

### HILLSBOROUGH COUNTY LEGAL NOTICES

#### --- PUBLIC SALES ---

**FIRST INSERTION**  
**ADVERTISEMENT OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 11th day of September, 2024 at 11:00 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. Thompson, Katrina B. Shoes, Containers, Boxes, Bags, Basket Totes, Misc; Nieves, Alex Office Chair, Dollhouse, Futon, Car Seat, Vacuum, Kids Toys, Misc; Aponte, Susan Tabletop Grill, Bed, Furniture, Dressers, Lawn Chairs, Dining Room Table, Couch, Chairs, Clothes, Misc household Goods; Radcliff, Melissa Safe, Toolbox, Small Dresser, Plastic Storage Bin, Bicycle Kids, Misc Items; Barrett, Trina Jewelry Box, Decorative box, Crib Mattress, Mini Pooltable, Dressers, Clothes, Boxes, Totes, Stereo Receiver, Chair, Speakers; Smith, Jaheim 2 Nightstands, 1 TV Stand., 4 Tires, Misc Items; Murray, Efa Tricycle, Totes, Bags, Misc; Manarina, Barbara Bed, Curio Cabinet, Safe, Dresser, Nightstand, Boxes, File Cabinet, Misc items; Linton, Brenton J. Furniture, Chair, TVs, Totes, Dressers, Clothes, Mattress, Dishes, Electronics; Williford, September M. Guitars, Dining Room Tables (2), Bike, Computer, Dresser, Hoveround Scooter, Mattresses, Clothes, Vacuum, 2 Microwaves, Bags, Coleman Lantern, Ironing Board Sale is subject to cancellation in the event of settlement between owner and obligated party.  
August 23, 30, 2024 24-02526H

**FIRST INSERTION**  
**NOTICE OF CLOSED MEETING**  
**TAMPA SPORTS AUTHORITY SECURITY COMMITTEE MEETING**  
Notice is hereby given that pursuant to F.S. 286.013 (1), the Tampa Sports Authority will be holding closed meetings to discuss security and fire safety related matters at Raymond James Stadium on the following dates/times.  
DATE: Tuesday, October 1, 2024  
TIME: 2:30pm  
PLACE: TSA Board Room  
Raymond James Stadium  
4201 N. Dale Mabry Hwy.  
Tampa, FL 33607  
And  
DATE: Tuesday, March 4, 2025  
TIME: 2:30pm  
PLACE: TSA Board Room  
Raymond James Stadium  
4201 N. Dale Mabry Hwy.  
Tampa, FL 33607  
/s/ Eric D. Hart, President/CEO  
August 23, 2024 24-02527H

**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 Estate Tampa located at 4602 W San Miguel Street 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 15th day of August, 2024.  
4602 W San Miguel Street Tampa LLC  
David Cutler  
August 23, 2024 24-02533H

**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 South Tampa Microschool located at 4002 S. Coolidge Ave in the City of Tampa, Hillsborough County, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 16th day of August, 2024.  
Jason Kral  
THE PREP SOUTH TAMPA, LLC  
August 23, 2024 24-02548H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 09/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 7310 NORTH FLORIDA AVE TAMPA, FL 33604 pursuant to Florida Statute 713.585. 2G1FA1ED3B9115198 2011 CHEV 1175.41 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Address: 7310 NORTH FLORIDA AVE, TAMPA, FL 33604 Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 NORTH FLORIDA AVE TAMPA, FL 33604  
August 23, 2024 24-02552H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 09/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598 pursuant to Florida Statute 713.585. 1GKE-C13017J134880 2007 GMC 8012.12 Lienor Name: ESTRADA TRUCK & AUTO INC Lienor Address: 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598 Lienor Telephone #: 813-697-1791 MV License #: MV112563 Location of Vehicles: 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598  
August 23, 2024 24-02555H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
RULES ENGINE LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/19/2024 08:00 AM at 9507 N TRASK STREET STE A, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. RULES ENGINE LLC reserves the right to accept or reject any and/or all bids.  
IGNERGKW6JJ285652  
2018 CHEVROLET TRAVERSE LT  
August 23, 2024 24-02532H

**FIRST INSERTION**  
**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on September 17th, 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

**FIRST INSERTION**  
**Unit# A3421 BURGESS, GRELLINDA GERITA**  
HOUSEHOLD GOODS, FURNITURE, BOXES  
**Unit# B1202 WILLIAMS, FELISCA REENEE**  
HOUSEHOLD GOODS, FURNITURE, BOXES  
**Unit# B1605 WARREN, TONYA OFELIA**  
HOUSEHOLD GOODS, FURNITURE, BOXES  
**Unit# B2105 LOVETT, JOWAYNE SHARANDAH**  
HOUSEHOLD GOODS, APPLIANCES, BOXES  
**Unit# B2230 MOULING, LORETTA MARIA**  
HOUSEHOLD GOODS, BOXES  
**Unit# B2411 HAYES, ANAREE**  
HOUSEHOLD GOODS, APPLIANCES, BOXES  
**Unit# B2613 SAMUEL, DELLON**  
BOXES, TOYS  
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.  
August 23, 30, 2024 24-02547H

**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 Clean line caulking located at 1799 N Highland Ave, in the County of Hillsborough, in the City of Clearwater, Florida 33755 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Clearwater, Florida, this 19th day of August, 2024.  
Kyle Munette  
August 23, 2024 24-02561H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 09/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 4302 E 10TH AVE #404 TAMPA, FL 33605 pursuant to Florida Statute 713.585. 3HSDZAPR1JN712504 2018 INTL 23388.351N6BA1F28GN509736 2016 NISS 6694.28 Lienor Name: PREMIER AUTOMOTIVE GROUP INC Lienor Address: 4302 E 10TH AVE #404, TAMPA, FL 33605 Lienor Telephone #: 813-697-1791 MV License #: MV-106037 Location of Vehicles: 4302 E 10TH AVE #404 TAMPA, FL 33605  
August 23, 2024 24-02553H

**FIRST INSERTION**  
**REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
Notice is hereby given that the K-Bar Ranch II Community Development District (the "District"), located in City of Tampa, Hillsborough County, Florida, announces that it is soliciting professional engineering services to be performed on a continuing basis for the District's earthwork, stormwater management systems, landscape, irrigation, signage, and lighting improvements, preserve areas, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm or individual selected will act in the general capacity of District Engineer and will provide District engineering services, as required.  
The selection manual ("Selection Manual"), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available beginning August 23, 2024, at 9:00 a.m. from the District Manager, Matt O'Nolan, MONolan@rizzetta.com.  
Any firm or individual ("Applicant") desiring to provide professional engineering services to the District must: (1) hold applicable federal, state and local licenses; (2) be 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 U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," along with pertinent supporting data.  
The District will review all Applicants consistent with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualifica-

tion Statement, along with all other requested attachments, by 11:00 a.m. on September 6, 2024 to attention: Matt O'Nolan, Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.  
Furthermore, all Applicants, and specifically the individual(s) who would be responsible for providing the engineering services and interacting with the District's representatives on a day-to-day basis, shall be available to present the Applicant's Qualifications Statement and respond to questions at the District's September 19, 2024, Board meeting to be held at 6:00 p.m. at the K-Bar Ranch II Clubhouse, 10820 Mistflower Lane, Tampa, FL 33647, and, upon the District Board's request, such other meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).  
The Board shall select and rank the Applicants using the requirements set forth in the CCNA and Selection Manual, 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, and so forth.  
Any protest regarding the terms of this Notice or the Selection Manual must be filed in accordance with the Selection Manual, applicable law, and the District's Rules of Procedure (which are available from the District Manager upon request).  
Any and all questions related to this Request for Qualifications shall be directed in writing by email only to Matt O'Nolan at MONolan@rizzetta.com no later than 12:00 p.m. on August 30, 2024.  
Matt O'Nolan  
District Manager  
August 23, 2024 24-02540H

**Unit# A1210 DORREMAN, WILLIAM CHARLES**  
HOUSEHOLD GOODS, SPORTING, BOXES  
**Unit# A1518 STRONG, ALICE**  
SUITCASE, BOXES  
**Unit# A2608 HORTON, LINDA DIANNE**  
HOUSEHOLD, BOXES, FURNITURE  
**Unit# A3108 OVERTON, CLINT**  
HOUSEHOLD GOODS, FURNITURE, BOXES  
**Unit# A3309 SLATON, ROBIN HOOKS**  
HOUSEHOLD GOODS, SUITCASE, BOXES  
**Unit# A3402 ALFONZO, ANDRES**  
BOXES, FURNITURE, TOOLS  
**Unit# A3411 MALZONE, DAVID**  
HOUSEHOLD GOODS, FURNITURE, BOXES

**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 Attorney Ry located at 14504 Juliette Pl in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of August, 2024.  
Ryan Hicks  
August 23, 2024 24-02528H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Taylor Anne Mordoh will engage in business under the fictitious name LAZY MADE STUDIO, with a physical address 11115 Hannaway Dr Riverview, FL 33578, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
August 23, 2024 24-02568H

**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 Ohana Reliance Group located at 12262 Foxmoor Peak Dr in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 19th day of August, 2024.  
Debra Perez Miller  
August 23, 2024 24-02567H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 09/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 8004 E BROADWAY AVE, #A TAMPA, FL 33619 pursuant to Florida Statute 713.585. 3GTP1UEC8EG158529 2014 GMC 6787.75 Lienor Name: VISTA AUTO BODY SHOP LLC Lienor Address: 8004 E BROADWAY AVE, #A, TAMPA, FL 33619 Lienor Telephone #: 813-697-1791 MV License #: MV-79008 Location of Vehicles: 8004 E BROADWAY AVE, #A TAMPA, FL 33619  
August 23, 2024 24-02554H

**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 Jacquelyn Adams Law located at 3111 Reseda Court in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 19th day of August, 2024.  
Jacquelyn Renee Satmary, LLC  
August 23, 2024 24-02565H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE SEPTEMBER 23 2024 STINGRAY CHEVROLET 2002 N FRONTAGE RD 2015 FORD IFA6POH7XF5127556 \$1136.28 MAA-CO COLLISION REPAIR & AUTO PAINTING 5409 ANDERSON RD 2015 FORD 1FMCU0G7XFA57646 \$620.00  
August 23, 2024 24-02571H

**FIRST INSERTION**  
**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on September 17, 2024 at 10:00am 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 1102 HOWARD ERIC GREEN**  
Household Goods, Furniture, Boxes  
**Unit 1109 JANE COLLEEN WILSON**  
Household Goods, Sporting Goods, Tools  
**Unit 2206 HOWARD ERIC GREEN**  
Household Goods, Furniture, Boxes  
**Unit 2224 COREY JAMES MINTFLOW**  
Household Goods, Appliances, Boxes  
**Unit 2425 JESSICA CHERESE COLON**  
Household Goods, Appliances, Boxes  
**Unit 3202 JESSICA FLORES-QUINONES**  
Household Goods, Furniture, Boxes, Appliances  
**Unit 3309 RICHARD LEE FINLEY**  
Household Goods, Furniture, Boxes  
Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
August 23, 30, 2024 24-02539H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/26/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.  
SADCJ2FX5JA270402  
2018 JAGUAR F-PACE PREMIUM  
1FA6P8TH4F5369452  
2015 FORD MUSTANG  
August 23, 2024 24-02564H

**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 Empower Home Care located at 819 Cypress Village Blvd #2, in the County of Hillsborough, in the City of Sun City Center, Florida 33573 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sun City Center, Florida, this August day of 21st, 2024.  
HEALTHY HOME HEALTHCARE LLC  
August 23, 2024 24-02581H

**MTERC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**  
The Board of Supervisors ("Board") of the MTERC Community Development District ("District") will hold a public hearing on September 9, 2024 at 1:30 p.m. at Rizzetta & Company, Inc., located at 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida 33624 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed

Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 933-5571, ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.mterccdd.org/.  
The public hearing and meeting

are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.  
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Ser-

vice by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Matthew Huber  
District Manager  
August 23, 30, 2024 24-02569H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
ASCENSION AUTO SERVICE gives notice that on 09/20/2024 at 10:00 AM the following vehicles(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.  
JH2RC44F62M010376  
2002 HONDA  
August 23, 2024 24-02558H





## --- 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 the business under the fictitious name of GENTRUST, located at 972 International Parkway, in the city of Lake Mary, FL, 32746, in the County of HILLSBOROUGH, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Timothy R. Alles, P.C.  
August 23, 2024 24-02572H

## 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 Coastal Sun Business located at 8004 TIERRA VERDE DR in the City of TAMPA, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2024.  
Hillsborough  
August 23, 2024 24-02566H

## 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 the business under the fictitious name of GenTrust Law Group, located at 972 International Parkway, in the city of Lake Mary, FL, 32746, in the County of HILLSBOROUGH, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Timothy R. Alles, P.C.  
August 23, 2024 24-02573H

## 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 RYNO, located at 5501 W Gray Street Ste 210, in the City of Tampa, County of Hillsborough, State of FL, 33609, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of August, 2024.  
THE ROBERTS CLAN, INC.  
5501 W Gray Street Ste 210  
Tampa, FL 33609  
August 23, 2024 24-02541H

## 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 FastFrame USA located at 6128 Winthrop Town Centre Ave, in the County of Hillsborough, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview, Florida, this 16th day of August, 2024.  
GREEN HERON  
CUSTOM FRAMES LLC  
August 23, 2024 24-02537H

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS RE: THOMASINE ANN FINNEY, Deceased**

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled THOMASINE FINNEY LIVING TRUST, dated NOVEMBER 17, 2004

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is August 23, 2024.

**Richard Finney, Trustee**  
10114 Lake Cove Lane,  
Tampa FL 33618  
813-629-6665  
August 23, 30, 2024 24-02580H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 24-CP-002227  
Division A  
IN RE: ESTATE OF  
GERALD L. STOKER  
a/k/a GERALD L. STOKER,  
Deceased.

The administration of the estate of Gerald L. Stoker, 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 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 23, 2024.

**Personal Representative:**  
**Valerie Stoker Litschgi**  
3109 Sunset Drive  
Tampa, Florida 33629  
Attorney for Personal Representative:  
LESLIE J. BARNETT, Attorney  
Florida Bar Number: 133310  
GUNSTER, YOAKLEY & STEWART  
401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 228-9080  
Fax: (813) 228-6739  
E-Mail: lbarnett@gunster.com  
Secondary E-Mail:  
jdurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
August 23, 30, 2024 24-02530H

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

PROBATE DIVISION  
File No. 24-CP-001990  
Division A  
IN RE: ESTATE OF  
JOHN EDWARD FROST  
Deceased.

The administration of the estate of JOHN EDWARD FROST, deceased, whose date of death was April 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 2024-CP-2444  
IN RE: ESTATE OF  
CARL S. WALLACE, JR.  
Deceased.

The administration of the estate of Carl S. Wallace, Jr., deceased, whose date of death was May 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida. 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 August 23, 2024.

**Personal Representative:**  
**Andrea Suzanne Wallace**  
a/k/a **Andrea Suzanne Stecker**  
7705 S. Mascotte Street  
Tampa, Florida 33626  
Attorney for Personal Representative:  
Judy Karniewicz, Attorney  
Florida Bar Number: 694185  
THE KARNIEWICZ LAW GROUP  
1211 W Fletcher Ave  
Tampa, Florida 33612  
Telephone: (813) 962-0747  
Fax: (813) 962-0741  
E-Mail: judy@tklg.net  
Secondary E-Mail: meredith@tklg.net  
August 23, 30, 2024 24-02525H

## FIRST INSERTION

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.

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 24-CP-001484  
Division: A  
IN RE: ESTATE OF  
GIPPY LEE MCCARSON  
Deceased.

The administration of the estate of GIPPY LEE MCCARSON, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 oth-

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

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

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

## --- ESTATE ---

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 24-CP-2632  
Division A  
IN RE: ESTATE OF  
BARBARA ANN BELL  
Deceased.

The administration of the estate of Barbara Ann Bell, deceased, whose date of death was September 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 23, 2024.

**Personal Representative:**  
**Angel Clark**  
9201 Spyglass Ct.  
Tampa, Florida 33615  
Attorney for Personal Representative:  
Brian P. Buchert  
Florida Bar Number: 55477  
3249 W. Cypress Street,  
Ste. A  
Tampa, Florida 33607  
Telephone: (813) 434-0570  
Fax: (813) 422-7837  
E-Mail:  
BBuchert@BuchertLawOffice.com  
August 23, 30, 2024 24-02559H

## FIRST INSERTION

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

PROBATE DIVISION  
File No.: 2024-CP-1862  
IN RE: ESTATE OF  
STANLEY A. MCLENDON  
Deceased.

The administration of the estate of Stanley A. McLendon, deceased, whose date of death was November 15, 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 23, 2024.

Signed on 7/27/2024.  
**Personal Representative:**  
**DocuSigned by:**  
**Elizabeth Ashley Huizinga**  
**Aka Ashley Huizinga**  
8101 Adams Fork Avenue  
Littleton, Colorado 80125  
Attorney for Personal Representative:  
Judy Karniewicz, Attorney  
Florida Bar Number: 694185  
THE KARNIEWICZ LAW GROUP  
1211 W Fletcher Ave  
Tampa, Florida 33612  
Telephone: (813) 962-0747  
Fax: (813) 962-0741  
E-Mail: judy@tklg.net  
Secondary E-Mail: meredith@tklg.net  
August 23, 30, 2024 24-02531H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 24-CP-002423  
Division W  
IN RE: ESTATE OF  
JOHN W. LAWSON SR.  
Deceased.

The administration of the estate of JOHN W. LAWSON SR., 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 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 23, 2024.

**Personal Representative:**  
**CAROL LAWSON**  
402 Mangan Ave  
Seffner, FL 33584  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwals@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101,  
Boca Raton, FL 33487  
Telephone: (561) 210-5500  
August 23, 30, 2024 24-02538H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 24-CP-002648  
IN RE: ESTATE OF  
LEE STALKER,  
Deceased.

The administration of the estate of LEE STALKER, deceased, whose date of death was March 29, 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: August 23, 2024.

**HEATHER BRIGGS**  
**Personal Representative**  
3817 Misty Landing Drive  
Valrico, FL 33594  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
August 23, 30, 2024 24-02536H

## FIRST INSERTION

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

PROBATE DIVISION  
FILE NO. 24-CP-002497  
IN RE: ESTATE OF  
DONALD EUGENE BENEDEVER, JR.

The administration of the estate of DONALD EUGENE BENEDEVER, JR., deceased, whose date of death was March 14, 2024; File Number 24-CP-002497, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2024

Signed on August 20, 2024.  
**DONALD EUGENE BENEDEVER, III**  
**Personal Representative**  
26744 Hickory Loop  
Lutz, FL 33559  
S/ STEVEN E. HITCHCOCK  
STEVEN E. HITCHCOCK, ESQ.  
Florida Bar No. 23181  
Hitchcock Law Group  
635 Court Street, Suite 202  
Clearwater, Florida 33756  
(727) 223-3644 / (727) 223-3479 Fax  
Steve@hitchcocklawyer.com  
Attorney for Petitioner  
August 23, 30, 2024 24-02570H

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

**Business Observer**



--- SALES ---

FIRST INSERTION

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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. JAMES PRESTON SYSK, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN THAT, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated April 18, 2024 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated August 20, 2024, issued in and for Hillsborough County, Florida, in Case No. 23-CA-014775, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and JAMES PRESTON SYSK, CITIBANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA), N.A. and AMERICAN SURETY COMPANY are the Defendants.

The Clerk of the Court, CINDY STUART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 23, 2024, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT BEGINNING 630 FT WEST AND 210 FT SOUTH OF NE CORNER OF NW 1/4 OF NE 1/4 AND RUNNING WEST 324 FT SOUTH TO ROAD, NORTHEASTERLY ALONG SAID ROAD TO A POINT SOUTH OF THE BEGINNING AND NORTH 361 FEET TO BEGINNING. LESS TRACT DESCRIBED AS BEGINNING

954 FEET WEST AND 317.88 FEET SOUTH OF THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 AND RUNNING NORTH 107.88 FEET, EAST 324, SOUTH 361 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ROAD, SOUTH-WESTERLY ALONG ROAD 125 FEET AND NORTHWESTERLY 389.74 FEET TO THE POB, ALL LYING AND BEING IN SECTION 19, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 9402 Harney Rd, Thonotosassa, FL 33592 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

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 20th day of August, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 23, 30, 2024 24-02576H

FIRST INSERTION

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

Case No.: 24-CC-023184 BAYFRONT BUILDING CORPORATION, a Florida Corporation, Plaintiff, vs. IMPACT CAPITAL REAL ESTATE, LLC, and URBAN CORE LEGACY, LLC, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated August 13, 2024 and entered in Case No. 2023-CC-023184 of the Circuit Court of the Thirteenth Judicial Circuit for Hillsborough County, Florida wherein Bayfront Building Corporation, is Plaintiff and Impact Capital Real Estate, LLC and Urban Core Legacy, LLC are defendants, Cindy Stuart, Esq. Clerk of the Circuit Court in and for Hillsborough County Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 o'clock A.M. on the 16th day of September, 2024 the following described property as set forth in said Order of Final Judgment to wit:

Legal Description: Lot 2, Block 5, Parkway Center Single Family Phase 1, according to the plat thereof, as recorded in Plat Book 89, Page 39, of the Public Records of Hillsborough County, Florida. U-13-30-19-ZZZ-000001-68510.0 Property address: 8307 Quarter Horse Drive, Riverview, Florida

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have, no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

"In accordance with the American With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, 7800 E. Twiggs St., #605, Tampa, Florida 33602 Telephone (813) 272-6513 via Florida Relay Serviced. AMR LAW FIRM, P.A. Counsel for Plaintiff PO Box 340180 Tampa, FL 33694 Tel: 813-416-7541; Fax: 813-280-6180 angela@amrlawfirm.com By: s/Angela M. Reimer Florida Bar No. 173436 August 23, 30, 2024 24-02549H

FIRST INSERTION

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

Case #: 22-CA-002973 DIVISION: K

Wells Fargo Bank, N.A. Plaintiff, -vs.- Sara Duarte Barron a/k/a Sara Barron a/k/a Sara Barron; Griselda Rosales a/k/a Griselda Martinez Rosales; Elizabeth Rosales; Humberto Rosales, Jr.; Britzey Rosales, a Minor; Sara Duarte Barron a/k/a Sara Barron a/k/a Sara Barron, as Natural Guardian of Britzey Rosales; Unknown Spouse of Sara Duarte Barron a/k/a Sara Barron a/k/a Sara Barron; Unknown Spouse of Griselda Rosales a/k/a Griselda Martinez Rosales; Unknown Spouse of Elizabeth Rosales; Unknown Spouse of Humberto Rosales, Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-002973 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Sara Duarte Barron a/k/a Sara Barron a/k/a Sara Barron 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

20, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 4 AND THE WEST 15.55 FEET OF LOT 3, BLOCK 2 OF J.A. BURNEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 31, 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(b)(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: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-325868 FCO1 WNI August 23, 30, 2024 24-02551H

FIRST INSERTION

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

Case #: 22-CA-002624 DIVISION: D

JPMorgan Chase Bank, National Association Plaintiff, -vs.- Stephanina L. Graham, as Personal Representative of the Estate of Grace Eileen Sellers; Phillip Paul Sellers; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Sandra E. Pedersen, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); David Linus Pedersen; Terry Talton; Daryl Scott Talton a/k/a Scott Talton a/k/a Daryl Talton; Unknown Spouse of Phillip Paul Sellers; Unknown Spouse of David Linus Pedersen; Unknown Spouse of Terry Talton; Unknown Spouse of Daryl Scott Talton a/k/a Scott Talton a/k/a Daryl Talton; Unknown Person in Possession of the Subject Property Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-002624 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Stephanina L. Graham, as Personal Representative of the Estate of Grace Eileen Sellers 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 17, 2024, the following described property as set forth in said Final Judgment, to-wit: LYING AND BEING LOCATED

IN THE CITY OF TAMPA, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS: LOT 15, BLOCK 2, OF PLAZA TERRACE UNIT #3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 55, 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(b)(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: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-325701 FCO1 W50 August 23, 30, 2024 24-02522H

FIRST INSERTION

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

(General Jurisdiction Division) CASE NO: 23-CA-002041

MUTINY HALL, LLC, a Florida limited liability company, Plaintiff, v. GLHC, LLC, a Florida limited liability company; JASON WOODS; DUNCAN GROVE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order Rescheduling May 14, 2024 Foreclosure sale dated August 15, 2024 and the Amended Final Judgment of Foreclosure and Damages dated May 2, 2024, and entered in Case No. 23-CA-002041 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MUTINY HALL, LLC, a Florida limited liability company is Plaintiff and GLHC, LLC a Florida limited liability company; JASON WOODS; and DUNCAN GROVE HOMEOWNERS' ASSOCIATION, INC. are the Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court will sell to the highest bidder for case via online auction at https://www.hillsborough.realforeclose.com at 10:00 A.M. on September 24, 2024 the following described property as set forth in said Final Judgment of Foreclosure and Damages:

Lot 34, Block 1, Duncan Groves, according to the map or plat thereof, as recorded in Plat Book 88, Page(s) 18, of the public re-

ords of Hillsborough County, Florida.

a/k/a 2863 Duncan Tree Circle, Valrico, FL 33594

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days of the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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. LIEBLER, GONZALEZ & PORTUONDO Counsel for Plaintiff Mutiny Hall, LLC Courthouse Tower - 25 th Floor 44 West Flagler Street Miami, FL 33130 (305) 379-0400

By: /s/ Jacob E. Mitrani. JACOB E. MITRANI Florida Bar No. 715581 jem@lgplaw.com August 23, 30, 2024 24-02534H

FIRST INSERTION

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

Case No.: 19-CA-001167 DIV B

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff, v. ASDOLLAH S. AMROEI, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment dated July 1, 2024 entered in Civil Case No. 19-CA-001167 DIV B in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff and ASDOLLAH S. AMROEI, EMMA M. AMROEI, CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK; CACH, LLC; FIA CARD SERVICES, N.A.; 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 are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on September 23, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 12 IN BLOCK 2 OF VILLAGE XXII UNIT 1 OF CARROLLWOOD VILLAGE PHASE

III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 13712 Hal-hiford Drive, Tampa, Florida 33624

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 /s/ Jordan Shealy JORDAN SHEALY, Esq. FBN: 1039538 File No: M180192-JMV Case No.: 19-CA-001167 DIV B August 23, 30, 2024 24-02520H

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

CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-016354

GITSIT SOLUTIONS LLC, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERTRUDE NAGLE, DECEASED, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN THAT, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated August 20, 2024, issued in and for Hillsborough County, Florida, in Case No. 23-CA-016354, wherein GITSIT SOLUTIONS LLC is the

Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERTRUDE NAGLE, DECEASED, SANDRA E. CANNON, RENE JOSEPH NAGLE, ROBERT GRIMSHAW, JR., LINDA GRIMSHAW, JENNIFER LYNN NAGLE, RICKY LEE NAGLE, RANDY JOSEPH GRIMSHAW, SAMANTHA JO JONES F/K/A SAMANTHA NAGLE, BILLY JOE JACKSON, DEPARTMENT OF REVENUE, STATE OF FLORIDA, TREVOR NILES HOWLAND, PALISADES COLLECTION, LLC, UNISTATES CREDIT AGENCY, LLC, AS ASSIGNEE OF METRIS BANK, FINANCIAL PORTFOLIOS, II, INC., AS ASSIGNEE OF CHASE CARD SERVICES, BANK OF AMERICA, N.A., ROBIN MORALES-PEREZ F.U.B.O., NATHAN MARTIN, HILLSBOROUGH COUNTY CLERK OF COURT, KAIN CARES

FIRST INSERTION

LP, LIDIA JIBODH, NTI CONDO 1 LLC, SUNCOAST SCHOOLS FEDERAL CREDIT UNION, T.D. BANK USA, NA, SUNCOAST CREDIT UNION, HILLSBOROUGH COUNTY SHERIFF'S OFFICE AND LVNV FUNDING LLC are the Defendants.

The Clerk of the Court, CINDY STUART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 24, 2024, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

THE EAST 150 FEET OF LOT 76 OF REVISED MAP OF FLORIDA GARDENLANDS SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 6, PAGES 42 AND 43 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, LESS THE EAST 50

FEET THEREOF FOR ROAD PURPOSES AND LESS ALL THAT PART LYING SOUTH OF A LINE PARALLEL WITH AND 1500 FEET NORTH OF THE NORTH LINE OF THE ROAD SHOWN ON SAID PLAT AS CROSSING SAID LOT 76 AND SOMETIMES KNOWN AS THE ROAD SEPARATING SAID LOTS 76 AND 76-A.

Property Address: 11009 Spivey Rd, Gibsonton, FL 33534

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

IMPORTANT

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 21st day of August, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 23, 30, 2024 24-02582H



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



--- SALES ---

FIRST INSERTION

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

**CASE NO. 22-CA-010360 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1, Plaintiff, vs. CYNTHIA CORNIEL AND MISAEEL CORNIEL, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2023, and entered in 22-CA-010360 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 LEGACY MORTGAGE ASSET TRUST 2020-SL1 is the Plaintiff and CYNTHIA CORNIEL; MISAEEL CORNIEL; FIFTH THIRD BANK A/K/A FIFTH THIRD BANK (TAMPA BAY) are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 10, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 54, BLOCK 1, NORTH LAKES, SECTION C, UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 2718 MID-TIMES DRIVE, TAMPA, FL 33618

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

**IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org  
Dated this 19 day of August, 2024.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: (S)Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
22-027333 - MaM  
August 23, 30, 2024 24-02577H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
**CASE NO. 20-CA-002542 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. ANDRES LEON BUSTAMANTE A/K/A ANDRES L. BUSTAMANTE A/K/A ANDRES BUSTAMANTE; ANA MOREIRA A/K/A ANA MATILDE MOREIRA-RAMIREZ; CACH, LLC; RAILROAD AND INDUSTRIAL FEDERAL CREDIT UNION, Defendant(s).**  
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated January 11, 2021, and entered in Case No. 20-CA-002542 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, is Plaintiff and Andres Leon Bustamante A/K/A Andres L. Bustamante A/K/A Andres Bustamante; Ana Moreira A/K/A Ana Matilde Moreira-Ramirez; Cach, LLC; Railroad And Industrial Federal Credit Union, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 26th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 10 AND THE NORTH 23.5 FEET OF LOT 11, BLOCK 1, A RESUBDIVISION OF HIGHLAND TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 2606 N Adams Street, Plant City, Florida 33563  
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.  
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated: 8/20/2024  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein  
Craig Stein, Esq.  
FL Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 19-400935  
August 23, 30, 2024 24-02562H

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-011663**

**LOANLEADERS OF AMERICA, INC. Plaintiff, v. MOSHAMBIA E. CANNON A/K/A MOSHAMBIA CANNON; TARA L. CANNON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE Defendants.**  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 15, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 22, SOUTH FORK TRACT O PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 174 THROUGH 180 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
a/k/a 13910 GALWAY SAND RD, RIVERVIEW , FL 33579-3205  
at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com,

on September 19, 2024 beginning at 10:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is

needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 ; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org  
Dated at St. Petersburg, Florida this 16th day of August, 2024.  
eXL Legal, PLLC  
Designated Email Address: efling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff Isabel López Rivera  
FL Bar: 1015906  
1000006896  
August 23, 30, 2024 24-02542H

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-000186 DIVISION: O Deutsche Bank National Trust Company as Trustee for STARM Mortgage Loan Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4 Plaintiff, vs. Dennis Lundy a/k/a Dennis L. Lundy; Unknown Spouse of Dennis Lundy a/k/a Dennis L. Lundy; Bank of America, NA; Grand Hampton Homeowners Association, Inc.; 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)**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-000186 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company as Trustee for STARM Mortgage Loan Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4, Plaintiff and Dennis Lundy a/k/a Dennis L. Lundy 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 October 28, 2024, the following described property as set forth in

said Final Judgment, to-wit:  
LOT 12, BLOCK 12, GRAND HAMPTON, PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 286 THROUGH 303, INCLUSIVE, OF TILE 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(b)(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: mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
23-330450 FC01 SUT  
August 23, 30, 2024 24-02521H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-001358 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, Plaintiff, vs. LILLIAN ZUFELT A/K/A LILLIAN A. ZUFELT; UNKNOWN SPOUSE OF LILLIAN ZUFELT A/K/A LILLIAN A. ZUFELT; LAWRENCE W. N. ZUFELT; UNKNOWN SPOUSE OF LAWRENCE W. N. ZUFELT; HILLSBOROUGH COUNTY, FLORIDA, Defendant(s).**  
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 27, 2024, and entered in Case No. 23-CA-001358 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-1, is Plaintiff and Lillian Zufelt A/K/A Lillian A. Zufelt; Unknown Spouse of Lillian Zufelt A/K/A Lillian A. Zufelt; Lawrence W. N. Zufelt; Unknown Spouse Of Lawrence W. N. Zufelt; Hillsborough County, Florida, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 17th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 20, BLOCK 5, PRESI-

DENTIAL MANOR, UNIT NO. 2A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 11206 Mondale Avenue, Seffner, Florida 33584  
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.  
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated: 8/15/24  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein, Esq.  
FL Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 22-400398  
August 23, 30, 2024 24-02535H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-006469 DIVISION: RF -Section I FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff, vs. MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 18, 2024 and an Order Resetting Sale dated August 2, 2024 and entered in Case No. 22-CA-006469 of the Circuit Court in and for Hillsborough County, Florida, wherein FORETHOUGHT LIFE INSURANCE COMPANY is Plaintiff and MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on September 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 14, BLOCK 11, ANITA SUBDIVISION, ACCORDING

TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA RECORDED IN PLAT BOOK 30, PAGE 21; SAID LANDS SITUATE LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.  
DATED August 6, 2024.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-18511 / SR4  
August 23, 30, 2024 24-02550H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-000200 DIVISION: A RF - I U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10, Plaintiff, vs. NORMAN H. FRY, JR.; Defendants**  
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 22, 2024, and entered in Case No. 24-CA-000200, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10 (hereafter "Plaintiff"), is Plaintiff and NORMAN H. FRY, JR., are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 23RD day of SEPTEMBER, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 12, BLOCK 3, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court

ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Hearing Impaired 1- 800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Discapacidad Auditiva 1-800-955-8771, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.  
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ Mark Elia  
Mark C. Elia, Esq.  
Bar Number: 695734  
NS18828-23/sap  
August 23, 30, 2024 24-02546H



Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call:  
941-906-9386

U1827-17



## --- SALES ---

## FIRST INSERTION

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

**Case No.: 24-CA-001976**

**Division: H**  
**RH FUND 27, LLC, a Nevada limited liability company, Plaintiff, vs.**  
**FRIENDS OF DOLPHINS, LLC, a Florida limited liability company; TAZINE JAFFER, an individual; SANDRA S. JAFFER, an individual; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED Defendants.**

NOTICE is hereby given that, pursuant to the Amended Uniform Final Judgment of Foreclosure entered on July 30, 2024 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:

A part of Lots 7 through 14, Block 1, together with a parcel of West Giddens vacated right-of-way per Ordinance No. 2809-A, Zambito Subdivision, as shown on the plat recorded in Plat Book

30, Page 53, of the Public Records of Hillsborough County, Florida, being further described as follows:  
 Begin at the Point of Intersection of the South line of West Hillsborough Avenue (State Road No. 600) as described in Official Records Book 9702, Page 619, of the Public Records of Hillsborough County, Florida, with the East right-of-way line of North Howard Avenue as described in Official Records Book 655, Page 521, of the Public Records of Hillsborough County, Florida; thence along said South right-of-way line of West Hillsborough Avenue the following two (2) courses and distances: (1) S.89°17'27"E., 177.98 feet; (2) S.89°29'15"E., 22.02 feet; thence S.01°31'52"W., 218.30 feet; thence N.89°13'30"W., 200.00 feet to said East right-of-way line of North Howard Avenue; thence along said East right-of-way line of North Howard Avenue N.01°31'52"E., 218.00 feet to the Point of Beginning.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.  
**For Informational Purposes Only:**  
 Property Address:  
 2110 W. Hillsborough Avenue,  
 Tampa, FL 33603

at public sale, to the highest and best bidder, for cash, on October 24, 2024 at 10:00 a.m., conducted

electronically online at the following website: <http://www.hillsborough.realforeclose.com>.

**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 at 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.

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 WITHIN 60 DAYS AFTER THE SALE.

/s/ Lara Roeske Fernandez  
 LARA ROESKE FERNANDEZ  
 Florida Bar No.: 0088500  
 lfernandez@trenam.com  
 TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.  
 101 East Kennedy Boulevard,  
 Suite 2700  
 Tampa, Florida 33602  
 Tel: (813) 223-7474 |  
 Fax: (813) 229-6553  
 Attorneys for RH Fund 27, LLC  
 August 23, 30, 2024 24-02563H

## FIRST INSERTION

a.m., on the 19TH day of SEPTEMBER, 2024, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 55, BUILDING C, WHISPERING OAKS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 16059, PAGE 616, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos

propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

## FIRST INSERTION

for cash via the Internet at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., on the 24TH day of SEPTEMBER, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 28, OF INDIAN TRAILS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

## --- ACTIONS ---

## FIRST INSERTION

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

**CASE NO.: 24-CA-005594**

**DIVISION: H**  
**BANK OF AMERICA, N.A.; Plaintiff, vs.**  
**LINDA L. JEWELL; UNKNOWN SPOUSE OF LINDA L. JEWELL; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).**

To the following Defendant(s):  
 LINDA L. JEWELL  
 Last Known Address  
 15523 WJ VALLEY RD  
 PLANT CITY, FL 33566  
 UNKNOWN SPOUSE OF LINDA L. JEWELL  
 Last Known Address  
 15523 WJ VALLEY RD  
 PLANT CITY, FL 33566

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

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: COMMENCE AT THE NORTHEAST CORNER OF THE NE1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 34, 215.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 946.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 391.29 FEET TO A POINT ON THE WEST

BOUNDARY OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 34; THENCE SOUTH ALONG THE WEST BOUNDARY 417.00 FEET TO A POINT 360.70 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE NE 1/4 OF THE NE 1/4; THENCE DEFLECT 94°01'42" LEFT, 243.74 FEET; THENCE DEFLECT 26°11'14" LEFT 70.28 FEET; THENCE DEFLECT 28°27'51" LEFT 69.22 FEET; THENCE DEFLECT 21°33'11" LEFT 302.90 FEET TO THE POINT OF BEGINNING. CONTAINING 3.243 ACRES.

SUBJECT TO W. J. VALLEY ROAD MAINTAINED RIGHT OF WAY. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO WILLIAM F. BIGGS AND HIS WIFE, LINDA L. JEWELL FROM CATHERINE D. WOERNER, A SINGLE WOMAN BY WARRANTY DEED DATED 7/19/1991, AND RECORDED ON 7/24/1991, AT BOOK 6332, PAGE 191, IN HILLSBOROUGH COUNTY, FL.

a/k/a 15523 WJ VALLEY RD, PLANT CITY, FL 33566 has been filed against you and you are required to serve a copy of your written 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, by 9/19/2024 or 30 days after the first publication of this Notice in the BUSINESS OB-

SERVER (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 demand 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 certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770..

WITNESS my hand and the seal of this Court this 14 day of August, 2024.

Hillsborough County Courthouse  
 800 E. Twiggs St.  
 Tampa, FL 33602  
 Cindy Stuart  
 As Clerk of the Court by:  
 (SEAL) By: 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  
 August 23, 30, 2024 24-02523H

## FIRST INSERTION

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

**CASE NO.: 24-CA-005629**

**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR METROPOLITAN ASSET FUNDING, INC., II, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1999-D, Plaintiff, vs.**

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LARRY M. JENSEN, DECEASED; et al., Defendant(s).**

TO: SHARRON YVETTE RANDALL  
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:

THE NORTH 228.00 FEET OF THE SOUTH 457 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT INTEREST FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 50 FEET OF THE EAST 350 FEET OF THE SOUTH 975 FEET OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EXISTING R/W FOR MCINTOSH ROAD TO BE USED FOR ROAD PURPOSES

TOGETHER WITH 1994 MOBILE HOME VIN# 10L23789 TITLE # 67447608

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before September 19, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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 20 day of August, 2024.

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

OF THE SOUTH 457 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT INTEREST FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 50 FEET OF THE EAST 350 FEET OF THE SOUTH 975 FEET OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EXISTING R/W FOR MCINTOSH ROAD TO BE USED FOR ROAD PURPOSES

TOGETHER WITH 1994 MOBILE HOME VIN# 10L23789 TITLE # 67447608

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before September 19, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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 20 day of August, 2024.

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

## 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-001872**

**DIVISION: H**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON, et al., Defendants.**

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

LOT 47, BLOCK 1, HEATHER LAKES UNIT XVI, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 55, 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 SEPTEMBER 25, 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 im-

## OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY  
[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY  
[charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY  
[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY  
[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY  
[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY  
[pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY  
[mypinellasclerk.gov](http://mypinellasclerk.gov)

POLK COUNTY  
[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)



--- ACTIONS ---

FIRST INSERTION

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

**CASE NO. 18-CA-010592**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A MR. COOPER,**  
**Plaintiff, vs.**  
**JEAN K. DESSOURCES A/K/A**  
**JEAN DESSOURCES, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2024 in Civil Case No. 18-CA-010592 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff and Jean K. Dessources a/k/a Jean Dessources, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of September, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
**LOT 40 IN BLOCK 1 OF HEATHER LAKES UNIT XIV**

**B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 1, OF HILLSBOROUGH COUNTY, FLORIDA.**

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

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

By: /s/Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
14-09589FL  
August 23, 30, 2024 24-02557H

FIRST INSERTION

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

**Case No.: 23-CA-12814**  
**LETTA ENTERPRISES, L.L.C., a**  
**Florida limited liability company,**  
**Plaintiff, vs.**  
**MADELINE FARMS, LLC, a Florida**  
**limited liability company, TRACI**  
**MENGE, individually,**  
**ARCHIE LIHEY, III, and**  
**THE STATE OF FLORIDA,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2023-CA-012814 on April 11, 2024, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Letta Enterprises, L.L.C., Plaintiff, and Madeline Farms, LLC and Traci Menge, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 17th day of September 2024, the following described property as set forth in said Final Judgment, to wit:

The North 244 feet of the West 100 feet of the East 268 feet of the West 582 feet of the South 924 feet of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 30 South, Range 30 East, all lying and being 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 within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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/ Frank A. Lafalce  
FRANK A. LAFALCE, ESQUIRE  
Florida Bar Number: 0980609  
Anthony & Partners, LLC  
100 S. Ashley Drive, Ste 1600  
Tampa, Florida 33602  
Telephone: 813/273-5616  
Telecopier: 813/221-4113  
Attorney for the Plaintiff  
August 23, 30, 2024 24-02574H

FIRST INSERTION

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

**CASE NO. 23-CA-015464**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
**Plaintiff, vs.**  
**DOUGLAS TRAVIS AND**  
**SHATEIA TRAVIS, et al.**  
**Defendant(s),**

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

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

LOT 1, BLOCK 10, RIVERCREST PHASE 1B4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE(S) 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 19, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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 14th day of August, 2024.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
23-140820  
August 23, 30, 2024 24-02519H

FIRST INSERTION

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

**CASE NO.: 24-CA-004201**  
**DIVISION: B**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND ALL**  
**OTHERS WHO MAY CLAIM AN**  
**INTEREST IN THE ESTATE OF**  
**WILLARD WARREN, et al.,**  
**Defendants.**

TO: TONYA WARREN A/K/A TONDELAYO WARREN

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before SEPTEMBER 20, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney

or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 15 day of AUGUST, 2024.

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
CORAL SPRINGS, FL 33310  
24-01547  
August 23, 30, 2024 24-02556H

FIRST INSERTION

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

**CASE NO. 2022-CA-007177**  
**DIVISION: F**  
**JMBA GROUP, LLP,**  
**Plaintiffs, vs.**  
**ANTHONY J. BROWN,**  
**UNKNOWN TENANT,**  
**Defendants**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on August 15, 2024 in the Circuit Court of Hillsborough County, Florida, Cindy Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida

Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on October 16, 2024 at 10:00am. The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

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

If you are a person with 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.

/s/ Ivan Dimitrov Ivanov, Esq.  
Ivanov Wolf PLLC  
3310 W. Cypress Street, Suite 206  
Tampa FL 33607  
Attorney for Plaintiff  
813-563-6646  
August 23, 30, 2024 24-02529H

FIRST INSERTION

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

**Case No.: 24-CA-005339**  
**Division: O**  
**VIEUX CARRÉ CONDOMINIUM**  
**ASSOCIATION, INC., a Florida**  
**not-for-profit corporation,**  
**Plaintiff, vs.**  
**KRISTOPHER KEICHINGER,**  
**UNKNOWN SPOUSE OF**  
**KRISTOPHER KEICHINGER**  
**AND UNKNOWN TENANT(S) IN**  
**POSSESSION,**  
**Defendants.**

TO: KRISTOPHER KEICHINGER

YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida:

Unit No. 17 of VIEUX CARRÉ CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 3034, Page 123, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 1, Page 75, Public Records of Hillsborough County, Florida; together with an undivided interest or share in the common elements appurtenant thereto.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publi-

cation of this Notice of Action on Western Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with 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 shall be published once each week for two consecutive weeks in The Business Observer.

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

WITNESS my hand and the seal of this Court on this 14 day of August, 2024.

Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
Cindy Stuart, as Clerk of Court  
(SEAL) By: Deputy Clerk,  
Isha Tirado-Baker

Marielle Westerman, Esq.  
Western Law, PLLC  
360 Central Ave., Ste. 800  
St. Petersburg, FL 33701  
August 23, 30, 2024 24-02524H

Q&A

**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.

**Are there different types of legal notices?**

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

**Are internet-only legal notices sufficient?**

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

**How much do legal notices cost?**

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386**

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)





SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002504  
Division A  
IN RE: ESTATE OF  
ALEJANDRO M.  
DE QUESADA, JR.,  
Deceased.

The administration of the estate of ALEJANDRO M. DE QUESADA, JR., deceased, whose date of death was April 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. 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 WITH-

IN 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 16, 2024.

**Personal Representative:**

**Michael A. de Quesada**  
8408 Benjamin Road  
Tampa, FL 33634

Attorneys for Personal Representative:

**MATTHEW P. SCHNITZLEIN**  
Florida Bar Number: 126463  
**JAMES W. GOODWIN, III**  
Florida Bar Number: 105946

Attorneys for Petitioner  
**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  
Jwg3@macfar.com  
Secondary E-Mail: Lmm@macfar.com  
August 16, 23, 2024 24-02514H

FOURTH 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, v.**

**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 DIN 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

Cindy Stuart  
As Clerk of the Court  
(SEAL) By: Isha Tirado-Baker  
As Deputy Clerk

Hillsborough County Courthouse  
800 E. Twigg St.  
Tampa, FL 33602  
Aug. 2, 9, 16, 23, 2024 24-02372H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-002225  
IN RE: ESTATE OF  
LYNETTE E. ROBEY,  
Deceased.

The administration of the estate of LYNETTE E. ROBEY, deceased, whose date of death was April 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is August 16, 2024.

**SHERRY L. GIUNTA,**

**Personal Representative**  
4205 Asheland Overlook  
Young Harris, GA 30582

**KATHLEEN A. KADYSZEWSKI, ESQ.,**

Attorney for the  
Personal Representative  
Florida Bar No. 682322  
Murphy Reid, LLP  
11300 U.S. Highway One,  
Suite 401  
Palm Beach Gardens, FL 33408  
Telephone: 561-355-8800  
kak@murphyreid.com  
eservice@murphyreid.com  
August 16, 23, 2024 24-02515H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002582  
IN RE: ESTATE OF  
ROBERT DUTKOWSKY  
Deceased.

The administration of the estate of Robert Dutkowsky, 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. Twigg St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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

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 16, 2024.

**Lorraine Dutkowsky**  
3401 Bayshore Blvd., Unit 2002  
Tampa, FL 33606

**Personal Representative**  
SHUMAKER, LOOP & KENDRICK, LLP

Attorneys for Personal Representative  
Jon P. Skelton, Esquire  
101 E. Kennedy Blvd., Suite 2800  
Tampa, Florida 33602  
Telephone: (813) 229-7600  
Facsimile: (813) 229-1660  
Florida Bar No. 49939  
Email Addresses:  
jskelton@shumaker.com  
tmcintyre@shumaker.com  
#31149410v1  
August 16, 23, 2024 24-02517H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-002556  
Division B  
IN RE: ESTATE OF  
ELAINE T. O'DONNELL,  
Deceased.

The administration of the estate of ELAINE T. O'DONNELL, deceased, whose date of death was January 6, 2024; File Number 24-CP-002556, 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 representatives and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 16, 2024

**WILLIAM J. O'DONNELL, III**

55 Wimler Lane  
Guilford, CT 06437

**LAURA O'DONNELL CLARKIN**

a/k/a  
**LAURA CLARKIN**  
8 Partridge Circle  
Salem, NH 03079

**Personal Representatives**

**JAMES P. HINES, JR.**  
Attorney for Personal Representatives  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
lmartinez@hnh-law.com  
August 16, 23, 2024 24-02472H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1511  
IN RE: ESTATE OF  
WILLIAM CARL McGRATH  
Deceased

The administration of the estate of WILLIAM CARL McGRATH, deceased, whose date of death was January 13, 2023; pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 24-CP-1511; the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CREDITOR 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 16, 2024.

**DocuSigned by:**

**MADISON LEIGH ROBNETT,**  
**Personal Representative**  
1601 SW 27th Ave., Apt. 607  
Ocala, FL 34471

/s/ T. Brandon Mace  
T. BRANDON MACE, Esquire

Attorney for Personal Representative  
Florida Bar No. 122413  
**PATRONE, KEMP, BENTLEY & MACE, P.A.**  
12661 New Brittany Blvd.  
Fort Myers, FL 33907  
Telephone: (239) 278-1800  
brandon@apatronelaw.com  
debbie@apatronelaw.com  
August 16, 23, 2024 24-02478H

PUBLISHED YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

SAVE TIME

Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

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

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



--- ESTATE ---

SECOND INSERTION

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

The administration of The Estate of VICENTE GOMEZ RUIZ, whose date of death was JULY 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida...

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...

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 16, 2024.

Personal Representative is: LAURA PATRICIA GOMEZ SANCHEZ, 2009 Moser PL., Unit #14, Dover, FL 33527

/s/ Rolando Santiago Attorney for Personal Representative Rolando J. Santiago, Esq. RJS Law Group 306 N US Hwy 41 Ruskin, FL 33570 Tel: 813-641-0010 Fla. Bar No.: 557471 August 16, 23, 2024 24-02502H

SECOND INSERTION

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

The administration of the estate of Raymond C. Hildreth, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida...

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...

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 16, 2024.

Personal Representative: Rachel M. Wagoner 1756 N. Belcher Road Clearwater, Florida 33765...

Attorney for Personal Representative: Rachel M. Wagoner, Attorney Florida Bar Number: 736066 COLEN & WAGONER, P.A. 1756 N. Belcher Road Clearwater, Florida 33765...

SECOND INSERTION

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

The administration of the estate of VICTOR MANUEL NAVARRO, deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida...

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...

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 16, 2024.

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

James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606...

SECOND INSERTION

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

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

LOT 44, BLOCK 11, OF TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 254 THROUGH 262, INCLUSIVE, 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...

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

WITNESS my hand and the seal of this Court this 9 day of AUGUST, 2024. Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602...

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-00945 August 16, 23, 2024 24-02495H

--- ACTIONS / SALES ---

SECOND INSERTION

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

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. BISMARCK B. BOAKYE, et al., Defendants.

NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 19, 2024, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com...

Lot 198, TUSCANY SUBDIVISION AT TAMPA PALMS, according to the plat thereof recorded in Plat Book 107, Page 159, 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...

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

August 16, 23, 2024 24-02503H

SECOND INSERTION

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

ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2008, and entered in 07-CA-007053 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida...

LOT 22, BLOCK 5, EAGLE-BOOK PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, 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 in accordance with Florida

August 16, 23, 2024 24-02496H

SECOND INSERTION

TOWNHOMES ASSOCIATION, INC.; TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are the Defendants, Cindy Stuart, the Clerk of the Court & Comptroller for Hillsborough County, Florida shall sell the subject property to the highest bidder for cash at public sale on September 10, 2024 at 10:00 A.M. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com to the highest bidder for cash, except as prescribed below and after having first given notice as required by Section 45.031, Florida Statutes, the following described property in Hillsborough County, Florida, as set forth in the Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 2, BLOCK 10, RIVER WALK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 276, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA PROPERTY: 9225 STONE RIVER PLACE, RIVERVIEW, FLORIDA 33578 PIN: U-20-30-20-80P-000010 -00002.0 / FOLIO: 077621-1100. THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney.

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

SUBMITTED on this 13th day of August, 2024.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 16, 23, 2024 24-02503H

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's 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's 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 12 day of August, 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 13-02286 - EuE August 16, 23, 2024 24-02496H

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 29-2022-CA-005281 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. FRANCES P HEREFORD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 07, 2022, and entered in 29-2022-CA-005281 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and FRANCES P HEREFORD; THE VILLAGES AT CYPRESS CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC.; LA PALOMA VILLAGE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit

Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 06, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 40, BLOCK 4, LA PALOMA VILLAGE, UNIT 2, PHASE I, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 24, 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 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's 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's 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 13 day of August, 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 20-074604 - MiM August 16, 23, 2024 24-02507H

THIRD INSERTION

NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION IN ADMIRALTY...

Case No.: 8:23 cv--02890 IN RE: PETITION OF FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number K1S89500C323, her engines, tackle, and appurtenances, Petitioners. NOTICE is hereby given that Petitioners Freedom Marine Sales LLC, as titled owner, and Freedom Boat Club LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number K1S89500C323, her engines, tackle,

and appurtenances (the "vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to law and as provided in Section 30501 et seq. of Title 46, United States Code, Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, and the statutes supplemental thereto and amendatory thereof, and also contesting liability independently of the limitation of liability claimed in said Petition for any loss, damage or injury occurring on or about July 30, 2023, in navigable waters in the area of Holmes Beach, Manatee County, Florida as described in the Petition and said Petition also stating the facts and circumstances upon which exoneration from and/or limitation or liability is claimed.

All persons or corporations having claims arising out of the events mentioned above and as more particularly described in the Petition must present

them as provided in Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, to the Clerk, United States District Courthouse for the Middle District of Florida located at 801 North Florida Avenue, Tampa, FL 33602 and serve on or mail copies thereof to the Petitioners' attorneys, CHARLES S. DAVANT, ESQUIRE and BRANDON BUSHWAY, ESQUIRE, DAVANT LAW, P.A., 12 Southeast 7th Street, Suite 601, Fort Lauderdale, Florida 33301, on or before September 20, 2024 or be defaulted. Personal attendance is not required.

Any claimant desiring to contest the allegations of the Petition shall file and serve on counsel for Petitioners an Answer to the Petition on or before the aforesaid date unless the Claim includes an Answer so designated or be defaulted.

August 9, 16, 23, 30, 2024 24-02419H



--- ESTATE ---

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **24-CP-275**  
Division A  
IN RE: ESTATE OF  
**TERANCE LYNN WIDGER**  
Deceased.

The administration of the estate of Terance Lynn Widger, deceased, whose date of death was October 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 16, 2024.

**Personal Representative:**  
**Juan Mejia**  
4314 W. Nassau Street  
Tampa, Florida 33607

Attorney for Personal Representative:  
Brian P. Buchert  
Florida Bar Number: 55477  
3249 W. Cypress Street,  
Ste. A  
Tampa, Florida 33607  
Telephone: (813) 434-0570  
Fax: (813) 422-7837  
E-Mail:  
BBuchert@BuchertLawOffice.com  
August 16, 23, 2024 24-02458H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **24-CP-2338**  
IN RE: ESTATE OF  
**MICHAEL KELLY PERKINS,**  
Deceased.

The administration of the estate of MICHAEL KELLY PERKINS, deceased, whose date of death was June 7, 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: August 16, 2024.

**JAMES P. HINES, JR.**  
**Personal Representative**  
315 S. Hyde Park Avenue  
Tampa, FL 33606

James P. Hines, Jr., Esq.  
Florida Bar No. 0061492  
Ashley G. Friedrich, Esq.  
Florida Bar No. 1007955  
Attorneys for Personal Representative  
Hines Norman Hines, P.L.  
315 S. Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
afriedrich@hnh-law.com  
August 16, 23, 2024 24-02459H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: **24-CP-002553**  
Division: Probate - A  
IN RE: ESTATE OF  
**STANLEY ROBERT WARE**  
Deceased.

The administration of the estate of STANLEY ROBERT WARE, deceased, whose date of death was July 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St, Room 101, 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 16, 2024.

**Personal Representative:**  
**DEBORAH WARE**  
9611 Kona Village Dr. Apt. 314  
Riverview, FL 33578

Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwals@floridaproabtefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway,  
Ste 101  
Boca Raton, Florida 33487  
Telephone: (561) 210-5500  
August 16, 23, 2024 24-02457H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **24-CP-001550**  
Division Probate  
IN RE: ESTATE OF  
**HELEN CLEO LAMLEIN**  
Deceased.

The administration of the estate of HELEN CLEO LAMLEIN, 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 PO Box 3360, Tampa, FL 22601. 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 16, 2024.

**MARK BENTON LAMLEIN**  
**Personal Representative**  
19113 Mandarin Grove Place  
Tampa, FL 33647

David C. Lanigan, J.D., LL.M.  
Attorney for Personal Representative  
Florida Bar No. 324159  
David Lanigan, P.A.  
15310 Amberly Dr.; Suite 250  
Tampa, FL 33647  
Telephone: 813-983-0655  
Email: Dave@LaniganLaw.com  
Secondary Email:  
assistant@laniganlaw.com  
August 16, 23, 2024 24-02481H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH JUDICIAL  
COURT FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **24-CP-001841**  
IN RE: ESTATE OF  
**MICHAEL F. GONZALES,**  
Deceased.

The administration of the estate of Michael F. Gonzales, deceased, whose date of death was March 17, 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 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 16, 2024.

**Personal Representative:**  
**Laurie A. Venden**  
400 Brookridge Drive  
Mount Holly, North Carolina 28120

Attorney for Personal Representative:  
Kevin Hernandez, Esquire  
Attorney for the Petitioner  
FBN 0132179 SPN 02602269  
The Hernandez Law Firm, P.A.  
28059 U.S. Highway 19 N, Suite 101  
Clearwater, FL 33761  
Telephone: (727) 712-1710  
Primary email:  
eservice1@thehernandezlaw.com  
Secondary email:  
david@thehernandezlaw.com  
August 16, 23, 2024 24-02469H

**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-002453**  
DIVISION: B  
IN RE: ESTATE OF  
**JUAN IGNACIO PICADO FREER,**  
Deceased.

The administration of the Estate of Juan Ignacio Picado Freer, 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 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 16, 2024.

**Personal Representatives:**  
**Anabelle Freer and Felipe Picado**  
c/o: **Bennett Jacobs & Adams, P.A.**  
Post Office Box 3300  
Tampa, Florida 33601

Attorney for Personal Representatives:  
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  
August 16, 23, 2024 24-02468H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
Case No.: **24-CP-002111**  
Division: Probate  
IN RE: ESTATE OF  
**RAFAEL CRUCETA, JR.**  
Deceased.

The administration of the estate of Rafael Cruceta, Jr., deceased, whose date of death was April 22, 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 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 16, 2024.

**Personal Representative:**  
**/S/ Rafael Cruceta**  
**ID w6E1MGzoppEIJ49xrU5JZwM**  
**Rafael William Cruceta III**  
709 Milton Street, 3A  
Greensboro, North Carolina 27403

/s/ Kelly B. McGill  
[ ] AARON W. SAUD, ESQUIRE  
Florida Bar Number: 096124  
[ ] MARTIN P. FITZGERALD, ESQUIRE  
Florida Bar Number: 1044315  
[ X ] KELLY B. MCGILL, ESQUIRE  
Florida Bar Number: 1050006  
2202 N. Westshore Boulevard,  
Suite 200  
Tampa, Florida 33607  
Telephone: (813) 922-5293  
E-mail: KellyM@AWSLaw.org  
2nd E-mail: Team@AWSLaw.org  
Attorney  
August 16, 23, 2024 24-02482H

**SECOND INSERTION**

**NOTICE OF ASSIGNMENT FOR  
THE BENEFIT OF CREDITORS**  
CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case No. **24-CA-006275**

**In re:  
QUICK TRIP EXPRESS FREIGHT  
SERVICE, INC., a Florida  
corporation  
d/b/a H&E CARTAGE,  
Assignor, to  
PHILIP J. VON KAHLE,  
Assignee.**

TO CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that on August 2, 2024, a petition was filed commencing an assignment for the benefit of creditors pursuant to chapter 727, Florida Statutes, made by Quick Trip Express Freight Service, Inc. d/b/a H&E Cartage, assignor, with principal place of business at 4929 Tampa West Blvd., Tampa, Florida 33634 to Philip J. Von Kahle, assignee, whose address is Michael Moecker & Associates, Inc., Michael Moecker & Associates, 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315, dated August 2, 2024.

Pursuant to Section 727.105, Fla. Stat., no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of a consensual lienholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment or the like, in connection with any judgment of claim against assets of the Estate, in the possession, custody or control of the Assignee.

YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file a proof of claim with the Assignee, Philip J. Von Kahle, Michael Moecker & Associates, Inc., Michael Moecker & Associates, 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315, on or before December 2, 2024 (120 days from the date of the filing of the petition).  
Aug. 9, 16, 23, 30, 2024 24-02440H

**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-002219**  
DIVISION: B  
IN RE: SHARON ANN RAWLINGS  
a/k/a  
**SHARON BAIRD RAWLINGS**  
Deceased.

The administration of the estate of Sharon Ann Rawlings a/k/a Sharon Baird Rawlings, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-002219; the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 16, 2024.

**Personal Representative:**  
**/S/ Rafael Cruceta**  
**ID w6E1MGzoppEIJ49xrU5JZwM**  
**Rafael William Cruceta III**  
709 Milton Street, 3A  
Greensboro, North Carolina 27403

/s/ Kelly B. McGill  
[ ] AARON W. SAUD, ESQUIRE  
Florida Bar Number: 096124  
[ ] MARTIN P. FITZGERALD, ESQUIRE  
Florida Bar Number: 1044315  
[ X ] KELLY B. MCGILL, ESQUIRE  
Florida Bar Number: 1050006  
2202 N. Westshore Boulevard,  
Suite 200  
Tampa, Florida 33607  
Telephone: (813) 922-5293  
E-mail: KellyM@AWSLaw.org  
2nd E-mail: Team@AWSLaw.org  
Attorney  
August 16, 23, 2024 24-02482H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **24-CP-002373**  
Division: A  
IN RE: ESTATE OF  
**HELENA JOAN THOMAS**  
Deceased.

The administration of the estate of HELENA JOAN THOMAS, deceased, whose date of death was May 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 16, 2024.

**Personal Representative:**  
**Phyllis A. Donegan**  
(**Aug 9, 2024 10:40 EDT**)  
230 Golf View Drive  
Levittown, Pennsylvania 17837

Attorney for Personal Representative:  
AMBER J. BELZ, ESQUIRE  
Florida Bar Number: 112384  
955 E. Del Webb Blvd.,  
Suite 101B  
Sun City Center, FL 33573  
Telephone: (813) 296-1296  
Fax: (813) 296-1297  
E-Mail: attorneybelz@belzlegal.com  
Secondary E-Mail:  
paralegal@belzlegal.com  
August 16, 23, 2024 24-02474H

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 08/30/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SKYL mobile home bearing Vehicle Identification Number SF3210C, and all personal items located inside the mobile home. Last Tenant: The Estate of Mary Johnson Andre a/k/a Mary Vada Andre, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Mary Johnson Andre a/k/a Mary Vada Andre, and Diane Elaine Becker. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.  
August 16, 23, 2024 24-02516H

**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-002219**  
DIVISION: B  
IN RE: SHARON ANN RAWLINGS  
a/k/a  
**SHARON BAIRD RAWLINGS**  
Deceased.

The administration of the estate of Sharon Ann Rawlings a/k/a Sharon Baird Rawlings, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-002219; the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 16, 2024.

**Personal Representative**  
**Scott Stewart Wesolowski**  
7310 Woodhall Court  
Tampa, FL 33624

Attorneys for Personal Representative  
LINS LAW GROUP, P.A.  
D. Michael Lins, Esquire  
Florida Bar No.: 435899  
J. Michael Lins, Esquire  
Florida Bar No.: 1011033  
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  
August 16, 23, 2024 24-02501H

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **24-CP-002463**  
Division A  
IN RE: ESTATE OF  
**PHILIP CARR**  
Deceased.

The administration of the estate of PHILIP CARR, deceased, whose date of death was July 7, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 16, 2024.

**Personal Representative:**  
**Phyllis A. Donegan**  
(**Aug 9, 2024 10:40 EDT**)  
230 Golf View Drive  
Levittown, Pennsylvania 17837

Attorney for Personal Representative:  
KARLA MARIE CAROLAN, Attorney  
Florida Bar Number: 0055321  
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 16, 23, 2024 24-02473H



## --- ACTIONS / SALES ---

## SECOND INSERTION

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

CIVIL DIVISION  
CASE NO. 22-CA-006469  
DIVISION: RF-Section I  
**FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff, vs.**  
**MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 18, 2024 and an Order Resetting Sale dated August 2, 2024 and entered in Case No. 22-CA-006469 of the Circuit Court in and for Hillsborough County, Florida, wherein FORETHOUGHT LIFE INSURANCE COMPANY is Plaintiff and MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on September 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 14, BLOCK 11, ANITA

SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA RECORDED IN PLAT BOOK 30, PAGE 21; SAID LANDS SITUATE LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED August 6, 2024.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-185111 / SR4  
August 16, 23, 2024 24-02467H

## 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-005194

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS AGUILA A/K/A THOMAS AGUILA, DECEASED, et. al. Defendant(s).**

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

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

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

THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST, LESS THE WEST 15 FEET THEREOF, LESS NORTH 230 FEET

THEREOF, LESS THE SOUTH 276 FEET OF THE EAST 290 FEET THEREOF AND LESS ROAD RIGHT OF WAY. ALSO THE NORTH 210 FEET OF THE EAST 210 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST, LESS ROAD RIGHT OF WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before September 11, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 6th day of August, 2024

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-203712  
August 16, 23, 2024 24-02455H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 23-CA-014846

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST, Plaintiff, v.**  
**REGINA CRUSE AKA REGINA R. CRUSE AKA REGINA CREWS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE M. CREWS, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated April 4, 2024 and an Agreed Order Granting Defendant's Motion for Extension of Time dated July 29, 2024, issued in and for Hillsborough County, Florida, in Case No. 23-CA-014846, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDDIE M. CREWS, REGINA CRUSE AKA REGINA R. CRUSE AKA REGINA CREWS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE M. CREWS, GARY JERNIGAN AKA GARY EUGENE JERNIGAN, TIMOTHY T. CREWS, ADRIAN CREWS AKA ADRIAN K. CREWS AKA ADRIAN K. CREWS AKA ADRIAN KENTARRA CREWS, ALICIA R. WASHINGTON, INTERNAL REVENUE SERVICE, STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY AND US AUTO CREDIT PURCHASING CENTER, LLC are the Defendants.

The Clerk of the Court, CINDY

STUART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 01, 2024, at electronic sale beginning at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 6, OF P.A. MERRIN OF BLOCK 5 OF J.W. DOUGLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 611 Coronet 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

**IMPORTANT**

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

Dated: This 7th day of August, 2024.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way,  
Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
August 16, 23, 2024 24-02454H

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Tampa Realty 2024 Trust gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106 & 715.109 by William Donald Alonso & VV Credit Inc for the following vehicle on 08/30/2024 at 8:30AM at 8214 Alafia Ridge Rd, Riverview, FL 33569. Said Landlord reserves the right to accept or reject any and all bids.

2015 VOLK

VIN# 3VWVD17AJ0FM342159

August 16, 23, 2024

24-02491H

## SECOND INSERTION

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

Case# 2019-CA-9372  
DIV G

**KATRINA L. IRWIN, as Trustee and individually, Plaintiff, vs.**  
**HOME FORECLOSURE DEFENSE, LLC, a Florida limited liability company, and the UNKNOWN TENANTS OF HOME FORECLOSURE DEFENSE, LLC, the CITY OF TAMPA, FLORIDA, and PLANT CITY, FLORIDA, defendants.**

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

PROPERTY: Parcel 1: The West 50 feet of the East 401.5 feet of the South 3/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Less the North 347.68 feet and less the South 25 feet for road in Section 32, Township 28 South, Range 19 East in the Public Records of Hillsborough County, Florida

Parcel 2: Lot 4, Block 26 of SOUTH LINCOLN PARK, according to the plat or map there-

of recorded in Plat Book 4, page 95 of the public records of Hillsborough County, Florida, together with the north one-half of the vacated alley abutting on the south as set forth in Ordinance in O.R. Book 5811, page 691 of the Public Records of Hillsborough County, Florida.

The judicial sale will be conducted electronically on-line at the following website: <http://www.hillsborough.realforeclose.com> at 10:00 a.m. on the 11th day of September 2024.

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

**PERSONS WITH DISABILITIES IN HILLSBOROUGH COUNTY**

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator within seven working days of the date the service is needed. If you are hearing or voice impaired, call 711. Clerk of Court & Comptroller's Office ADA Coordinator 601 E Kennedy Blvd, Tampa, FL 33602 813.276.8100, ext 7039

DATED, this 13th day of August 2024.

WOODS & WOODS, P.A.  
Attorneys for the plaintiff  
By: /s/ T. Michael Woods  
T. Michael Woods  
August 16, 23, 2024 24-02513H

## SECOND INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO: 2009-CA-029098

**U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-6 TRUST, Plaintiff v.**

**MARY ELLEN D. WOLFINGTON; ET AL., Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated May 30, 2014 and the Order Rescheduling Foreclosure Sale, dated August 1, 2024, in the above-styled cause, the Clerk of Circuit Court Cindy Stuart, shall sell the subject property at public sale on the 5th day of September, 2024, at 10:00 am to the highest and best bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) on the following described property:

LOT 45, BLOCK 4, WESTWOOD LAKES PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12533 Spar-

kleberry Road, Tampa, Florida 33626.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated: August 8, 2024.

BITMAN, O'BRIEN & MORAT, PLLC  
/s/ Samantha Darrigo  
Samantha Darrigo, Esquire  
Florida Bar No.: 92331  
sdarrigo@bitman-law.com  
njagdeo@bitman-law.com  
610 Crescent Executive Ct., Suite 112  
Lake Mary, FL 32746  
Telephone: (407) 815-3110  
Facsimile: (407) 815-3114  
Attorneys for Plaintiff  
August 16, 23, 2024 24-02470H

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS** IN THE THIRTEENTH JUDICIAL CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-002413  
Division: A  
IN RE: ESTATE OF JAMES CAMDEN PEIFER Deceased.

The administration of the Estate of James Camden Peifer, deceased, whose date of death was June 22, 2024 is pending in the Thirteenth Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twigg St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 24-CP-002413 and the division is Division A. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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.

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 SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

The date of first publication of this notice is August 16, 2024.

**Co-Personal Representatives:**  
**James Glyn Peifer 8/7/24**  
13205 Fawn Lily Drive  
Riverview, Florida 33579  
**Beth Elaine Peifer 8/7/24**  
13205 Fawn Lily Drive  
Riverview, Florida 33579

Attorney for  
Co-Personal Representatives:  
/s/ Ashley W. Ivanov, Esq.  
Ashley W. Ivanov, Esq.  
Florida Bar No. 0115496  
The Law Office of Ashley Ivanov, P.A.  
1116 Foster Carriage Rd.  
Lithia, FL 33547  
Telephone: (813) 436-0288  
[law@ashleyivanov.com](mailto:law@ashleyivanov.com)  
[service@ashleyivanov.com](mailto:service@ashleyivanov.com)  
August 16, 23, 2024 24-02456H

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

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

Rarely do consumers specifically search online for public notices.



## -- ACTIONS / SALES --

## SECOND INSERTION

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

**CASE NO.: 22-CA-006204**  
**LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. KOMIEL M. OLIVER; ANTWANETTE HARDNETT; TAUSHIA OLIVER; KYLE LEE; TAUKERAM. OLIVER; CALVIN R. THOMAS A/K/A CALVIN K. THOMAS, A MINOR CHILD, IN THE CARE OF; HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 23, 2024 in Civil Case No. 22-CA-006204, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, where-

in, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and KOMIEL M. OLIVER; ANTWANETTE HARDNETT; TAUSHIA OLIVER; KYLE LEE; TAUKERAM. OLIVER; CALVIN R. THOMAS A/K/A CALVIN K. THOMAS, A MINOR CHILD, IN THE CARE OF; HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 24, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE EAST 142.23 FEET OF LOT 8, BLOCK 7, NORTH TAMPA HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 73, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH

220 FEET THEREOF.

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

**IMPORTANT**

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

Dated this 9 day of August, 2024.

ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 5300 West Atlantic Avenue  
 Suite 303  
 Delray Beach, FL 33484  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 By: Zachary Ullman  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1184-1546B  
 August 16, 23, 2024 24-02479H

## SECOND INSERTION

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

**Case #:** 22-CA-004503  
**DIVISION: A**  
**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.-**  
**Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; Lakeside Community Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC 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 30, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 111 OF LAKESIDE

TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 24, 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(b)(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: mtebbi@logs.com  
 By: /s/ Amanda Friedlander, Esq.  
 Amanda Friedlander, Esq.  
 FL Bar # 72876  
 22-326633 FCO1 CGG  
 August 16, 23, 2024 24-02509H

## SECOND INSERTION

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

**CIVIL DIVISION: CASE NO.: 24-CA-003507 SECTION # RF**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NATASHA N. TAYLOR A/K/A NATASHA NICOLE TAYLOR; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; SILAS J. TAYLOR A/K/A SILAS JAMES TAYLOR; 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 11 day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 47, OF SOUTH FORK TRACT V PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 104, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 13407 WILLOW BLUESTAR LOOP, 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. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 12 day of August 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  
 24-01211  
 August 16, 23, 2024 24-02480H

## SECOND INSERTION

COUNTY, FLORIDA.

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

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

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

si usted tiene discapacidad del oído o de la voz, llame al 711.

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

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

Dated this 13th day of August, 2024  
 VAN NESS LAW FIRM, PLC  
 1239 E. Newport Center Drive,  
 Suite 110  
 Deerfield Beach, Florida 33442  
 Ph: (954) 571-2031  
 PRIMARY EMAIL:  
 Pleadings@vanlawfl.com  
 /s/ Mark Elia  
 Mark C. Elia, Esq.  
 Florida Bar #: 695734  
 FB18409-23/sap  
 August 16, 23, 2024 24-02511H

## SECOND INSERTION

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

**CASE NO. 24-CA-003192**  
**DIVISION: O**  
**CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ARMENIA VILLAGE CONDOMINIUM OWNERS ASSOCIATION, INC., et al., Defendant.**  
 To: ROLAND PEREIRA, 8812 CRESTVIEW DR UNIT C, TAMPA, FL 33604 UNKNOWN SPOUSE OF ROLAND PEREIRA, 8812 CRESTVIEW DR UNIT C, TAMPA, FL 33604 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

UNIT 8812C, IN BUILDING 8 OF ARMENIA VILLAGE CONDOMINIUMS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AMENDED FROM TIME TO TIME, AS RECORDED IN THE OFFICIAL RECORDS BOOK 16789, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Michelle DeLeon, Esq., McCalla Rayment Leibert Pierce, LLC, 225 East Rob-

inson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 08/27/2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 22 of July, 2024.  
 Hillsborough County Courthouse  
 800 E. Twiggs St.  
 Tampa, FL 33602  
 CINDY STUART  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 (SEAL) BY: Isha Tirado-Baker  
 Deputy Clerk

MCCALLA RAYMER  
 LEIBERT PIERCE, LLC  
 225 East Robinson Street,  
 Suite 155,  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: AccountsPayable@mccalla.com  
 23-07952FL  
 August 16, 23, 2024 24-02471H

## 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. 24-CA-000272**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT CARL RAINBOLT, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2024, and entered in 24-CA-000272 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 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 ROBERT CARL RAINBOLT, DECEASED; ALLISON ALVAREZ HEDRICK are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 05, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 5, SPILLER SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7203 RHODE ISLAND DRIVE, TAMPA, FL 33619

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

**IMPORTANT**

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

## SECOND INSERTION

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 10 day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 197, OF HAWKS POINT - PHASE 1B-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 180, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 2306 RICHWOOD PIKE DR, RUSKIN, FL 33570

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

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

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

Dated this 12 day of August 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  
 23-03730  
 August 16, 23, 2024 24-02500H

## RE-NOTICE OF FORECLOSURE SALE

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

**CASE NO. 23-CA-013088**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ZYRA ZAYAS; FIGURE LINE OF CREDIT TRUST 2020-1; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; TOWNHOMES OF SUMMERFIELD HOMEOWNERS ASSOCIATION, INC. Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Reschedule the Foreclosure Sale dated July 12, 2024, and entered in Case No. 23-CA-013088, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and ZYRA ZAYAS; FIGURE LINE OF CREDIT TRUST 2020-1; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; TOWNHOMES OF SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on the 16TH day of SEPTEMBER, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 10, OF SUMMERFIELD VILLAGE 1, TRACT 2, PHASE 3, 4 & 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 228, OF THE PUBLIC RECORDS OF HILLSBOROUGH

**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-017406 SECTION # RF**

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUSTIN L. BASS; SIERRA GIZELLE BASS; JUSTIN BASS AKA JUSTIN L. BASS, AS THE FATHER AND NATURAL GUARDIAN OF ALICIA GRACE BASS, A MINOR; JUSTIN BASS AKA JUSTIN L. BASS, AS THE FATHER AND NATURAL GUARDIAN OF HANNAH ELIZABETH BASS, A MINOR; FOUNDATION FINANCE COMPANY LLC; HAWKS POINT HOMEOWNERS ASSOCIATION, INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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