

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Covington Park Community Development District will hold two public hearings and a regular meeting on August 26, 2024, at 6:00 p.m. at the Covington Park Clubhouse, located at: 6806 Covington Garden Drive, Apollo Beach, Florida 33572.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024-2025 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2024-2025 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt 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, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, telephone: 813-533-2950, or email at: monolan@rizzetta.com during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. For more detail, a copy of the Fiscal Year 2024-2025 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

##### COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,395,295.50
COLLECTION COSTS @ 2.0%	\$29,687.14
EARLY PAYMENT DISCOUNT @4%	\$59,374.28
TOTAL O&M ASSESSMENT	\$1,484,356.91

Lot Size	Units	EAU's	Proposed Annual O&M Assessment Including Collection Costs/Early Payment Discounts Per Unit	Proposed Increase for FY 2024-2025
SF 35'	169	1.00	\$1,001.75	\$143.23
SF 35' (2004 Prepaid)	1	1.00	\$1,001.75	\$143.23
SF 55'	101	1.34	\$1,342.35	\$191.93
SF 60'	44	1.44	\$1,442.52	\$206.25
SF 70'	62	1.66	\$1,662.91	\$237.76
SF 40'	326	1.00	\$1,001.75	\$143.23
SF 40' (2005 Prepaid)	3	1.00	\$1,001.75	\$143.23
SF 50'	319	1.34	\$1,342.35	\$191.93
SF 50' (2005 Prepaid)	1	1.34	\$1,342.35	\$191.93
SF 50' (1999 Prepaid)	1	1.34	\$1,342.35	\$191.93
SF 60'	89	1.44	\$1,442.52	\$206.25
SF 70'	74	1.66	\$1,662.91	\$237.76

The Hillsborough County tax collector will collect the assessments for certain lots within the District. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

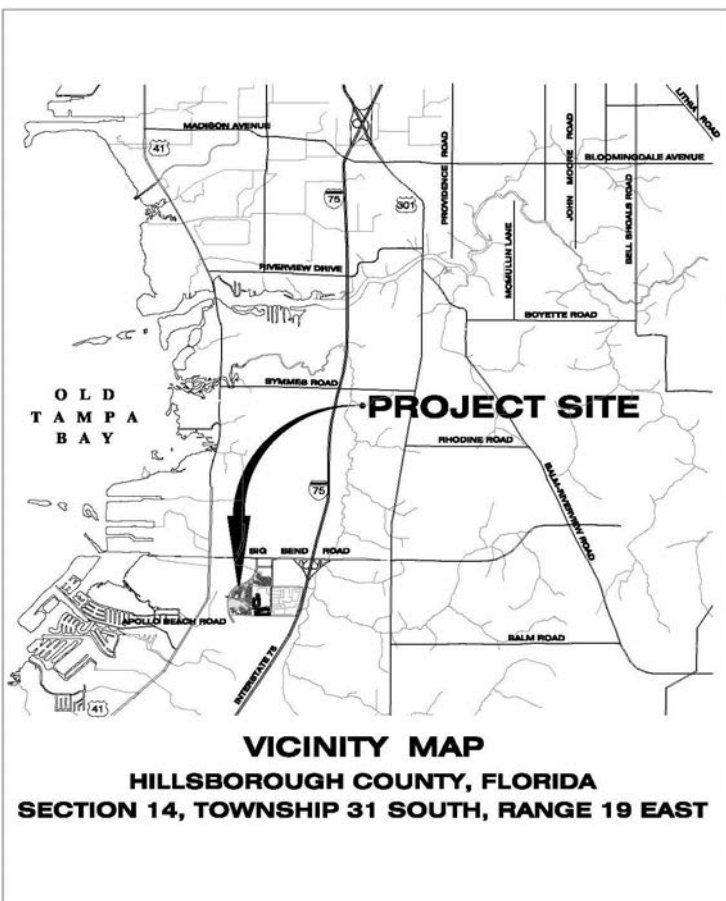
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication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

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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



#### FIRST INSERTION

##### Notice of Public Hearing and Board of Supervisors Meeting of the DG Farms Community Development District

The Board of Supervisors (the "Board") of the DG Farms Community Development District (the "District") will hold a public hearing and a meeting on August 26, 2024, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Techo Road, Ruskin, Florida 33701.

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.dgfarmscd.org](http://www.dgfarmscd.org), or may be obtained by contacting the District Manager's office via email at [patricia@breezehome.com](mailto:patricia@breezehome.com) or via phone at (813)565-4663.

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.

Patricia Thibault  
District Manager  
4865-7035-7699, v. 1  
August 2, 9, 2024 24-02323H

#### FIRST INSERTION

##### 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 Apollo Beach Society Wine Bar, located at 238 Harbor Village Ln, in the City of Apollo Beach, County of Hillsborough, State of FL, 33572, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25 of July, 2024.  
GIBSIPS LLC  
238 Harbor Village Ln  
Apollo Beach, FL 33572  
August 2, 2024 24-02329H

#### FIRST INSERTION

##### 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 Calathe Midwifery located at 2508 S Obrapia St. in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of July, 2024.  
Louisa Francis  
August 2, 2024 24-02331H

#### FIRST INSERTION

##### 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 HomeWell Care Services FL263 located at 5111 White Chicory Dr, in the County of Hillsborough, in the City of Apollo Beach, Florida 33572 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Apollo Beach, Florida, this 27th day of July, 2024.  
CARING TOUCH HOME CARE LLC  
August 2, 2024 24-02357H

#### 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. 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.corylakesdd.net](http://www.corylakesdd.net), or may be obtained by contacting the District Manager's office via email at [larry@breezehome.com](mailto:larry@breezehome.com) or via phone at (813) 565-4663.

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.

Larry Krause  
District Manager  
August 2, 2024 24-02324H

#### FIRST INSERTION

##### 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 Seabreeze Devil Crabs, located at 4908 palm Dr, in the City of Tampa, County of Hillsborough, State of FL, 33619, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 30 of July, 2024.  
Donna Kaye Richards  
4908 palm Dr  
Tampa, FL 33619  
August 2, 2024 24-02379H

#### FIRST INSERTION

##### 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 Land Detectives located at 6421 N Florida ave D-1456 in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2024.  
David S Berry  
August 2, 2024 24-02330H

#### FIRST INSERTION

##### 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 Hilton Garden Inn Oldsmar located at 4052 Tampa Rd, Oldsmar, FL 34677 in the City of Oldsmar, Hillsborough County, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of July, 2024.  
Embarc, LLC  
Rogatiem Krecsek, Manager  
August 2, 2024 24-02332H

#### FIRST INSERTION

##### INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for concourse traffic coating at Raymond James Stadium.

##### BID #23-17 Concourse Traffic Coating, Raymond James Stadium MANDATORY PRE-BID CONFERENCE

Monday, August 19, 2024 at 10am  
(Entrance B/C off Himes Avenue -  
Raymond James Stadium)

##### BID DUE DATE Tuesday, August 29, 2024 at not later than 10am

Bid packages will be available for distribution on Friday, July 26, 2024 after 10am. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 17th Day of July 2024.

/s/ Deltecia Jones  
Procurement Manager  
TAMPA SPORTS AUTHORITY  
August 2, 2024 24-02335H

#### FIRST INSERTION

##### INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for the construction and installation of a carport in the no-fly zone on Raymond James Stadium's property..

##### BID #23-18

Construction and Installation of a Carport in the No-Fly Zone on the Property of Raymond James Stadium

##### MANDATORY PRE-BID CONFERENCE

Wednesday, August 21, 2024 at 10am  
(Entrance B/C off Himes Avenue -  
Raymond James Stadium)

##### BID DUE DATE Thursday, August 29, 2024 at not later than 9am

Bid packages will be available for distribution on Friday, July 26, 2024 after 10am. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 18th Day of July 2024.

/s/ Deltecia Jones  
Procurement Manager  
TAMPA SPORTS AUTHORITY  
August 2, 2024 24-02336H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 08/26/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA, FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

WAUBFAFL9GN008509 2016 AUDI  
August 2, 2024 24-02353H

#### FIRST INSERTION

##### 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 Crystal Clear Insurance located at 5012 North Falkenburg Road, in the County of Hillsborough, in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 29th day of July, 2024  
Crystal Clear Insurance, LLC  
August 2, 2024 24-02365H

--- PUBLIC SALES ---

FIRST INSERTION
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 Trades Pay located at 9820 New Parke Rd, in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 30th day of July, 2024.
BMP MANAGEMENT GROUP LLC
August 2, 2024 24-02369H

FIRST INSERTION
BELMONT II 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 Belmont II Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 20, 2024
TIME: 9:30 AM
LOCATION:
Rizzetta & Company, Inc.
2700 S. Falkenburg Road, Suite 2745
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, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.belmont2cdd.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.
Debbly Wallace
District Manager
August 2, 9, 2024 24-02351H

FIRST INSERTION
NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
A meeting of the Board of Supervisors of the Waterleaf Community Development District ("District") will be held on Monday, August 12, 2024, at 5:30 p.m. at Bloomingdale Regional Public Library, 1906 Bloomingdale Avenue, Valrico, Florida 33596. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www.waterleafcdd.org/ or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").
In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.
The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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
Governmental Management Services - Tampa, LLC
August 2, 2024 24-02327H

FIRST INSERTION
NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on August 14, 2024, at 7:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.
Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
August 2, 2024 24-02328H

FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES RIVERCREST HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025
The Board of Supervisors of the Rivercrest Hillsborough Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the 6:30 pm at the Rivercrest Clubhouse, 11560 Ramble Creek Drive, Riverview, FL 33569 on the 3rd Monday of each month unless otherwise indicated as follows:
October 21, 2024
November 19, 2024 (\*Third Tuesday)
December 16, 2024
January 21, 2025 (\*Third Tuesday)
February 18, 2025 (\*Third Tuesday)
March 17, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 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
Governmental Management Services - Tampa, LLC
August 2, 2024 24-02325H

FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025
The Board of Supervisors of the Villages of Bloomingdale Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, FL 33578 at 9:00 a.m. on the 3rd Tuesday of each month unless otherwise indicated as follows:
October 15, 2024
November 19, 2024
December 17, 2024
January 21, 2025
February 18, 2025
March 18, 2025
April 15, 2025
May 20, 2025
June 17, 2025
July 15, 2025
August 19, 2025
September 16, 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.
Jason Greenwood
District Manager
August 2, 2024 24-02326H

FIRST INSERTION
NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION
Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 898306 from the Hillsborough County School District Operations, 1202 E. Palm Avenue, Tampa, FL 33605. The application was received on July 9, 2024. Proposed activities include: a new Parking Lot and its associated infrastructure and surface water management system. The project name is the King High School - New Parking Lot and is approximately 1.60 acres, located in Section 34, Township 28 South, Range 19 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. 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, Regulation Performance Management Department, 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 #6774.
August 2, 2024 24-02375H

FIRST INSERTION
NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION
Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 897711 from the Hillsborough County School District Operations Division, 1202 E. Palm Avenue, Tampa, FL 33605. The application was received on June 28, 2024. Proposed activities include: a new school and its associated infrastructure and surface water management system. The project name is Tinker PK-8 and it is approximately 15.50 acres, located in Sections 23 & 36, Township 30 South, Range 18 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. 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, Regulation Performance Management Department, 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 #6774.
August 2, 2024 24-02352H

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/22/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below
Unit 3080 Kevin Davis
Appliances, boxes, electronics, furniture
Unit 3091 Bettie Robinson
Appliances, Boxes, furniture
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.
August 2, 9, 2024 24-02337H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/16/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 CARD mobile home bearing Vehicle Identification Number 00157, and all personal items located inside the mobile home. Last Tenant: Ana L. Rivera a/k/a Ana Acosta, Ivette Colon, Carlos Acosta, The Estate of Carlos Acosta, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Carlos Acosta. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
August 2, 9, 2024 24-02388H

FIRST INSERTION
REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
The Reserve at Pradera Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for preparing reports and studies and otherwise evaluating engineering related issues for the District's improvements which include storm water management facilities, street lights, roadways, waterways, wetlands, and other public improvements and community facilities authorized by Chapter 190, Florida Statutes.
The engineering firm selected will act in the general capacity of District Engineer and provide the District engineering services, as required. Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) if a corporate entity, be a current and active corporation or authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on GSA's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant.
The District will review all Qualification Statements and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes, in selecting an Applicant. Each Applicant interested must submit eight (8) copies of its Qualification Statement by 9:00 a.m. on September 2, 2024, to the attention of Stephanie DeLuna, District Manager, Reserve at Pradera Community Development District, c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578. All inquiries or questions from Applicants relating to this RFQ must be submitted in writing on or before September 9, 2024, to sdeluna@rizzetta.com.
The Board shall select and rank the Applicants, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.
The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.
Reserve at Pradera Community Development District
Stephanie DeLuna, District Manager
August 2, 2024 24-02390H

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/22/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.
103 Josue Fernandez
Tools, Boxes, Clothing
231 Stephen Jablonski
Furniture, Boxes
326 Kelly Tengely
Boxes, tools
513 Alliyah Lee
Boxes, Furniture
518 Violet Dipple
Boxes
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
August 2, 9, 2024 24-02338H

FIRST INSERTION
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Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 897711 from the Hillsborough County School District Operations Division, 1202 E. Palm Avenue, Tampa, FL 33605. The application was received on June 28, 2024. Proposed activities include: a new school and its associated infrastructure and surface water management system. The project name is Tinker PK-8 and it is approximately 15.50 acres, located in Sections 23 & 36, Township 30 South, Range 18 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. 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, Regulation Performance Management Department, 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 #6774.
August 2, 2024 24-02352H

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August 2, 2024 24-02352H

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Boxes, tools
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Boxes, Furniture
518 Violet Dipple
Boxes
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
August 2, 9, 2024 24-02338H

FIRST INSERTION
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August 2, 9, 2024 24-02388H

FIRST INSERTION
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August 2, 9, 2024 24-02388H

FIRST INSERTION
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August 2, 9, 2024 24-02388H

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

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
Business Observer
FLORIDA'S NEWSPAPER FOR THE COUNTY
N20906-V12

--- PUBLIC SALES ---

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
 Notice is hereby given that on 08/27/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9808 BAY ST, TAMPA, FL 33635 pursuant to Florida Statute 713.585. 3C4P-DCBG9CT167611 2012 DODG 3087.04 KNADM4A33E6364565 2014 KIA 2280.76 Lienor Name: FONTENANCY AUTO REPAIR LLC Lienor Address: 9808 BAY ST, TAMPA, FL 33635 Lienor Telephone #: 813-697-1791 MV License #: MV112428 Location of Vehicles: 9808 BAY ST, TAMPA, FL 33635 August 2, 2024 24-02355H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
 Notice is hereby given that on 08/27/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 2717 N 34TH ST, TAMPA, FL 33605 pursuant to Florida Statute 713.585. 1C6RR7LG2FS732939 2015 RAM 9457.98 Lienor Name: TAMPA'S FINEST AUTO SALES LLC Lienor Address: 2717 N 34TH ST, TAMPA, FL 33605 Lienor Telephone #: 813-697-1791 MV License #: MV99619 Location of Vehicles: 2717 N 34TH ST, TAMPA, FL 33605 August 2, 2024 24-02354H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
 Notice is hereby given that on 08/27/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9222 LAZY LN, TAMPA, FL 33614 pursuant to Florida Statute 713.585. ZARFAMAN5K7622649 2019 ALFA 14031.05 Lienor Name: THE CAR VAULT OF TAMPA BAY LLC Lienor Address: 9222 LAZY LN, TAMPA, FL 33614 Lienor Telephone #: 813-697-1791 MV License #: MV112402 Location of Vehicles: 9222 LAZY LN, TAMPA, FL 33614 August 2, 2024 24-02356H

**FIRST INSERTION**  
**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 Mighty Tidy Cleaning located at 15403 deerglen dr in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 29th day of July, 2024. Patrick Foster August 2, 2024 24-02366H

**FIRST INSERTION**  
**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 Amelia Aesthetics Tampa Bay located at 6438 Bright Bay Court, in the County of Hillsborough, in the City of Apollo Beach, Florida 33572 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 30th day of July, 2024. Shabaz Sandhu MD, PLLC August 2, 2024 24-02368H

**FIRST INSERTION**  
**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 Merchant Money Saver located at 9820 New Parke Rd, in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 30th day of July, 2024. BMP MANAGEMENT GROUP LLC August 2, 2024 24-02370H

FIRST INSERTION

**ENCORE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**  
 The Board of Supervisors ("Board") for the Encore Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 22, 2024  
 TIME: 1:00 p.m.  
 LOCATION: Ella at Encore  
 1210 Ray Charles Blvd.  
 Tampa, Florida 33602

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, 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 FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M 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 District business that may properly come before it.

**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 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/ERU Factor	Proposed O&M Assessment
Affordable MF Rental	545	0.40	\$193.20
Market Rate MF Rental	225	0.50	\$241.50
Affordable MF Condo	30	0.60	\$289.80
Market Rate MF Condo	270	0.70	\$338.09
Hotel	200	0.70	\$338.09
Museum	3,900	2,000	\$0.24
Retail-Grocery	36,000	1,000	\$0.48
Other Retail	45,100	1,250	\$0.39
Office	180,000	1,500	\$0.32

\*includes collection costs and early payment discounts

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collect on the tax bill. 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the 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 O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect 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., 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578 Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at encorecdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified.

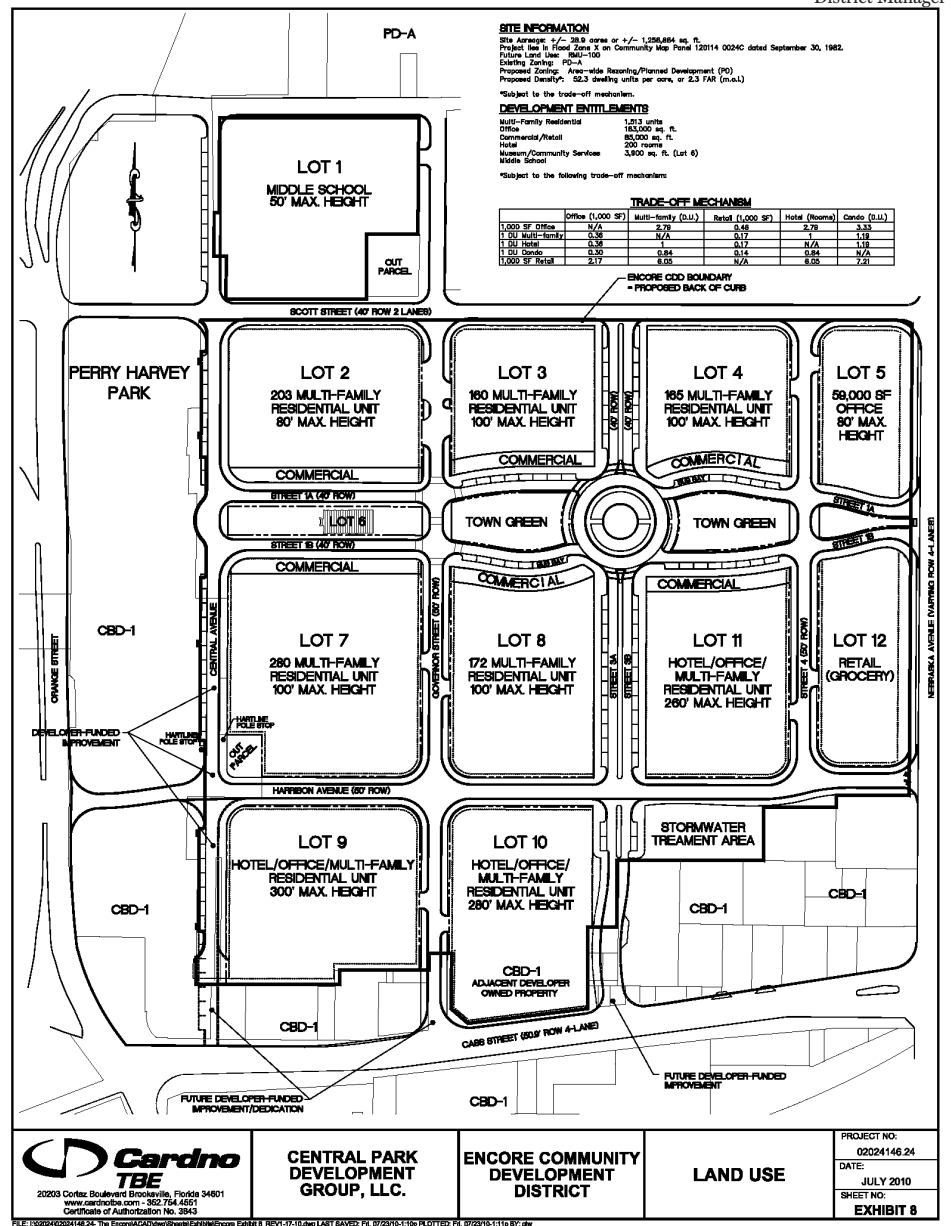
August 2, 2024

held 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.

Stephanie DeLuna  
 District Manager



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
 PROBATE DIVISION  
**File No. 24-CP-002427**  
**Division B**  
**IN RE: ESTATE OF EUGENE RAY GIRTMAN, Deceased.**  
 The administration of the estate of Eugene Ray Girtman, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602.

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

cedent 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 August 2, 2024.  
**Personal Representative:**  
**Kimberly Fernandez**

14318 Ravenwood Lane  
 Tampa, Florida 33618  
 Attorney for Personal Representative:  
 Brooke S. Shroyer, Attorney  
 Florida Bar Number: 1032372  
 Hill Ward Henderson  
 101 E. Kennedy Boulevard,  
 Suite 3700  
 Tampa, FL 33602  
 Telephone: (813) 221-3900  
 Fax: (813) 221-2900  
 E-Mail: brooke.shroyer@hwlaw.com  
 Secondary E-Mail:  
 probate.efile@hwlaw.com  
 19776736v1  
 August 2, 9, 2024 24-02362H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA**  
**CASE NO.: 23-CP-001744**  
**Division: Probate**  
**IN RE: ESTATE OF DIANA PEREZ-RIBAS, Deceased.**  
 The administration of the Estate of DIANA PEREZ-RIBAS, deceased, Case No.: 23-CP-001744 is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which

is P.O. Box 3360, Tampa, Florida 33601.  
 The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUB-

LICATION OF THIS NOTICE OR THIRTY 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 the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY

DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.  
 The date of first publication of this Notice is August 2, 2024.

**Joseph L. Stolz**  
**Personal Representative**  
 280 Ashley Court  
 Cincinnati, OH 45215  
 Sean W. Scott, Esquire  
 Attorney for Personal Representative  
 3233 East Bay Drive, Suite 104  
 Largo, FL 33771-1900  
 Telephone: (727) 539-0181 Florida Bar No. 870900 SPN: 0121383  
 Primary Email:  
 swscott@virtuallawoffice.com  
 Secondary Email:  
 penny@virtuallawoffice.com  
 August 2, 9, 2024 24-02382H

**O&A**

**What is a public notice?**

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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

LV 18237\_V10

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Wynnmere East Community Development District

The Board of Supervisors ("Board") for the Wynnmere East Community Development District ("District") hereby provides notice that it has rescheduled its hearings on the Fiscal Year 2024-2025 Proposed Budget and O&M Assessments. These two public hearings and a regular meeting will now take place on Thursday, August 29, 2024, at 6:00 p.m. at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Ruskin, 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 and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

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

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed Annual O&M Assessment (including collection costs / early payment discounts). Row 1: Single Family, 316, 1.00, \$775.97

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.

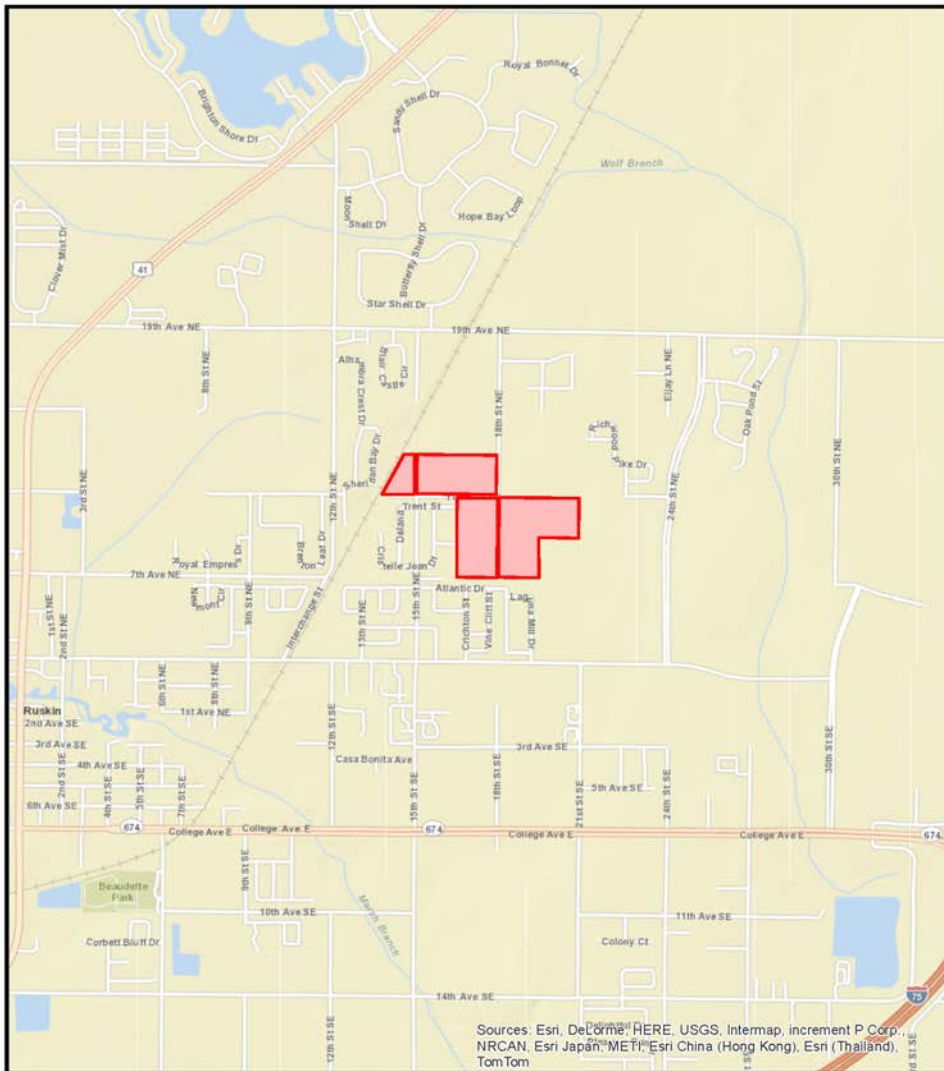
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.

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.

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

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

Stephanie DeLuna District Manager



LANDMARK ENGINEERING & SURVEYING CORPORATION logo and contact information. Wynnmere East CDD Exhibit 1 Location Map. Includes scale 1 inch = 2,000 feet and date 6/11/14.

August 2, 2024 24-02378H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Reserve at Pradera Community Development District

The Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2024, at 6:00 p.m. at the office of Rizzetta & Company located at 2700 S. Falkenburg Road., Suite 2745, Riverview, FL 33578.

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

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

A copy of the proposed budget, preliminary assessment roll, and agenda may be viewed on the District's website at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at 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.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 O&M ASSESSMENT SCHEDULE. TOTAL O&M BUDGET \$803,015.15, COLLECTION COSTS @ 2% \$17,085.43, EARLY PAYMENT DISCOUNT @ 4% \$34,170.86, TOTAL O&M ASSESSMENT \$854,271.44

Table with 4 columns: Lot Size, Total # of Units / Acres, Proposed Annual O&M Assessment (including collection costs / early payment discounts), Proposed 2024/2025 Increase. Rows: Single Family 55' (204 units, \$2,271.49, \$328.39), Single Family 65' (154 units, \$2,373.09, \$344.01), Commercial (14 units, \$1,816.57, \$315.50)

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 are eligible for a discount of up to 4% if paid early.

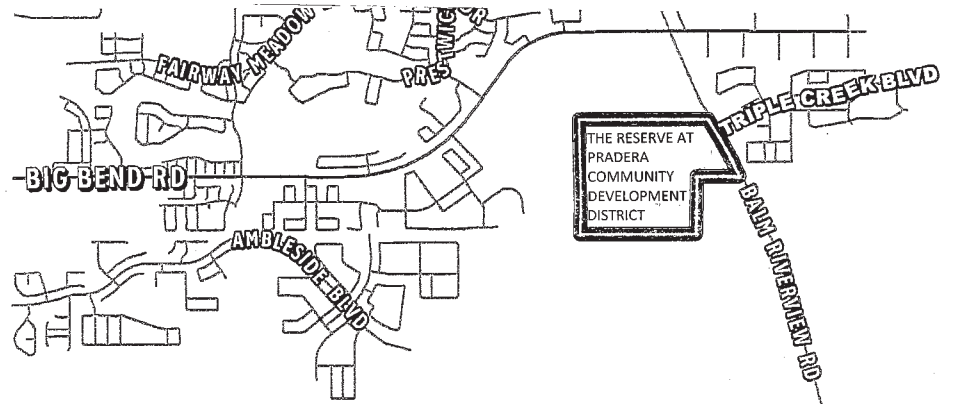
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.

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.

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.

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

Stephanie DeLuna District Manager



August 2, 2024 24-02377H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002310 IN RE: ESTATE OF JAMES TIMOTHY HARVEY, Deceased.

The administration of the estate of JAMES TIMOTHY HARVEY, deceased, whose date of death was May 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal 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.

Pursuant to 733.2121(1), Florida Statutes, unless creditors' claims are otherwise barred by s. 733.710, the personal representative shall promptly publish a notice to creditors. The notice shall contain the name of the decedent, the file number of the estate, the designation and address of the court in which the proceedings are pending, the name and address of the personal representative, the name and address of the personal representative's attorney, and the date of first publication. The notice shall state that creditors must file claims against the estate with the

court during the time periods set forth in s. 733.702, or be forever barred. The notice shall state that a personal representative or curator has no duty to discover whether any property held by the decedent or the decedent's surviving spouse at the time of the decedent's death is property to which the Florida Uniform Disposition of Community Property Rights at Death Act (ss. 732.216-732.228) applies, or may apply, unless a written demand is made by a creditor during the time period set forth in s. 732.221.

The date of first publication of this notice is: August 2, 2024. Signed on this 25th day of July, 2024.

BRITTANY HARVEY Personal Representative 6619 Northaven Court Riverview, Florida 33578

Geena G. Kandel Attorney for Personal Representative Florida Bar No. 1019226 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34108 Telephone: (239) 649-6200 Email: gkandel@ralaw.com Secondary Email: serve.gkandel@ralaw.com August 2, 9, 2024 24-02344H

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001648  
Division B  
IN RE: ESTATE OF  
DONALD LEE COOPER,  
Deceased.

The administration of the estate of DONALD LEE COOPER, deceased, whose date of death was March 27, 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.

The personal representative has no duty to discover whether any property held at the time of 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. 732.221, Florida Statutes.

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 August 2, 2024.

**Personal Representative:**  
**PETER ANDREW COOPER**  
1286 Westwood Ave.  
Columbus, OH 43212

Attorney for Personal Representative:  
Patrick Hogan, Esq.  
Florida Bar Number: 0099090  
PTH LAW FIRM PLLC  
13014 N Dale Mabry Hwy., #741  
Tampa, FL 33618  
Telephone: (813) 235-4501  
E-Mail: h@pthlawfirm.com  
August 2, 9, 2024 24-02383H

## FIRST INSERTION

**NOTICE TO HEIRS**  
IN THE CIRCUIT COURT IN AND  
FOR HILLSBOROUGH COUNTY  
FLORIDA  
PROBATE DIVISION  
FILE NO: 2024 CP 1256  
IN RE: ESTATE OF  
PAUL JOSEPH MALLIA, III  
Deceased.

A Petition For Administration of The Estate of Paul Joseph Mallia, III, whose date of death was July 4, 2023, has been filed in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. Case number 2024 CP 1256. The name and address of the proposed personal representative and personal representative's attorney are set forth below.

The Heirs are hereby given notice of potential funds due for disbursement to said heirs that will be set forth by an order of the court. Heirs and/or their legal successors or representatives, are given notice to contact the attorney below within 30 days to claim their respective interest in the estate. If no heirs claim an interest in the estate, any funds remaining at the conclusion of the estate will be deposited into the registry of the court, after which time each respective heir will be required to properly petition the court for their respective share of the funds, if any. Failure to take timely action may result in escheatment of the funds to the State of Florida. You are encouraged to seek legal counsel if you do not understand the importance of this notice.

The date of first publication of this notice is August 2, 2024

**Proposed Personal Representative:**  
**John W. MacGloan**  
c/o Knowles, Bouziane & Shaffer PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
William Shaffer, Esq.  
Attorney for Petitioner  
Florida Bar Number: 65952  
Knowles, Bouziane & Shaffer PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Telephone: (941) 404-4940  
E-Mail: will@bandslaw.com  
August 2, 9, 2024 24-02387H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE 13TH JUDICIAL  
CIRCUIT COURT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO.: 24-CP-002386  
IN RE: ESTATE OF  
GEORGE ALBERT KLITSCH  
Deceased.

The administration of the estate of GEORGE ALBERT KLITSCH, deceased, whose date of death was April 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N Michigan Ave, Plant City, FL 33563. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 August 2, 2024.

**Personal Representative:**  
**/s/ Mary Elizabeth Creamer**  
**Mary Elizabeth Creamer**  
**Personal Representative**

554 Shunpike Road  
Cape May Court House, NJ 08210  
Attorney for Personal Representative:  
/s/ David M. Deutsch, Esq.  
David M. Deutsch, Esq.  
Florida Bar Number: 1000339  
THE DEUTSCH LAW FIRM PLLC  
433 Plaza Real  
Suite 275  
Boca Raton, FL 33432  
Telephone: (561) 200-6554  
Fax: (561) 200-6554  
E-Mail: david@deutschpc.com  
Secondary  
E-Mail: service@deutschpc.com  
August 2, 9, 2024 24-02343H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-002375  
IN RE: ESTATE OF  
THOMAS LEROY HARVEY,  
Deceased.

The administration of the estate of THOMAS LEROY HARVEY, deceased, whose date of death was April 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

**Personal Representative:**  
**WALTER WAYNE FORD**  
29 Wills Run Court  
Senoia, GA 30276  
Attorney for Personal Representative:  
ROBERT E. SHARBAUGH, P.A.  
Attorney for Personal Representative  
Florida Bar No.: 715158  
Law Office of Robert E. Sharbaugh, P.A.  
700 Central Avenue, Suite 402  
St. Petersburg, FL 33701  
Telephone: (727) 898-3000  
serverobert@sharbaughlaw.com  
August 2, 9, 2024 24-02385H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
Case Number: 24-CP-2340  
Probate Division  
IN RE: ESTATE OF  
ONCI N. KELADA,  
Deceased.

The administration of the estate of ONCI N. KELADA, deceased, whose date of death was June 1, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 989, Tampa, FL 33601-0989. 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 August 2, 2024.

**Personal Representative:**  
**Mikhail Gamal**

38405-6 Evergreen Village Dr.  
Zephyrhills, FL 33542  
Attorney for Personal Representative:  
Christine Behrman de Colindres,  
Esquire  
Attorney for Personal Representative  
Florida Bar Number: 1024659  
The Law Office of  
Matthew J. Jowanna, P.A.  
2521 Windguard Circle  
Wesley Chapel, FL 33544  
Telephone: (813) 929-7300  
E-Mail: ceb@jowanna.com  
Secondary E-Mail:  
service@jowanna.com  
August 2, 9, 2024 24-02342H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 24-CP-002212  
Division: B  
IN RE: ESTATE OF  
LAURA JAYNE RODRIGUEZ,  
Deceased.

The administration of the estate of LAURA JAYNE RODRIGUEZ, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 2, 2024.

**GUY JORDAN**

9628 Deer Valley Drive  
Tallahassee, FL 32312  
**Personal Representative**  
Justin J. Klatsky  
Attorney for Personal Representative  
Florida Bar No. 62500  
Valrico Law Group  
3626 Erindale Drive  
Valrico, FL 33596  
Telephone: (813) 661-5180  
Email:  
justin.klatsky@valricolawgroup.com  
Secondary Email:  
tara.morrow@valricolawgroup.com  
August 2, 9, 2024 24-02346H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000760  
Division B  
IN RE: ESTATE OF  
LORETTA KNOWLTON  
Deceased.

The administration of the estate of Loretta Knowlton, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. 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 August 2, 2024.

**Personal Representative:**  
**Nicholas Knowlton**

10108 Parley Drive  
Tampa, Florida 33626  
Attorney for Personal Representative:  
/s/ Debra L. Dandar  
DEBRA L. DANDAR, Attorney  
Florida Bar Number: 118310  
TAMPA BAY ELDER LAW CENTER  
3611 West Azelee Street  
Tampa, FL 33609  
Telephone: (813) 282-3390  
Fax: (813) 902-3829  
Debra@TBELC.com  
Amy.Morris@TBELC.com  
August 2, 9, 2024 24-02345H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002391  
Division A  
IN RE: ESTATE OF  
MARY F. LAIPPLE  
a/k/a MARY LAIPPLE,  
Deceased.

The administration of the estate of MARY F. LAIPPLE a/k/a MARY LAIPPLE, deceased, whose date of death was June 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024

**MARCIA M. STICHTER**  
**Personal Representative**

12570 Cresta Place  
San Diego, CA 92128  
JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
mgreco@hnh-law.com  
August 2, 9, 2024 24-02381H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001310  
Division: B  
IN RE: ESTATE OF  
MATTHEW JOHN KENNEDY,  
Deceased.

The administration of the estate of MATTHEW JOHN KENNEDY, deceased, whose date of death was July 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The 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: August 2, 2024.

**COLBY KENNEDY**

7 Lakeview Drive  
North Waterboro, ME 04061  
**Personal Representative**  
Justin J. Klatsky  
Attorney for Personal Representative  
Florida Bar No. 62500  
Valrico Law Group  
3626 Erindale Drive  
Valrico, FL 33596  
Telephone: (813) 661-5180  
Email:  
justin.klatsky@valricolawgroup.com  
Secondary Email:  
tara.morrow@valricolawgroup.com  
August 2, 9, 2024 24-02361H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 2024-CP-002160  
IN RE: ESTATE OF  
JIMMIE L. SIMMONS  
A/K/A JIMMY L. SIMMONS  
Deceased.

The administration of the Estate of JIMMIE L. SIMMONS A/K/A JIMMY L. SIMMONS, deceased, whose date of death was February 20, 2024, and the last four digits of his social security number are 8886 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

**Personal Representative:**  
**/s/ Lynda Simmons Thompson**

**LYNDA SIMMONS THOMPSON**  
3054 Bay Shore Lane  
Suffolk, VA 23435  
Attorney for Personal Representative:  
/s/ Andrew Wiczorkowski  
Andrew Wiczorkowski, Esq.  
Florida Bar Number: 0829994  
2474 Sunset Point Road  
Clearwater, FL 33765  
Telephone: (727) 726-1200  
Fax: (727) 726-7088  
E-Mail: awlawyeradvice@gmail.com  
August 2, 9, 2024 24-02347H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-002243  
Division: A  
In Re: The Estate of  
LATIFE H. ZYNE,  
Deceased.

The administration of the estate of LATIFE H. ZYNE, deceased, whose date of death was JUNE 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

**Personal Representative:**  
**ALEXANDER G. ZYNE**

19107 Climbing Aster Dr.  
Tampa, FL 33647  
Attorney for Personal Representative:  
Michael L. Severe, Esq.  
Tampa Law Group, P.A.  
Florida Bar Number: 102833  
15310 Amberly Dr.  
Tampa, Florida 33647  
Telephone: (813) 384-3387  
E-mail:  
michael@mytampalawgroup.com  
August 2, 9, 2024 24-02360H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002248  
IN RE: ESTATE OF  
RAYMOND RUSSELL LARSON,  
AKA RAYMOND R. LARSON  
Deceased.

The administration of the estate of RAYMOND RUSSELL LARSON, AKA RAYMOND R. LARSON, deceased, whose date of death was January 10, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

**Personal Representative:**  
**MARTHA I. LARSON**

4167 Saltwater Boulevard  
Tampa, Florida 33615  
Attorney for Personal Representative:  
NICHOLAS J. GRIMAUDO  
Florida Bar Number: 71893  
Johnson, Pope, Bokor,  
Ruppel & Burns, LLP  
311 Park Place Blvd, Ste. 300  
Clearwater, Florida 33759  
Telephone: (727) 461-1818  
Fax: (727) 462-0365  
E-Mail: nicholasg@jpfirm.com  
Secondary E-Mail:  
ssigner@jpfirm.com  
August 2, 9, 2024 24-02359H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 24-CP-000303  
DIVISION U  
IN RE: ESTATE OF  
DANIEL C. HOLMES, SR.  
DECEASED

The administration of the estate of Daniel C. Holmes, Sr., deceased, whose date of death was December 30, 2023, and whose Social Security Number is XXX-XX-4515, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is August 2, 2024.

**Personal Representative**

**Juliana Holmes**  
19007 Boyette Road  
Lithia, FL 33547  
Attorney for Personal Representative  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, Florida 33573  
Florida Bar Number 265853  
(813) 634-5566  
donald@linskylaw.com  
August 2, 9, 2024 24-02374H

FIRST INSERTION

**NOTICE OF SERVICE OF PROCESS BY PUBLICATION**  
STATE OF NORTH CAROLINA  
WAKE COUNTY  
IN THE GENERAL COURT OF  
JUSTICE SUPERIOR COURT  
DIVISION

**24CV021246-910**  
**Universal Life Insurance Co.**  
**(Judgment Creditor) v.**  
**Greg E. Lindberg (Judgment Debtor)**  
To Greg E. Lindberg;

Take notice that a pleading seeking relief against you has been filed in the above-entitled action.

The nature of the relief being sought is as follows:

Judgment Creditor Universal Life Insurance Company ("ULICO") files this Complaint seeking solely the appointment of a general receiver over the assets of Judgment Debtor Greg E. Lindberg pursuant to N.C. Gen. Stat. §§ 1-501 et seq. and the North Carolina Commercial Receivership Act, N.C. Gen. Stat. §§ 1-507.20 et seq.

You are required to make defense to such pleading not later than forty days after August 3, 2024 (September 12, 2024), and upon your failure to do so the Universal Life Insurance Co. will apply to the court for relief sought.

This, the 2nd day of August 2024.  
Christopher G. Browning, Jr.  
Troutman Pepper  
Hamilton Sanders LLP  
305 Church at N. Hills Street  
Suite 1200  
Raleigh, NC 27609  
Phone: 919-835-4100  
Attorney for  
Universal Life Insurance Co.  
August 2, 2024 24-02333H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 24-CP-001983  
DIVISION: A  
IN RE: ESTATE OF  
DORIS ANNETTE MORRISON  
a/k/a

**ANNETTE TERECE MORRISON**  
a/k/a  
**ANNETTE TERECE MORRISON**  
DECEASED

The administration of the estate of Doris Annette Morrison a/k/a Annette Terece Morrison a/k/a Annette Terece Morrison, deceased, whose date of death was April 4, 2024, and whose Social Security Number is XXX-XX-3634, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is August 2, 2024.

**Personal Representative**

**Carmen Murphy**  
12946 Early Run Lane  
Riverview, FL 33578  
Attorney for Personal Representative  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
(813) 634-5566  
Florida Bar Number 265853  
donald@linskylaw.com  
August 2, 9, 2024 24-02373H

NOTICE OF SALE

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

To be sold at public auction, Saturday, August 10, 2024 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.

Chad Chronister, Sheriff  
Hillsborough County Sheriff's Office  
Joseph W. Lopano, Executive Director  
Hillsborough County  
Aviation Authority  
Mike Merrill County Administrator  
August 2, 2024 24-02334H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002188  
Division B  
IN RE: ESTATE OF  
GEORGE PIERRE VAMVAKIS  
Deceased.

The administration of the estate of GEORGE PIERRE VAMVAKIS, deceased, whose date of death was February 27, 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 August 2, 2024.

**Personal Representative:**

**KARLA MARIE CAROLAN**  
10009 Park Place Ave.  
Riverview, Florida 33578  
Attorney for Personal Representative:  
KARLA MARIE CAROLAN, ESQ.  
Attorney  
Florida Bar Number: 005321  
ALL LIFE LEGAL PA  
10009 Park Place Ave  
RIVERVIEW, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: courtfiling@alllifelegal.com  
Secondary E-Mail:  
kmarolan@alllifelegal.com  
August 2, 9, 2024 24-02386H

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.: 24-CA-002884**  
**SECTION # RF**

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JENNIFER DISHARON A/K/A JENNIFER DISHARON; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF JENNIFER DISHARON A/K/A JENNIFER DISHARON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com the Clerk's website for on-line auctions at, 10:00 AM on the 29 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 18, HENDERSON ROAD SUBDIVISION UNIT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 10924 AIRVIEW DR, TAMPA, FL 33625

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

FIRST INSERTION

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

**CASE NO.: 24-CA-001120**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ANNIE D. WILLIAMS, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 18, 2024, and entered in Case No. 24-CA-001120 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Annie D. Williams, Palmetto Cove Community Association Inc., a Florida not-for-profit corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the August 22, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, BLOCK 11 OF PALMETTO TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 7 THROUGH 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 4556 LIMERICK DR TAMPA FL 33610

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

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

Dated this 26 day of July, 2024.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Florida Bar #16141  
CT - 24-003171  
August 2, 9, 2024 24-02348H

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case #: 23-CC-082650  
DIVISION: J

**Trust Bank, successor by merger to SunTrust Bank.**

**Plaintiff, vs.- Judith A. Smith; Unknown Spouse of Judith A. Smith; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CC-082650 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank., Plaintiff and Judith A. Smith are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on September 6, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 2, KINGSBOROUGH GARDENS SUBDIVISION, ACCORDING TO MAP OR

PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 45 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"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."

\*Pursuant to Fla. R. Jud. Admin. 2.516(h)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\* LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: metebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 23-328901 FCO1 SUU August 2, 9, 2024 24-02349H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
**CASE NO. 24-CA-005163**  
**DIVISION: G**

**RF - SECTION II**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. UNKNOWN HEIRS OF ANITA D. CARR, ET AL. Defendants**

To the following Defendant(s): UNKNOWN HEIRS OF ANITA D. CARR (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 11, BLOCK B, SUN CITY CENTER UNIT 32, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1740 COCO PALM CIRCLE, SUN CITY CENTER FL 33573

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before August 29, 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. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 24th day of July, 2024.

Cindy Stuart  
HILLSBOROUGH COUNTY  
CLERK OF COURT  
(SEAL) By Mustafa Divan  
As Deputy Clerk

FN19588-24NS/cam  
August 2, 9, 2024 24-02341H

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. 24-CA-002193**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ANN-RENEE KING; UNKNOWN SPOUSE OF ANN-RENEE KING; LITHIA OAKS PROPERTY OWNERS ASSOCIATION, INC.; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 24, 2024 and entered in Case No. 24-CA-002193, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ANN-RENEE KING; UNKNOWN SPOUSE OF ANN-RENEE KING; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; LITHIA OAKS PROPERTY OWNERS ASSOCIATION, INC.; HILLSBOROUGH COUNTY, FLORIDA; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on August 29, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 2, BUCKHORN SPRINGS MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 79, 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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 24th 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.: 23-00986 NML  
V6.20190626  
August 2, 9, 2024 24-02340H



LV823Z V13

**Who benefits from legal notices?**

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
Case No.: 23-CA-015828  
General Civil Division: T

**GREENSPRING CAPITAL MANGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST,** Plaintiff, vs.  
**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST EDNA BARKER, PATRICIA ANN BARKER,** Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 27, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on the 28th day of August 2024 at 10:00 a.m. Eastern Time, the following described property:

Lots 7, 8, 9 and 10, Block A, SEFFNER PARK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST EDNA BARKER, PATRICIA ANN BARKER, Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 27, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on the 28th day of August 2024 at 10:00 a.m. Eastern Time, the following described property:

Lots 7, 8, 9 and 10, Block A, SEFFNER PARK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST EDNA BARKER, PATRICIA ANN BARKER, Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 27, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on the 28th day of August 2024 at 10:00 a.m. Eastern Time, the following described property:

Lots 7, 8, 9 and 10, Block A, SEFFNER PARK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST EDNA BARKER, PATRICIA ANN BARKER, Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 27, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on the 28th day of August 2024 at 10:00 a.m. Eastern Time, the following described property:

Lots 7, 8, 9 and 10, Block A, SEFFNER PARK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST EDNA BARKER, PATRICIA ANN BARKER, Defendants.

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-CA-004411  
DIVISION: F

**U.S. BANK NATIONAL ASSOCIATION,** Plaintiff, vs.  
**YAMIR HERNANDEZ SUAREZ, et al.,** Defendants.  
TO: YAMIR HERNANDEZ SUAREZ, UNKNOWN SPOUSE OF YAMIR HERNANDEZ SUAREZ  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 1 AND 2, OF OAKHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 86, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before AUGUST 29, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 24 day of JULY, 2024.

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

24-01582 August 2, 9, 2024 24-02339H

FIRST INSERTION

**NOTICE OF ACTION** **MORTGAGE FORECLOSURE** IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
Case No.: 2024-CA-002795  
Division: O

**HHI-NFHB, LLC,** Plaintiff, vs.  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED; JOSEPH P. RUSSO, JR.; RACHEL RUSSO MCLEOD; ADRIENNE RUSSO; NADINE RUSSO ROKOYAK; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,** Defendants.  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED  
Whose Residences are: Unknown  
Whose Last Known Mailing Addresses are: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:  
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB AREA, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 28-38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. APN #096443-

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:  
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB AREA, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 28-38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. APN #096443-

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:  
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB AREA, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 28-38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. APN #096443-

FIRST INSERTION

**AMENDED NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 24-CA-003637  
DIVISION: O

**LARA 1 CORP, a For-Florida Profit Corporation,** Plaintiff, vs.  
**PEDRO GAMEZ (aka PEDRO GOMEZ); THE STATE OF FLORIDA; ONEMAIN FINANCIAL GROUP, LLC, a Foreign limited liability company; LEXINGTON FINANCIAL CONSULTANTS LLC d/b/a LEXIO CAPITAL, a Florida Limited liability company, JOSE H. CORTES, an individual; and UNKNOWN TENANTS IN POSSESSION,** Defendants.  
TO: JOSE H. CORTES  
11012 Ulster Ct.  
Tampa, FL 33610

YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following property in Hillsborough County, Florida:  
LOT 13 AND 14, BLOCK 8, OF HIBISCUS GARDENS, AC-

CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, AT PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FL.

Parcel ID #: 026925-0000  
Property Address: 3925 W. Norfolk Street, Tampa, FL 33614  
and you are required to serve a copy of your written defenses, if any, to it on Felix G. Montanez, Esq., the Plaintiff's attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before 9/3/2024, or within thirty (30) days from the first publication of this Notice of Action, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
Date: 7/29/2024

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE No. 21-CA-008576

**REVERSE MORTGAGE FUNDING LLC,** Plaintiff, vs.  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNIE MAE MCMULLEN, DECEASED, et al.** Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 21-CA-008576 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNIE MAE MCMULLEN, DECEASED, et al., are Defendants, Clerk of Court, Cindy Stuart, will sell to the highest bidder for cash at, [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at the hour of 10:00 AM, on the 29th day of August, 2024, the following described property:

LOT 25, BLOCK 3, HIGH VIEW TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
IMPORTANT  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org  
DATED this 29th day of July, 2024.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
Karissa.Chin-Duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
58341.1224 / JSchwartz  
August 2, 9, 2024 24-02363H

FIRST INSERTION

0000  
10318 CLIFF CIR, TAMPA, FL 33612

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 1228 E 7th Ave, Suite 100, Tampa, FL 33605, within thirty (30) days of the date of the first 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.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. Thirteenth Judicial Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, Phone: (813) 2725894  
DATED this 30 day of JULY, 2024.

Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
CINDY STUART  
CLERK OF CIRCUIT COURT  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk

Jeffrey C. Hakanson, Esq.  
McIntyre/Thanasides  
1228 E 7th Ave, Suite 100  
Tampa, FL 33605  
813-223-0000  
August 2, 9, 2024 24-02384H

FIRST INSERTION

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

CASE NO.: 22-CA-009472  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,** Plaintiff, v.

**UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA J. MACKINDER, DECEASED; TERRY L. MACKINDER; 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(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 5, 2024 entered in Civil Case No. 22-CA-009472 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA J. MACKINDER, DECEASED; TERRY L. MACKINDER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00 AM on August 29, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 15, BLOCK D, THE PRESIDENTIAL MANOR, AC-

CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4032 Truman Dr, Seffner, Florida 33584  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
f/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: CK22026-JMV  
Case No.: 22-CA-009472  
August 2, 9, 2024 24-02364H

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 2023-CA-014240  
DIVISION: K

**TBW MORTGAGE-BACKED TRUST 2006-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE** Plaintiff vs.  
**ANTHONY J. PITA; et al;** Defendant  
TO: Anthony J. Pita  
Unknown Spouse of Anthony J. Pita  
PO BOX 173453  
TAMPA, FL 33672-1453  
3104 N. Boulevard Land Trust,  
Hiram Rodriguez, Trustee  
PO BOX 43002,  
RIO GRANDE, PR 00745-6601  
Juana G. Rios  
Unknown Spouse of Juana G. Rios  
Address Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Hillsborough County, Florida regarding the subject property with a legal description, to-wit:

LOT 26, MAINE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
you are required to serve a copy of your written defenses, if any, to it on

THIRD INSERTION

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

**ALLY BANK;** Plaintiff, vs.  
**TONY VARONA PINILLOS; et al,** Defendant(s).  
TO: Tony Varona Pinillos  
Last Known Residence: 6005 Tampa Shores Blvd. Tampa, FL 33615  
TO: Brenda Estrada Alejandro  
Last Known Residence: 6005 Tampa Shores Blvd. Tampa, FL 33615  
YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Hillsborough County, Florida:  
2021 Kia Sportage, VIN KNDPMAC9M7919361  
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

FIRST INSERTION

CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4032 Truman Dr, Seffner, Florida 33584  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
f/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: CK22026-JMV  
Case No.: 22-CA-009472  
August 2, 9, 2024 24-02364H

Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and email address is: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 7/10/2024, and file the original with the clerk of this court at Post Office Box 989, Tampa, Florida 33601 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator at Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 (813) 276- 8100, Ext. 4347 within seven working days of the date the service is needed, 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 on 6/4/2024

Cindy Stuart  
CLERK OF THE COURT  
(SEAL) By: Isha Tirado-Baker  
As Deputy Clerk  
Law Office of Gary Gassel, P.A.  
2191 Ringling Blvd  
Sarasota, FL 34237  
Pleadings@Gassellaw.com  
Attorney for Plaintiff  
August 2, 9, 2024 24-02371H

West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 12, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
Dated on June 6, 2024.

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

ALDRIDGE PITE, LLP

Plaintiff's attorney  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1693-184B  
Ref# 8159  
Jul. 19, 26; Aug. 2, 9, 2024  
24-02225H

**PUBLISH YOUR LEGAL NOTICE**

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

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

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

SECOND 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 TOG 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

SECOND 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

SECOND 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, ANTWON 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

SECOND 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

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

SAVE TIME E-mail your Legal Notice legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE legal@businessobserverfl.com Business Observer



## -- ACTIONS / SALES --

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA  
GENERAL CIVIL DIVISION  
**CASE NO.: 23-CA-013918**  
GENERAL CIVIL DIVISION: A AURORA FINANCIAL GROUP, INC.,  
**Plaintiff, vs.**  
**JOHN ROBERT CRUMB, et al.,**  
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order to Reset Foreclosure Sale entered on July 22, 2024, and the Uniform Final Judgment of Foreclosure entered on, January 23, 2024, in Case No. 23-CA-013918 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein AURORA FINANCIAL GROUP, INC, is Plaintiff, and JOHN ROBERT CRUMB and SARAH NICOLE CRUMB are Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 26th day of August, 2024, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 6, KINGS FOREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 4308 WALIS PL, TAMPA, FL 33610  
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.  
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT'S ADA COORDINATOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated this 22nd day of July 2024.  
SOKOLOF REMTULLA, PLLC  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863  
SOKOLOF REMTULLA, LLP  
6801 Lake Worth Road, Suite 100E  
Greenacres, FL 33467  
Telephone: 561-507-5252 /  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
Jul. 26; Aug. 2, 2024 24-02306H

## 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. 18-CA-005365**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**JESSICA B. DEEN ; PHYLLIS A. DEEN; RYAN DEEN; DANIEL DEEN, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 17, 2019, and entered in 18-CA-005365 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JESSICA B. DEEN; RYAN DEEN; PHYLLIS A. DEEN; DANIEL DEEN ; CROSS CREEK PARCEL "K" HOMEOWNER'S ASSOCIATION, INC.; CROSS CREEK II MASTER ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 15, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 9, CROSS CREEK PARCEL "K" PHASE 2A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 18233 CYPRESS HAVEN DR, TAMPA, FL 33647

Any person claiming an interest in the surplus from the sale, if any, other than

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

## IMPORTANT

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

Dated this 22 day of July, 2024.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
18-172569 - MiM  
Jul. 26; Aug. 2, 2024 24-02307H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 21-CA-008197**  
**SELECT PORTFOLIO SERVICING, INC.,**  
**Plaintiff, vs.**  
**LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD;**  
**UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 12, 2024 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on August 14, 2024, the following described property as set forth in said Final Judgment, to wit:

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.

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

Dated this 17th day of July 2024.  
/s/ Marc Granger, Esq.  
Bar No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 19-01490 SPS  
Jul. 26; Aug. 2, 2024 24-02250H

## 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. 2014-CA-006255**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**MELINDA L. MCKENNEY, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2021, and entered in 2014-CA-006255 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MELINDA L. MCKENNEY AKA MELINDA LYNN JOHNSON AKA MELINDA JOHNSON MCKENNEY AKA MELINDA L. JOHNSON ; THEODORE J. MCKENNEY are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 19, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 6, LESS THE SOUTH 20.00 FEET THEREOF; ALL OF LOT 7; AND LOT 8; LESS THE SOUTH 33.33 FEET THEREOF; ALL IN BLOCK 1 OF NORTH GIBSON TERRACE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 69, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1211 NIAGARA STREET, PLANT CITY, FL 33563

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

45.031.

## IMPORTANT

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

Dated this 23 day of July, 2024.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
15-060575 - NaC  
Jul. 26; Aug. 2, 2024 24-2310H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 23-CA-014656**  
**SECTION # RF**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**ANGELA GARZA;**  
**SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) the Clerk's website for on-line auctions at, 10:00 AM on the 19 day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 32, BLOCK 1, SUMMERFIELD VILLAGE II TRACT 5 PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PROPERTY ADDRESS: 13412 LARAWAY DR, RIVERVIEW, FL 33579

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

Dated this 17 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@decubaslewis.com  
23-01914  
Jul. 26; Aug. 2, 2024 24-02251H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 24-CC-036865**  
**DIVISION: O**  
**EASTWOOD MHC, LLC and LSC MOBILE SALES, INC.,**  
**Plaintiffs, vs.**  
**JOSE ESPINOZA MARTINEZ, JANIE ESPINOZA, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,**  
**Defendants.**

TO: Jose Espinoza Martinez  
Janie Espinoza  
12130 US Highway 41 South  
Lot No. 26  
Gibsonton, Florida 33534  
Jose Espinoza Martinez  
Janie Espinoza  
12123 Baytree Drive, #7  
Riverview, Florida 33569

YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

12130 US Highway 41 South,  
Lot No. 26, Gibsonton, Florida  
33534

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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

WITNESS Cindy Stuart, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida.  
Dated: 7/23/2024

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

Brian C. Chase, Esq.  
Plaintiff's attorney  
3902 N. Marguerite Street  
Tampa, Florida 33603  
Jul. 26; Aug. 2, 2024 24-02312H

## 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. 29-2022-CA-000270**  
**MORTGAGE ASSETS MANAGEMENT, LLC,**  
**Plaintiff, vs.**  
**GAETANO URSO, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 17, 2024, and entered in 29-2022-CA-000270 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GAETANO URSO, DECEASED; LISA G CASANOVA; ANTOINETTE M LLOYD; STEPHANIE GARCIA; MICHAEL ANTHONY URSO; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA; THE RECOVERY AGENTS, LLC; WOODMONT HOMEOWNER'S ASSOCIATION, INC.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; CHASE PARK, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 12, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 36, BLOCK 1, WOODMONT PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 21, OF THE PUBLIC RE-

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

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

## IMPORTANT

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

Dated this 18 day of July, 2024.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
20-015795 - NaP  
Jul. 26; Aug. 2, 2024 24-02252H

## 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. 22-CA-007528**  
**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,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN L. WARREN, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2024, and entered in 22-CA-007528 of the Circuit Court of the THIRTEENTH Judicial Circuit

in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN L. WARREN, DECEASED; CARRIE KURVIN; DOROTHY JOZWIAK; CARLTON WARREN JR.; CYNTHIA PERSALL AKA CINDY PERSALL; SUN CITY CENTER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 15, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 26 IN BLOCK BE, DEL WEBB'S SUN CITY CENTER UNIT NO. 9-A, ACCORDING

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 1735 COUNCIL DR, SUN CITY CENTER, FL 33573

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

## IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800

E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 22 day of July, 2024.  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
22-037947 - MiM  
Jul. 26; Aug. 2, 2024 24-02308H

## --- ESTATE ---

## SECOND 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

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

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

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

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

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

The date of first publication of this notice is July 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 24-CP-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 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 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

## SECOND 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: mps2@macfar.com  
Secondary E-Mail: lmm@macfar.com  
Jul. 26; Aug. 2, 2024 24-02316H

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

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

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

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

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

The date of first publication of this notice is July 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

## SECOND 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:  
jrivera@hnh-law.com  
Jul. 26; Aug. 2, 2024 24-02235H

## SECOND 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 Twiggs 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 Eagles, 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 24-CP-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

## SECOND 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'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/ 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

## SECOND 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

## --- ESTATE ---

## SECOND 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

## SECOND 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. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 26, 2024.

**Petitioner**

**ALISA G. RAPPLEE**  
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 ---

## SECOND 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, DEVISEES,

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, DEVISEES, 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, DEVISEES, 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, DEVISEES, 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, DEVISEES, 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, DEVISEES, 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, DEVISEES, 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, DEVISEES, 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.,

for on-line auctions at, 10:00 AM on the 21st day of August 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 3, TEMPLE TERRACE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 76, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 204 LINDA AVENUE TAMPA, FL 33617

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

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

Dated this 19th day of July 2024.

By: /s/ Ian Norych

Ian Norych, Esq.

Bar Number: 56615

DELUCA LAW GROUP, PLLC

2101 NE 26th Street

FORT LAUDERDALE, FL 33305

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

service@delucalawgroup.com

22-05111

Jul. 26; Aug. 2, 2024 24-02263H

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

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

## SECOND 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. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

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

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

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

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

**Personal Representative:**

**Ronald Weber**

909 John Cressler Dr

Seffner, Florida 33584

Attorney for Personal Representative:

Kamardo 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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS 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

## SECOND INSERTION

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

CIVIL DIVISION:

CASE NO.: 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 CLAIM-

ING A RIGHT TO FUNDS REMAIN-

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

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

Fac

## --- 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-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, AC-  
CORDING 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 de-  
mand 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 1-800-955-8771..

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

## SECOND 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; BENETTIE**  
**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 Banaza 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., At-  
torney 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

## SECOND INSERTION

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

**CASE NO. 24-CA-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 PRE-  
SIDENTIAL 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

## SECOND 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 Antony 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 juris.

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 RECORDED  
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

## THIRD 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 ac-  
tion for the Verified Complaint for  
Quiet Title has been filed in this court,  
for the following property in Hillsbor-  
ough County, Tampa, Florida.  
Commonly known as: 8409 Aaron

Avenue, Tampa, Florida 33635  
f/k/a 12526 Memorial Hwy, Tam-  
pa, Florida 33635, with legal de-  
scription as follows:

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

Commencing at the Southeast cor-  
ner 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, North 01°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: Commenc-  
ing 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, Flor-  
ida, 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 Be-  
ginning, thence North a distance of  
851.8 feet to the Southernly bound-  
ary of Memorial Highway, thence  
North 81°28'47" West along the  
Southernly 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 cor-  
ner of the Southwest one-quarter of  
the Southwest one-quarter of Sec-  
tion 20, Township 28 South, Range  
17 East, Hillsborough County, Flor-  
ida, 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 dis-  
tance 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 dis-  
tance of 140.26 feet to the Point of  
Beginning..

YOU ARE REQUIRED TO SERVE  
A COPY OF YOUR WRITTEN DE-  
FENSES, IF ANY, ON PETITION-  
ER'S ATTORNEY, WHOSE NAME  
AND ADDRESS ARE: CREED &  
HALL, Dennis A. Creed, III 13043  
W Linebaugh Ave Tampa, FL 33626

Telephone: (813) 444-4332 Facsimile:  
(813) 441-6121 Attorneys for Plaintiff,  
on or before 8/15/2024, and to file  
the original of the written defenses  
with the clerk of this court either  
before service or immediately there-  
after. Failure to serve and file written  
defenses as required may result in a  
judgment or order for the relief de-  
manded, 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

## THIRD 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. Ja-  
cobson (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

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

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

**CASE NO. 24-CA-000315**  
**NATIONSTAR MORTGAGE LLC;**  
**Plaintiff, vs.**  
**TIFFANY CUTINI, JOSHUA**  
**TULLY, ET.AL;**  
**Defendants**  
NOTICE IS GIVEN that, in accordance

with the Final Judgment of Foreclosure  
dated June 18, 2024, in the above-  
styled cause, I will sell to the highest  
and best bidder for cash beginning at  
10:00 AM at http://www.hillsborough.  
realforeclose.com , on August 23, 2024,  
the following described property:

Lot 17 of Triple Creek Phase 1  
Village D, according to the Plat  
thereof, as recorded in Plat Book  
114, Page 162, of the Public Re-  
cords of Hillsborough County,

Florida.  
Property Address: 13178 ROYAL  
PINES AVE, RIVERVIEW, FL  
33579

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

ITS DISCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF SALE  
SHALL BE PUBLISHED AS PROVID-  
ED HEREIN.

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

/s/ Andrew Arias FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek