hours, \$25 for each additional hour	N/A

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, both of which provide legal authority for establishment of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: <https://www.creekpreservedd.com> or by contacting the District Manager at the above contact information.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager.

July 26, 2024 24-02273H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/16/2024 at 12:00 AM the following vehicle(s) may be sold at public sale at 5015 N LOIS AVE. TAMPA, FL 33614 pursuant to Florida Statute 713.585. 1D7HA18K56J242996 2006 RAM 5383.75 Lienor Name: EL PINO AUTO CENTER LLC Lienor Address: 5015 N LOIS AVE, TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV106675 Location of Vehicles: 5015 N LOIS AVE. TAMPA, FL 33614 July 26, 2024 24-02285H

FICTITIOUS NAME NOTICE

Notice is hereby given that JONATHON SIMPSON, OWNER, desiring to engage in business under the fictitious name of LOWDIN located at 8270 WOODLAND CENTER BLVD, TAMPA, FLORIDA 33614 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 26, 2024 24-02293H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0642105062
File No.: 2024-558
Certificate No.: 2022 / 6274
Year of Issuance: 2022
Description of Property: SLEEPY HOLLOW SUBDIVISION LOT 13 BLOCK 2 PLAT BK / PG : 44 / 17 SEC - TWP - RGE : 02 - 29 - 20
Name(s) in which assessed: HOWARD N SPEAK
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 (9/5/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 7/19/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jul. 26; Aug. 2, 9, 16, 2024 24-02288H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0803270515
File No.: 2024-560
Certificate No.: 2022 / 8107
Year of Issuance: 2022
Description of Property: N 20 FT OF S 4312.20 FT OF W 1/2 OF W 1/2 OF E 1/2 LESS E 30 FT THEROF FOR ROAD R/W AND TOW WITH W 264 FT OF S 145 FT OF N 165 FT OF S 4312.20 FT OF W 1/2 OF W 1/2 OF E 1/2 OF SD SECTION SEC - TWP - RGE : 29 - 27 - 21
Name(s) in which assessed: MELISSA K FULLER
JANICE K GRACE
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 (9/5/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 7/19/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jul. 26; Aug. 2, 9, 16, 2024 24-02289H

FIRST INSERTION

Notice of Public Meeting

Wynnmere East Community Development District
The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meeting on Wednesday, August 7, 2024, at 6:30 p.m. at the Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours, or from the District's website <http://wynnmereeastd.com/>.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Any person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Stephanie DeLuna
District Manager
July 26, 2024 24-02296H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 2054490000
File No.: 2024-561
Certificate No.: 2022 / 15583
Year of Issuance: 2022
Description of Property: CHERRY HILL LOTS 6 AND 7 PLAT BK / PG : 5 / 46 SEC - TWP - RGE : 20 - 28 - 22
Name(s) in which assessed: FRANCES A HARDEE/ TRUSTEE
FRANCES A HARDEE AS TRUSTEE THE FRANCES A HARDEE REVOCABLE LIVING TRUST
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 (9/5/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 7/19/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jul. 26; Aug. 2, 9, 16, 2024 24-02290H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1879060000
File No.: 2024-570
Certificate No.: 2022 / 14788
Year of Issuance: 2022
Description of Property: CAMPOBELLO BLOCKS 31 TO 45 LOT 10 BLOCK 40 PLAT BK / PG : 2 / 29 SEC - TWP - RGE : 08 - 29 - 19
Name(s) in which assessed: ESTATE OF DOROTHY MAE JONES
DOROTHY MAE JONES
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 (9/5/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 7/19/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jul. 26; Aug. 2, 9, 16, 2024 24-02291H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/16/2024 at 12:00 AM the following vehicle(s) may be sold at public sale at 4814 N HALE AVE. TAMPA, FL 33614 pursuant to Florida Statute 713.585. 1GNSCRK5MR329385 2021 CHEVY 10063.44 Lienor Name: HERNANDEZ AUTO BODY SHOP LLC Lienor Address: 4814 N HALE AVE., TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV-107652 Location of Vehicles: 4814 N HALE AVE. TAMPA, FL 33614 July 26, 2024 24-02284H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The RN Esquire, PLLC located at 3030 N Rocky Point Dr W Ste 150 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of July, 2024.
Christa S. Dunsmore, Esq.
July 26, 2024 24-02245H

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 HOOA located at 418 W Platt Street, Suite C in the City of Tampa, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of July, 2024.
Heart of Adoptions Alliance, Inc.
Jeanne T. Tate
July 26, 2024 24-02298H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
UV2023FL-VIA

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1580380000
File No.: 2024-571
Certificate No.: 2022 / 12977
Year of Issuance: 2022

Description of Property:
BONITA LOT 13 AND S 1/2 ALLEY ABUTTING BLOCK 23
PLAT BK / PG : 2 / 71
SEC - TWP - RGE : 06 - 29 - 19

Name(s) in which assessed:
TNF OF TAMPA BAY 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 (9/5/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 7/19/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jul. 26; Aug. 2, 9, 16, 2024

24-02292H

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 International Pediatric Cancer Foundation located at 5550 W. Executive Drive, Suite 200 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 23rd day of July, 2024.

National Pediatric Cancer Foundation, Inc.
July 26, 2024 24-02299H

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hilner Construction, LLC, located at 12312 Yellow Rose Circle, in the City of Riverview, County of Hillsborough, State of FL, 33569, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23rd of July, 2024.
HILLNER CONSTRUCTION, LLC
12312 Yellow Rose Circle
Riverview, FL 33569

July 26, 2024 24-02301H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/29/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

4T3ZA3BB6CU061955
2012 TOYOTA VENZA LE/XLE
July 26, 2024 24-02302H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION (free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 08/09/2024 at 09:00 A.M.

1NXBR32E15Z469781
2005 TOYOTA COROLLA

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 26, 2024 24-02303H

FIRST INSERTION

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 26, 2024

24-02270H

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 THIRSTY DIAMONDZ CREATIONS : Located at 728 Chatham Walk Dr : Hillsborough County in the City of Ruskin : Florida, 33570-2058 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ruskin Florida, this July day of 24, 2024
KILPATRICK VONSHANITA
July 26, 2024 24-02320H

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 TFHC FOUNDATION located at 302 WEST FLETCHER AVENUE in the City of TAMPA, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2024.
Tampa Family Foundation Inc.
Sherry Hobaack, CEO
July 26, 2024 24-02313H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hill-ner Construction, LLC, located at 12312 Yellow Rose Circle, in the City of Riverview, County of Hillsborough, State of FL, 33569, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23th of July, 2024.
HILLNER CONSTRUCTION, LLC
12312 Yellow Rose Circle
Riverview, FL 33569
July 26, 2024 24-02300H

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: PET PALETTE DISTRIBUTION located at 205 S. Hoover Blvd., Suite 205 in the City of Tampa, State of Florida 33609 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration. Dated this 26 day of July, 2024.

Owner's Name: PET PALETTE OPERATIONS, LLC
July 26, 2024 24-02321H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002283-A001HC Division Probate IN RE: ESTATE OF ROWENA G. WILKINSON Deceased.

The administration of the estate of Rowena G. Wilkinson, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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 26, 2024.

Personal Representative: Katherine Favata
4708 Leona St.
Tampa, Florida 33629
Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 phone:(727)868-2306; Fax: (727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com Jul. 26; Aug. 2, 2024 24-02305H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 24-CP-002061 DIVISION: B IN RE: ESTATE OF KENNETH RAYMOND FETZER, Deceased.

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

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 26, 2024.

Personal Representative: Mallory Fetzer
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com Jul. 26; Aug. 2, 2024 24-02261H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000982 IN RE: ESTATE OF GEORGE EDWARD COTTON JR, Deceased.

The administration of the estate of George Edward Cotton Jr, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Probate Court, 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 26, 2024.

Personal Representative: Bryan Michael Barrientes
104 E Holmes Rd
Lansing, MI 48910
Attorney for Personal Representative: Agnes Mombrun Geter, Esq. Florida Bar No. 77001 MOMBRUN LAW, PLLC 2850 34th St N, #350 St. Petersburg, FL 33713 321.216.2040 agnes@mombrunlaw.com Jul. 26; Aug. 2, 2024 24-02244H

--- PUBLIC SALES ---

FIRST INSERTION

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.

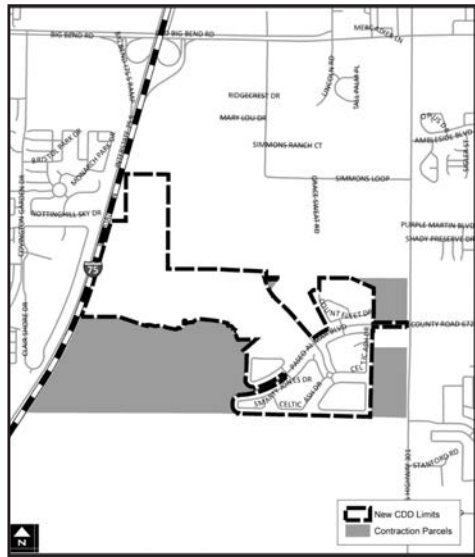
Additional Provisions

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 26, 2024

24-02274H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2024-CP-001500
Division: A
IN RE: ESTATE OF
JUSTIN TAYLOR PADLO
Deceased.

The administration of the estate of Justin Taylor Padlo, deceased, whose date of death was November 12, 2022, 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 26, 2024.

Personal Representative:
/s/ **Carly Anderson**
607 McCord Rd., Apt. 206
Valparaiso, Indiana 46383

Attorney for Personal Representative:
/s/ Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com
Jul. 26; Aug. 2, 2024 24-02304H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-CP-001733
Division: A
IN RE: ESTATE OF
CARL ANTHONY WEBER,
Deceased.

The administration of the estate of Carl Anthony Weber, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which

is 800 East 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 26, 2024.

Personal Representative:
Mark E. Weber
2301 Lyncrest Court
Valrico, Florida 33596

Attorney for Personal Representative:
Lourdes Bernal-Dixon, Esquire
Florida Bar Number: 329370
BERNAL-DIXON LAW, P.A.
1104 Nikki View Drive, Ste. 4
Brandon, FL 33511
Telephone: (813) 399-1919
E-Mail: lbd@BernalDixonLaw.com
Jul. 26; Aug. 2, 2024 24-02318H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
File No. 23-CP-002656
Division A
IN RE: ESTATE OF
PRAMODKUMAR PATEL
Deceased.

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

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

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

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

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

The date of first publication of this notice is July 26, 2024.

Personal Representative:
/s/ **Minish Patel**
14755 Waterchase Boulevard
Tampa, Florida 33626

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
Jul. 26; Aug. 2, 2024 24-02233H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002335
IN RE: ESTATE OF
JAMES EUGENE HAMILTON, JR.,
Deceased.

The administration of the estate of JAMES EUGENE HAMILTON, JR., deceased, whose date of death was June 12, 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 26, 2024.

AYANA HAMILTON
Personal Representative
1805 Chapel Tree Circle, Apt. A
Brandon, FL 33511

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 33601
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
Jul. 26; Aug. 2, 2024 24-02235H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-001519
DIVISION: W
IN RE: ESTATE OF
SHATIKA ALBERTA SALTER,
DECEASED.

The administration of the estate of SHATIKA ALBERTA SALTER, deceased, File Number 24-CP-001519, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The name and address of the personal Representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 26, 2024.

Date 07/16/2024
/s/ **BRIANA TANIQUE SALTER**
4718 Spatter Dock Street
Tampa, Florida 33610
brianasalter.1@gmail.com

Date 7/16/2024
/s/ FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
FBN: 049042
Attorney for Personal Representative
Jul. 26; Aug. 2, 2024 24-02234H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE No. 2024 CP 001571
IN RE: PAUL W. HARDY, III,
Deceased.

The administration of the PAUL W. HARDY, III., deceased, whose date of death was March 11, 2024, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address is 800 Twigg Street, Room 445 - Tampa, Florida 33602. The names and address of the Personal Representative are set forth below.

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

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

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

The date of first publication of this notice is July 26, 2024.

DENISE ALLEN
29652 Tee Shot Drive
San Antonio, Florida 33576
NINETTE S. FLETCHER, ESQUIRE
Legal Eagals, LLC
Florida Bar No.: 658251
133 S. Charles Richard Beall Blvd.
#530373

DeBary, Florida 32753
Telephone: (386) 668-4446 x-102
Petitioner's Attorney
Primary Email:
pleading@legaleagalsllc.com
Jul. 26; Aug. 2, 2024 24-02236H

1/20906_V6

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the Panther Trails Community Development District

The Board of Supervisors (the "Board") of the Panther Trails Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2024, at 5:30 p.m. at the Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, Florida 33534.

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, panthertrailscdd.org, at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at monolan@rizzetta.com or via phone at (813) 533-2950.

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

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024-2025 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,128,798.00
COLLECTION COSTS @2%	\$24,016.98
EARLY PAYMENT DISCOUNT	\$48,033.96
TOTAL O&M ASSESSMENT	\$1,200,848.94

LOT SIZE	UNITS	PER LOT O&M	2024/2025 INCREASE
PHASE 1 SINGLE FAMILY 40'	220	\$1,478.88	\$209.28
PHASE 2 SINGLE FAMILY 40'	65	\$1,478.88	\$209.28
PHASE 1 SINGLE FAMILY 50'	161	\$1,478.88	\$209.28
PHASE 2 SINGLE FAMILY 50'	366	\$1,478.88	\$209.28
TOTAL UNITS	812		

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 Hillsborough County property tax bill. The amount shown includes all applicable collection costs. Property owners 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 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.

Matt O'Nolan
District Manager



July 26, 2024

24-02315H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Cory Lakes Community Development District

The Board of Supervisors (the "Board") of the Cory Lakes Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 15, 2024, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647.

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 and the agenda may be viewed on the District's website at least 2 days before the meeting www.corylakescdd.net, or may be obtained by contacting the District Manager's office via email at larry@breezehome.com or via phone at (813) 565-4663. Copies of the preliminary assessment roll can be provided upon request.

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.

Last Year's O&M Assessments Per Unit*	Proposed FY 24-25 O&M Assessments Per Unit	% Increase Per Unit	Total \$ Increase Per Unit	Monthly Increase Per Unit
\$2,683.82	\$3,203.95	19.38%	\$520.13	\$43.34

* There are 3 homes that are on a double lot and are therefore treated as 2 units, the proposed O&M Assessments are double what is in the chart.

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.

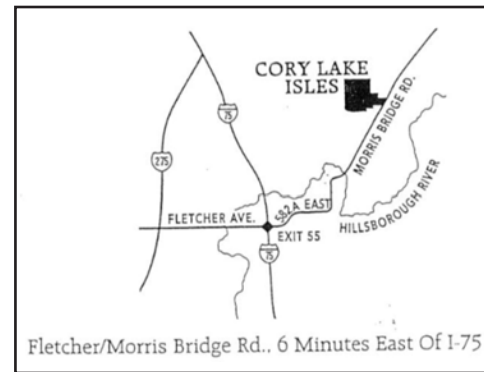
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Larry Krause
District Manager



July 26, 2024

24-02314H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002306
IN RE: ESTATE OF
JUDITH ANNE JACKSON,
Deceased.

The administration of the estate of JUDITH ANNE JACKSON, deceased, whose date of death was October 21, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is July 26, 2024.

Personal Representative:
Susan L. Murray
902 Anchorage Road
Tampa, FL 33602

Attorney for Personal Representative:
MATTHEW P. SCHNITZLEIN,
ESQUIRE
Florida Bar Number: 126463
Attorney for Personal Representative
MACFARLANE FERGUSON
& MCMULLEN
One Tampa City Center
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4360
Fax: (813) 273-4500
E-Mail: mfs2@macfar.com
Secondary E-Mail: mmm@macfar.com
Jul. 26; Aug. 2, 2024 24-02316H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002418
Division A
IN RE: ESTATE OF
DANIEL ROGER MELLA A/K/A
DANIEL R. MELLA,
Deceased.

The administration of the estate of Daniel Roger Mella a/k/a Daniel R. Mella, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2024.

Personal Representative:
/s/ Tracy Mella Riopelle
6707 N. 12th Street
Tampa, Florida 33604

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
Jul. 26; Aug. 2, 2024 24-02317H

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

LV20878_V17

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002253
Division B
IN RE: ESTATE OF SEAN HENRY REXACH CORREA Deceased.

The administration of the estate of Sean Henry Rexach Correa, deceased, whose date of death was November 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce 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.
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 26, 2024.
Personal Representative:
/s/ Yatska Yajaira Valentin Rodriguez
8725 North Whittier Street
Tampa, Florida 33617
Attorney for Personal Representative:
/s/ Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Jul. 26; Aug. 2, 2024 24-02262H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2024-CP-00313
DIVISION: B
IN RE: SHIRLEY JEAN GATTI Deceased.

The administration of the estate of Shirley Jean Gatti, deceased, whose date of death was March 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-001313; the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 26, 2024.

Petitioner
ALISA G. RAPLEE
18972 Lutterworth Court
Land O Lakes, FL 34638
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Jul. 26; Aug. 2, 2024 24-02238H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: F
CASE NO.: 22-CA-003375
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-WMC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDITH VIRGINIA CUMBRA A/K/A EDITH V. CUMBRA A/K/A EDITH VIRGINIA ARENTH, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on the 17th day of July 2024, in Case No. 22-CA-003375, 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 ABS CAPITAL I INC. TRUST 2006-WMC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDITH VIRGINIA CUMBRA A/K/A EDITH V. CUMBRA A/K/A EDITH VIRGINIA ARENTH, et al., Defendants, is the Defendant.

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
22-05111
Jul. 26; Aug. 2, 2024 24-02263H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001383
Division Probate
IN RE: ESTATE OF EDWARD GUSTAVE WEBER Deceased.

The administration of the estate of EDWARD GUSTAVE WEBER, deceased, whose date of death was August 2, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, 800 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 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 26, 2024.
Personal Representative:
Ronald Weber
909 John Cressler Dr
Seffner, Florida 33584
Attorney for Personal Representative:
Karnardo Garnett, Esq.
Florida Bar Number: 71840
Legal Journey Law Firm PLLC
2002 W. Cleveland St.
Tampa, Florida 33606
Telephone: (813) 344-5769 / Fax: (813) 345-4685
E-Mail: service@legaljourney.com
Jul. 26; Aug. 2, 2024 24-02297H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2024-CP-000260
DIVISION: A
IN RE: ELLIOT RICHARD STRAUS Deceased.

The administration of the estate of ELLIOT RICHARD STRAUS, deceased, whose date of death was October 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-000260; the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 26, 2024.

Personal Representative
ANDREW J. STRAUS
445 West Farms Road
Farmingdale, NJ, 07727
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Jul. 26; Aug. 2, 2024 24-02237H

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.: 16-CA-008986
SECTION # RF
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE2, Plaintiff, vs.
CHERYL CATO; ROBERT CATO II; ROBERT CATO JR; KINGSWAY ESTATES HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.; UNKNOWN SPOUSE OF ROBERTO CATO, II; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 27 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 22, BLOCK 2, KINGSWAY PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PROPERTY ADDRESS: 403 THICKET CREST RD, SEFFNER, FL 33584
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 19 day of July 2024.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslaw.com
17-00625
Jul. 26; Aug. 2, 2024 24-02264H

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR JOINT PETITION FOR ADOPTION BY STEPPARENT (Including Termination of Parental Rights)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 24-DR-007346
IN THE MATTER OF THE ADOPTION OF: B.A.T.R. DOB: 10/25/2016, Adoptee Minor Child.
TO: Marcos Jose Gamarra
Last Known Address: Res. Monte Alegre, Apart 2E, Naguanagua, Carabobo, Venezuela
Current Address: Unknown
YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent (including Termination of Parental Rights) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for Petitioner, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioner, Pedro Luis Torres, on or before 8/15/2024, and file the original with the Clerk of this Court at: Clerk of the Circuit Court Hillsborough County Florida, 800 E. Twigg St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.
The minor child identified as follows:
B.A.G.R., DOB 10/25/2016
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 7/10/2024
CINDY STUART
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Isha Tiraado-Baker
Deputy Clerk
Jul. 26; Aug. 2, 9, 16, 2024 24-02278H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CC-063952
CP SEFFNER MHC, LLC d/b/a Chateau Forest Mobile Home Park, Plaintiff, vs.
MICHAEL DAVIS SEABAUGH, DERIKA HUTCHINSON, RALPH WOOD, and WENDY LYNNE HARBIN, Defendants.
Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on July 22, 2024, in the County Court of Hillsborough County, Cindy Stuart, Clerk of the Court, will sell the property situated in Hillsborough County, Florida, described as:
That certain 1984 SAND mobile home bearing vehicle identification number SSMFLAB60604 located in the Community at 516 Deresine Carre, Lot No. 516DR, Seffner, Florida 33584.
at public sale, to the highest and best bidder, for cash, via the internet at www.hillsborough.realforeclose.com at 10:00 A.M. on the 16th day of August 2024. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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, ATLAS LAW, PLLC
/s/
Brian C. Chase, Esq. - Fla. Bar No. 17520
LeBron C. Page, Esq. - Fla. Bar No. 1030825
3902 North Marguerite Street
Tampa, Florida 33603
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
Jul. 26; Aug. 2, 2024 24-02309H

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

123 v

--- ACTIONS / SALES ---

FIRST INSERTION

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

Also known as 4308 WALIS PL, TAMPA, FL 33610 together with all existing or subsequently erected or affixed buildings...

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

45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation...

FIRST INSERTION

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

on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition...

FIRST INSERTION

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

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

FIRST INSERTION

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

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

FIRST INSERTION

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

CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5437 WINDBRUSH DRIVE, TAMPA, FL 33625

FIRST INSERTION

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

LOT 11, BLOCK "B", LORENE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FIRST INSERTION

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

in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff...

FIRST INSERTION

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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, e-mail: ADA@fjud13.org

--- 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-004505
DIVISION: J
MOVEMENT MORTGAGE, LLC;
Plaintiff, vs.
JENNIFER FILS;
HILLSBOROUGH COUNTY
POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA;
UNKNOWN SPOUSE OF
JENNIFER FILS; UNKNOWN
TENANT #1 IN POSSESSION OF
THE PROPERTY; UNKNOWN
TENANT #2 IN POSSESSION OF
THE PROPERTY;
Defendant(s).
To the following Defendant(s):
JENNIFER FILS
Last Known Address
13213 ELM ST
ODESSA, FL 33556
UNKNOWN SPOUSE OF JENNIFER
FILS
Last Known Address
13213 ELM ST
ODESSA, FL 33556

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOTS 3, 4, 15 AND 16, BLOCK
12, KEYSTONE PARK, ACCORD-
ING TO MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 5, PAGE 68 OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
a/k/a 13213 ELM ST, ODESSA,
FL 33556
has been filed against you and you are
required to serve a copy of you writ-
ten defenses, if any, to it, on Marinosci
Law Group, P.C., Attorney for Plaintiff,
whose address is 100 W. Cypress Creek

Road, Suite 1045, Fort Lauderdale,
Florida 33309, within 8/27/2024 days
after the first publication of this Notice
in the BUSINESS OBSERVER (GULF
COAST), 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 dem-
anded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2.065.
IN ACCORDANCE WITH THE
AMERICANS WITH DISABILITIES
ACT, If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate in
a court proceeding, you are entitled, at
no cost to you, to the provision of cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit to
800 E. Twiggs Street, Room 604,
Tampa, FL 33602. ADA Coordination
Help Line (813) 272-7040; Hearing
Impaired Line 1-800-955-8771; Voice
Impaired Line 1-800-955-8770..

WITNESS my hand and the seal of
this Court this 22 day of JULY, 2024.
Cindy Stuart
As Clerk of the Court by:
(SEAL) By: /s/ Isha Tirado-Baker
As Deputy Clerk
Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
Jul. 26; Aug. 2, 2024 24-02279H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2024-CA-3896
DIVISION: B
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE FOR VELOCITY
COMMERCIAL CAPITAL
LOAN TRUST 2023-4,
successor-in-interest to VELOCITY
COMMERCIAL CAPITAL, LLC, a
foreign limited liability corporation,
Plaintiff, vs.
BE & BE ENTERPRISES, INC., a
Florida corporation; BENETTYE
M. GRIFFIN, individually; and
UNKNOWN TENANT(S)/
OWNER(S)/SPOUSE(S) IN
POSSESSION,
Defendants.
TO: UNKNOWN TENANT(S)/
OWNER(S)/SPOUSE(S) IN POSSES-
SION
2927 Banaza Street
Tampa, Florida 33605-2769

YOU ARE NOTIFIED that a foreclo-
sure action on the following properties
located in Hillsborough County, Florida
have been filed against you:
LEGAL DESCRIPTION
Lots 7 and 10, Block 5, BANZA
BANZA SUBDIVISION, accord-
ing to the map or plat thereof as
recorded in Plat Book 2, Page 68,
Public Records of Hillsborough
County, Florida.
Address: 2927 Banza Street, Tam-
pa, Florida 33605-2769.
Parcel Id. No. A-07-29-19-
4VJ-000005-000070
Folio: 187668-0000
You are required to file written defenses
with the Clerk of this Court and to serve

a copy within thirty (30) days after first
publication of this notice AUGUST 15,
2024, on Paul A. Giordano, Esq., Attor-
ney for Plaintiff, whose address is Roet-
zel & Address, 2320 First Street, Suite
1000, Fort Myers, Florida 33901; oth-
erwise, a default will be entered against
you for the relief demanded in the Com-
plaint.

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

WITNESS my hand and seal of the
Court on the 10 day of JULY, 2024.
CINDY STUART
Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
(SEAL) By: /s/ Isha Tirado-Baker
Deputy Clerk
Paul A. Giordano, Esq.
Attorney for Plaintiff
Roetzel & Address
2320 First Street, Suite 1000
Fort Myers, Florida 33901
Jul. 26; Aug. 2, 2024 24-02265H

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-004009
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE, AS
SUCCESSOR-IN-INTEREST
TO U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR RESIDENTIAL ASSET
SECURITIES CORPORATION,
HOME EQUITY MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES
2006-KS9,
Plaintiff, vs.
PARIS PENZIN A/K/A PARIS
FAYE DUBE' A/K/A PARIS F. DUBE'
F/K/A PARIS FAYE
PENZIN F/K/A PARIS F. PENZIN,
et. al.
Defendant(s).
TO: BRADLEY PENZIN A/K/A BRAD-
LEY ALLEN PENZIN A/K/A BRAD-
LEY A. PENZIN,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property de-
scribed in the mortgage being foreclosed
herein.

YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following property:
LOT 6, BLOCK A, OF THE PRES-
IDENTIAL MANOR, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 47, PAGE 91, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-

ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before 8/22/2024
(30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE
PUBLISHED ONCE A WEEK FOR
TWO (2) CONSECUTIVE WEEKS.
If you are a person with a disability
who needs an accommodation in
order to access court facilities or
participate in a court proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
To request such an accommodation,
please contact Court Administration
at least 7 days before your scheduled
court appearance, or immediately upon
receiving a notification of a scheduled
court proceeding if the time before
the scheduled appearance is less than
7 days. Complete the Request for
Accommodations Form and submit to
800 E. Twiggs Street, Room 604,
Tampa, FL 33602. ADA Coordination
Help Line (813) 272-7040; Hearing
Impaired Line 1-800-955-8771; Voice
Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of
this Court at County, Florida, this day of
7/17/2024.
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Mustafa Divan
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-036159
Jul. 26; Aug. 2, 2024 24-02253H

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA

CIVIL DIVISION
Case #: 24-CA-002613
DIVISION: K
Truist Bank
Plaintiff, -vs.-
Anthony G. Friel a/k/a Anthony Friel
a/k/a Anthony Gallagher Friel a/k/a
Anthony G. Friel; Unknown Spouse
of Anthony G. Friel a/k/a Anthony Friel
a/k/a Anthony Gallagher Friel a/k/a
Anthony G. Friel; GoodLeap, LLC
f/k/a Loanpal, LLC; Unknown

Parties in Possession #1, if living,
and all Unknown Parties claiming
by, through, under and against
the above named Defendant(s);
Unknown Parties in Possession
#2, if living, and all Unknown Parties
claiming by, through, under and
against the above named
Defendant(s)
Defendant(s).
TO: Anthony G. Friel a/k/a Anthony Friel
a/k/a Anthony Gallagher Friel a/k/a
Anthony G. Friel: LAST KNOWN AD-
DRESS: 4604 West Lowell Avenue,
Tampa, FL 33629, Unknown Spouse of
Anthony G. Friel a/k/a Anthony Friel a/k/a
Anthony Gallagher Friel a/k/a Anthony
G. Friel: LAST KNOWN ADDRESS:
4604 West Lowell Avenue, Tampa, FL

33629, Unknown Parties in Possession
#1, if living, and all Unknown Parties
claiming by, through, under and
against the above named Defendant(s):
LAST KNOWN ADDRESS: 4604 West
Lowell Avenue, Tampa, FL 33629 and
Unknown Parties in Possession #2, if
living, and all Unknown Parties claim-
ing by, through, under and against
the above named Defendant(s): LAST
KNOWN ADDRESS: 4604 West Low-
ell Avenue, Tampa, FL 33629
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devises, grantees, assignees, credi-
tors, lienors, and trustees, and all other

persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juis.
YOU ARE HEREBY NOTIFIED that an
action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Hillsborough County, Florida, more
particularly described as follows:
LOT 3, BLOCK 14, SUNSET
PARK, ACCORDING TO MAP
OR PLAT THEREOF RECOR-
DED IN PLAT BOOK 10, PAGE
46, PUBLIC RECORDS OF

HILLSBOROUGH COUNTY,
FLORIDA.
more commonly known as 4604
West Lowell Avenue, Tampa, FL
33629.
This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca Ra-
ton, FL 33487, on or before 8/22/2024
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.
"In accordance with the Americans

with Disabilities Act, persons needing
a special accommodation to participate
in this hearing, should contact A.D.A.
Coordinator not later than 1 (one) days
prior to the proceeding at (813) 272-
7040 or VIA Florida Relay Service at
1-800-955-8770."
WITNESS my hand and seal of this
Court on the day of 7/17/2024.
Cindy Stuart
Circuit and County Courts
(SEAL) By: /s/ Mustafa Divan
Deputy Clerk
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, FL 33487
24-330964 FC01 SUT
Jul. 26; Aug. 2, 2024 24-02311H

Q&A

Q What makes public notices in newspapers superior to other forms of notices?

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q How much do legal notices cost?

A 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

SAVE TIME

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

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

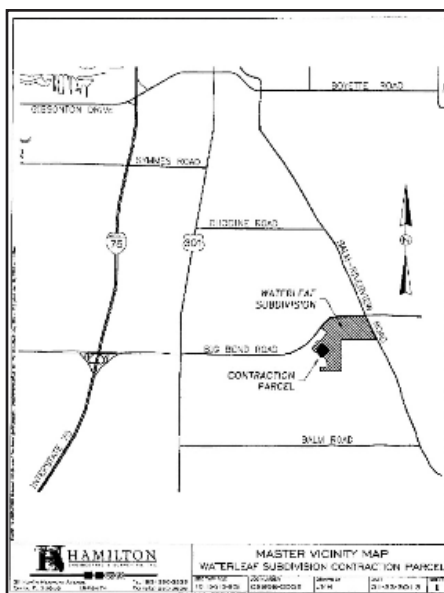
The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"). The second public hearing 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
 Ruben Durand
 July 19, 26, 2024 24-02205H

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

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.

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 24-02201H

--- ESTATE ---

SECOND 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 Street, 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 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.

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

SECOND 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

SECOND 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

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Business Observer

--- ESTATE ---

SECOND 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

Secondary Email:

afriedrich@hnh-law.com

July 19, 26, 2024 24-02184H

SECOND 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. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

July 19, 26, 2024 24-02198H

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

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

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

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

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

The date of first publication of this notice is 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,

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
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 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

SECOND INSERTION

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

The administration of the estate of DAVID GLEN MILLER a/k/a DAVID GLENN 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

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 24-02230H

SECOND 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:

eservice@gunster.com

July 19, 26, 2024 24-02186H

--- PUBLIC SALES ---

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

Optum - Palma Ceia will be relocating effective Aug. 2, 2024.

NEW LOCATION

Optum - Hyde Park

3010 West Azele 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

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

SECOND 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 Twiggs 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:

courtney@flprobatesolutions.com

July 19, 26, 2024 24-02219H

SECOND 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 dec

--- ESTATE ---

SECOND INSERTION

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

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.

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

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

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

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

Signed on this day of 7/16/2024. BETHANY MARGUERITE WHITNEY, Personal Representative

SECOND INSERTION

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

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 Twiggis St., Tampa, FL 33602.

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

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 HTN Trust Inc. as Trustee Only, Under the 20-6-19 Land Trust, is the Defendant.

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.

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

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 cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

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.

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. Twiggis St. Tampa, FL 33602

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF

SECOND INSERTION

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

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

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

SECOND INSERTION

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

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

De Cubas & Lewis, P.A. Attorney for Plaintiff

SECOND INSERTION

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

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 cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

WITNESS my hand and the seal of this Court at County, Florida, this 11 day of July, 2024

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. Twiggis Street, Room 604 Tampa, FL 33602.

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. Twiggis St. (SEAL) By /s/ Isha Tirado-Baker As Deputy Clerk

De Cubas & Lewis, P.A. Attorney for Plaintiff

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

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.

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. Twiggis Street, Tampa, FL 33602 Phone: 813-272-7040 ; Hearing Impaired: 1-800-955-8771; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 15th day of July, 2024. eXL Legal, PLLC Designated Email Address: efiling@exlegal.com

SECOND INSERTION

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

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 cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

WITNESS my hand and the seal of this Court at County, Florida, this 11 day of July, 2024

--- ACTIONS / SALES ---

SECOND INSERTION

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

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

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

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484

SECOND INSERTION

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

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.

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

SECOND INSERTION

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

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

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.

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

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.

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. Twiggis St. Tampa, FL 33602

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR 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. Twigg 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 specified 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@brdwlaw.com Secondary EMail: probatecasemgr@brdwlaw.com Attorney for Petitioner July 19, 26, 2024 24-02176H

SECOND 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 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: 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

SECOND 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. 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.

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

SECOND 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 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 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

--- ACTIONS / SALES ---

SECOND 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, and other 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 WILCH-

ES, 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 disabili-

ty 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 Court-house, 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: 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

--- ACTIONS / SALES ---

THIRD 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-AA5

IN RE: PETITION OF JOHN AND BRUNNA CORNELL as owners pro hac vice 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/ CarlaRoberts (SEAL) Deputy Clerk United States District Court, Middle District of Florida Jul. 12, 19, 26; Aug. 2, 2024

24-02134H

THIRD 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

SECOND 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 LOVEFACE-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 PARTIES, 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. Twigg 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. Twigg 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

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

Email legal@businessobserverfl.com

-- ACTIONS / SALES --

SECOND INSERTION

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

Case No.: 24-CA-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

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

SERV BANK, 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.; ISPC 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 SERV BANK, 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.; ISPC 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.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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-CA-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 interment 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

SECOND INSERTION

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 North-east (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 South 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 South-west (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.

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

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-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 1/4, 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

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

SECOND INSERTION

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

SECOND 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-PRI 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-PRI 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.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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-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 1/4, 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

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-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 1/4, 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

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

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

FOURTH 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 Twiggs 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 current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 6/26/2024 CINDY STUART CLERK OF THE CIRCUIT COURT Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk July 5, 12, 19, 26, 2024 24-02045H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 29-2024-CA-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 July 19, 26, 2024 24-02195H

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,

SECOND INSERTION

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 North-east (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 South 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 South-west (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

--- ACTIONS / SALES ---

SECOND 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
 Folio: 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 the Southwest one-quarter of said Section 20, a distance of 172.5 feet, thence 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 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, 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 PETITIONERS 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

SECOND 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, 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; KIONNA 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, 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, 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; Kionna 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, 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 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: 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

SECOND 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 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: 7/15/2024
 McCabe, Weisberg & Conway, LLC
 By: Craig Stein
 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

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. 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 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-000002-000170

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@fljud13.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. 321106
 File # 18-F03300
 July 19, 26, 2024 24-02171H

FOURTH 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 WD4P2E2K3517527
 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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 Dated on 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

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

- Simply email your notice to legal@businessobserverfl.com
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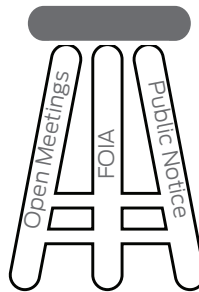
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Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



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

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