

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
<b>MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING</b> Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, September 9, 2024, at 5:30 p.m. at HCC at the Regent - 6437 Watson Rd, Rm 103, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors. Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 742. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 742. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager August 30, 2024	<b>HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING</b> Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, September 10, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration. Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. August 30, 2024

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of DNA Precision Center located at 11232 Boyette Rd. Unit 2010 in the City of Riverview, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of August, 2024. Omni Dynasty LLC August 30, 2024	<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that Sandra Sanchez / GLOTOWNS HEALTH SOLUTION LLC will engage in business under the fictitious name MIND-BRIPNESS, with a physical address 104, Cedar Ave Seffner, FL 33584, with a mailing address 104, Cedar Ave Seffner, FL 33584, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 30, 2024

FIRST INSERTION	FIRST INSERTION
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that Jason Thompson will engage in business under the fictitious name NAVARIA ENTERPRISES, with a physical address 6826 Hazelnut Spice Dr Ruskin, Florida 33573, with a mailing address 6826 Hazelnut Spice Dr Ruskin, Florida 33573, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 30, 2024	<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lector 85 located at 2409 East 2nd Avenue in the City of Tampa, Hillsborough County, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of August, 2024. LECTOR VENTURE, LLC Heather Stewart August 30, 2024

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/19/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below. 026 Jorge Cruz Jeep parts. 100 Karen Hemby Furniture, Boxes. 168 Stephen L Salomon Furniture, boxes, artwork. 170 Stephen L Salomon Furniture, boxes, artwork. 238 William March Boxes, TV. 328 Nicole Gary Furniture, boxes. 502 Jaymon Jones Boxes, drums. 543 Jacob Kramp Furniture, tools. 751 Eugene Hooks Boxes, TV. 933 Eugene Hooks Household goods. 952 Michael McLeroy Furniture, boxes, mats. Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348. Aug. 30; Sept. 6, 2024

FIRST INSERTION	FIRST INSERTION
<b>NOTICE OF PUBLIC SALE:</b> Notice is hereby given that on 09/24/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 217 SHERYL LYNN DR, BRANDON, FL 33510 pursuant to Florida Statute 713.585. 3D7KS29L19G525837 2009 DODG 10207.10 Lienor Name: FINAL TOUCH AUTO CARE LLC Lienor Telephone #: 813-697-1791 MV License #: MV112615 Location of Vehicles: 217 SHERYL LYNN DR, BRANDON, FL 33510 August 30, 2024	<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Arviv Medical Aesthetics located at: 11351-11353 Countryway Boulevard in the county of Hillsborough in the city of Tampa, FL 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 23rd day of August, 2024. OWNER: Well Labs Plus, LLC 666 Third Avenue, Floor 6 New York, NY 10017 August 30, 2024

FIRST INSERTION	FIRST INSERTION
<b>NOTICE OF PUBLIC SALE:</b> Notice is hereby given that on 09/24/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9808 BAY ST, TAMPA, FL 33635 pursuant to Florida Statute 713.585. 3C4P-DCBG9CT167611 2012 DODG 9437.04 5XXG14J28MG055500 2021 KIA 3437.04 Lienor Name: FONTENANCY AUTO REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV112428 Location of Vehicles: 9808 BAY ST, TAMPA, FL 33635 August 30, 2024	<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that Eileen Lelli will engage in business under the fictitious name BRAISTED HOME CARE SERVICES, with a physical address 15903 Layton CT Tampa, FL 33647, with a mailing address 15903 Layton CT Tampa, FL 33647, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 30, 2024

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/19/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below Unit:1629 Dave Hom: Ford F_250 pick up truck, Plate # IXJC34, Vin: 1FT7W2B6XHED23738 Unit:3121 Howard Long: Household items Unit 3000 Melissa Vega: Boxes, computers, furniture, outdoors, tools, toys Unit 3004 Kharla Arencibia: Boxes, furniture, instruments, sports Unit 2258 Easter Robinson: Artwork, boxes, clothing, furniture Unit 1016 Mica Anderson: Appliances, boxes, furniture, lamps, sports, toys Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703. Aug. 30; Sept. 6, 2024

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Villa at East Tampa located at 2425 E Hanna Ave, in the County of Hillsborough in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 19 day of August, 2024. Tampa AL OPKO LLC August 30, 2024	<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Pavilion of East Tampa located at 2425 E Hanna Ave, in the County of Hillsborough in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, this 19 day of August, 2024. Tampa AL OPKO LLC August 30, 2024

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BAYE2BAY Painting & Remodeling located at 12051 Tuscany Bay Dr Apt 304, in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 23rd day of August, 2024. TRISTAN BAYE LLC August 30, 2024	<b>NOTICE UNDER FICTITIOUS NAME LAW</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AMERICAN LEISURE Located at 301 W. PLATT ST, STE. A330 In the City of TAMPA, HILLSBOROUGH County 33606 Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23RD day of AUGUST, 2024. AMERICAN LEISURE PROPERTIES LLC August 30, 2024

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 9/19/24 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below. A-257 Lori Rose Coston clothing furniture appliances boxes D-765 Jennifer Hernandez mattresses furniture A-324 Ilse Guillen toys boxes electronics mattresses C-594 Ivan Estrada tools toys outdoors furniture 15-209 2/D Kristy Clark boxes bags totes D-741 Latoya Coley clothing electronics furniture totes C-545 Ivelisse Pintor toys clothing furniture instruments D-755 Cassandra Lofley tools toys furniture boxes appliances Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430. Aug. 30; Sept. 6, 2024

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE:</b> Notice is hereby given that on 09/17/2024 at 09:00 AM the following vehicles(s) may be sold at public sale at 3712 N NEBRASKA AVENUE TAMPA FL 33603 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. 6T07T181817 1966 FORD \$2337.69 The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is: Lienor Name: AUTODIAG SOLUTIONS INC DBA BAY BROTHERS AUTOMOTIVE Lienor Address: 3712 N NEBRASKA AVENUE, TAMPA, FL 33603 Lienor Telephone #: 813-421-3673 MV License #: MV92994 Location of Vehicles: 3712 N NEBRASKA AVENUE, TAMPA, FL 33603 The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. August 30, 2024

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FAIRFIELD INN & SUITES LAKE LAND PLANT CITY located at 4307 Sterling Commerce Drive, in the County of HILLSBOROUGH in the City of Plant City, Florida 33566 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Sarasota, Florida, this 26th day of August, 2024. REDBERRY HOTEL, LLC, a Florida limited liability company August 30, 2024	<b>NOTICE OF PUBLIC SALE:</b> Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/01/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.585 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids. 4T4BF3EKKAR042335 2010 TOYT CAMRY/SE/LE/XLE JN8AS1MU4AM800817 2010 INFI FX35 JTEDW21A260008947 2006 TOYOTA HIGHLANDER HYBRID August 30, 2024

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 9/19/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Table listing items for public sale including units #A005 to #B123 and various categories like Boxes, Tools, Bedding, Appliances, etc.

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

Please contact the property with any questions (813)344-7390 Aug. 30; Sept. 6, 2024 24-02641H

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case Number: 2024-CA-005506 IN RE: FORFEITURE OF: \$4,981.00 (Four Thousand Nine Hundred and Eighty-One Dollars) in U.S. Currency and One (1) 2019 Indian Motorcycle FTR1200 (VIN# 56KRTA227K3152422) ALL PERSONS who claim an interest in the following property: \$4,981.00 (Four Thousand Nine Hundred and Eighty-One Dollars) in U.S. Currency and One (1) 2019 Indian Motorcycle FTR1200, (VIN: 56KRTA227K3152422), which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about June 24, 2024, in Hillsborough County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. Aug. 30; Sept. 6, 2024 24-02617H

FIRST INSERTION

RIVERBEND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Riverbend Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client session at its regular board meeting:

Attorney-Client Session September 12, 2024 at 6:00 p.m. Riverbend Amenity Center 2502 Dakota Rock Drive, Ruskin, FL 33570

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations or strategy related to litigation expenditures concerning the ongoing litigation entitled Riverbend Community Development District v AuMiller Pools LLC. The following persons are anticipated to be in attendance at the attorney-client session: Jordan Lansford, Scott Steady, Marshall Rainey, Ruben Bell, Jayne Tingley, Matt Talaska, Steven Face and a court reporter. The attorney-client session is expected to last approximately one hour.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based. Riverbend CDD Jordan Lansford, District Manager August 30, 2024 24-02660H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on Thursday, September 12, 2024, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Ruben Durand District Manager August 30, 2024 24-02591H

FIRST INSERTION

LEGAL ADVERTISEMENT

Effective Aug. 10, 2024,

Stephanie Benedict, MD, is no longer providing care at WellMed.

For questions or copies of medical records contact:

WellMed Network of FL - Tampa 5130 Sunforest Drive, Suite 300 Tampa, FL 33634

Aug. 30; Sept. 6, 13, 20, 2024 24-02661H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on September 11, 2024, at 7:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wyynnmerewestcd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC August 30, 2024 24-02593H

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 K-Bar Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the K-Bar Ranch Community Development District shall be held at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The meeting dates are as follows:

- October 2, 2024
November 6, 2024
December 4, 2024
January 8, 2025
February 5, 2025
March 5, 2025
April 2, 2025
May 7, 2025
June 4, 2025
July 2, 2025
August 6, 2025
September 3, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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. Breeze, District Management August 30, 2024 24-02671H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Creek Preserve Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598 at 6:00 p.m. on the 2nd Monday of each month unless otherwise indicated as follows:

- October 8, 2024\* (2nd Tuesday)
November 12, 2024\* (2nd Tuesday)
December 9, 2024
January 13, 2025
February 10, 2025
March 10, 2025
April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Richard McGrath District Manager August 30, 2024 24-02594H

FIRST INSERTION

Exhibit A Notice of FY 2024/2025 Meeting Schedule Hawk's Point Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Hawk's Point Community Development District are scheduled to be held at 5:30 p.m. at the Hawk's Point Clubhouse, 1223 Oak Pond Street, Ruskin, Florida, as follows:

- October 15, 2024
November 19, 2024
December 17, 2024
January 21, 2025
February 18, 2025
March 18, 2025
April 15, 2025
May 20, 2025
June 17, 2025
July 15, 2025
August 19, 2025
September 16, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 extension 398, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Vesta District Services at (321) 263-0132 extension 398 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Barry Jeskewich District Manager August 30, 2024 24-02659H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES

FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Forest Brooke Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 6:30 p.m. on the 3rd Wednesday of each month unless otherwise indicated as follows:

- October 16, 2024
November 20, 2024
January 15, 2025
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 20, 2025
September 17, 2025

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood District Manager August 30, 2024 24-02602H

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







--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... BARRKS PROPERTIES LLC, Plaintiff, v. JOHN DOE, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE FOR WILLIE JAMES; and THE LENDING GROUP, INC.; JASMINE IRVIN; AND RICKY JAMES, Defendants.

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... WASHINGTON SQUARE TOWNHOMES CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. PALM PROPERTIES OF TAMPA, LLC, ET AL., Defendants.

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MATTHEW L. BUTLER, et al, Defendant(s).

FIRST INSERTION

ing property in Hillsborough County, Florida: LOT 2, BLOCK 3, WOODFIELD VILLAGE UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FIRST INSERTION

plaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. \*\*See the Americans with Disabilities Act In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276- 8100; Fax: (813) 272-5508.

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DORAIN YVETTE LONGSTREET A/K/A DORAIN YVETTE LONGSTREET A/K/A DORINA LONGSTREET, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD DONNELL LONGSTREET, DECEASED; RICHARD LONGSTREET; SHEMAKA I LONGSTREET; RESHA LAMONT LONGSTREET; RENALDO RESHAH LONGSTREET A/K/A RENALDO R. LONGSTREET A/K/A RENALD R. LONGSTREET; RICO DEANGELO LONGSTREET A/K/A RICO LONGSTREET; ROYON E DARNELL A/K/A ROYON EMANUEL DARNELL A/K/A ROYAN DARNELL; RICHARD TAUREAN BAY LONGSTREET A/K/A RICHARD LONGSTREET; DARNEISHA DESHAY LAVONN LONGSTREET; JADA ARMSTEAD F/K/A JADA S. LONGSTREET; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; JUENE FOEDLENE A/K/A JEUNE FODELENE; HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA, SHERIFF OFFICE; LONNIESHA LYNET MANN; SONOVIA C. REED; STATE OF FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TIDEWATER FINANCE COMPANY T/A TIDEWATER CREDIT SERVICES AND TIDEWATER MOTOR CREDIT Defendants.

FIRST INSERTION

County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: LOT 8, BLOCK 49, REVISED MAP OF MACFARLANE'S ADDITIONS TO WEST TAMP, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, v. ERIC E. HOOD, ET AL., Defendant(s).

FIRST INSERTION

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12806 Early Run Lane, Riverview, Florida 33578 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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... CIVIL DIVISION: CASE NO.: 24-CA-000180 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELSIDA CARABALLO; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; TOWNNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

FIRST INSERTION

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.







**SUBSEQUENT INSERTIONS**

--- PUBLIC SALES ---

SECOND INSERTION

**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 Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Matthew Huber  
District Manager  
August 23, 30, 2024

24-02569H

SECOND INSERTION

**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on September 17th, 2024 at 12:00pm online at: [www.storageauctions.com](http://www.storageauctions.com) for the safeguard self-storage facility located at:

**SAFEGUARD SELF STORAGE**  
1115 E. Hillsborough Ave.  
Tampa, FL 33604  
Tel: 813-708-7438

**Unit# 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, SUITECASE, BOXES

**Unit# A3402**  
**ALFONZO, ANDRES**  
BOXES, FURNITURE, TOOLS

**Unit# A3411**  
**MALZONE, DAVID**  
HOUSEHOLD GOODS, FURNITURE, BOXES

**Unit# A3421**  
**BURGESS, GRELINDA 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

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

## 1. Accessible



Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

## 2. Archivable



Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

## 3. Independent




Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

## 4. Verifiable



There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



**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.

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

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



### Types Of Public Notices

Citizen Participation Notices	Commercial Notices	Court Notices
<ul style="list-style-type: none"> <li>Government Meetings and Hearings</li> <li>Meeting Minutes or Summaries</li> <li>Agency Proposals</li> <li>Proposed Budgets and Tax Rates</li> </ul>	<ul style="list-style-type: none"> <li>Land and Water Use</li> <li>Creation of Special Tax Districts</li> <li>School District Reports</li> <li>Zoning, Annexation and Land Use Changes</li> </ul>	<ul style="list-style-type: none"> <li>Unclaimed Property, Banks or Governments</li> <li>Delinquent Tax Lists, Tax Deed Sales</li> <li>Government Property Sales</li> <li>Permit and License Applications</li> </ul>
		<ul style="list-style-type: none"> <li>Mortgage Foreclosures</li> <li>Name Changes</li> <li>Probate Rulings</li> <li>Divorces and Adoptions</li> <li>Orders to Appear in Court</li> </ul>

**Stay Informed, It's Your Right to Know.**  
For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

--- PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN THAT the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Efia 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. Guitar, Dining Room Tables (2), Bike, Computer, Dresser, Hoveround Scooter, Mattresses, Clothes, Vacuum, 2 Micro-waves, Baghs, 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

SECOND INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on 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 MINTLOW Household Goods, Appliances, Boxes Unit 2425 JESSICA CHERESE COLON Household Goods, Appliances, Boxes Unit 3202 JESSICA FLORES-QUINONES 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS RE: THOMAS ANN FINNEY, Deceased TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, established a Living Trust, entitled THOMAS ANN 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

SECOND 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 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. Twigg Street, Second Floor, 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 732.221. 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

SECOND INSERTION

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. 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. The date of first publication of this notice is August 23, 2024. Personal Representative: Candace Burns Frost 7920 N. Branch Avenue Tampa, Florida 33604 Attorney for Personal Representative: Jeffrey A. Aman, Esquire, Attorney Florida Bar Number: 437417 AMAN LAW FIRM 282 Crystal Grove Boulevard Lutz, Florida 33548 Telephone: (813) 265-0004 Fax: (888) 870-8658 E-Mail: jeffa@amanlawfirm.com Secondary E-Mail: service@amanlawfirm.com August 23, 30, 2024 24-02579H

SECOND 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. Twigg 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 732.221. 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

SECOND INSERTION

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: Samantha Young 512 W. Hilda Drive Brandon, FL 33510 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@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 24-02560H

SECOND 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 Edgcomb 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 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

SECOND 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. 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 23, 2024. Signed on 7/27/2024. Personal Representative: 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

SECOND 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. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: trwalser@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

SECOND 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: jrivers@hnh-law.com August 23, 30, 2024 24-02536H

SECOND 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 Twigg Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 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 --

## 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-014775**  
**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](http://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

## SECOND 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 Sarai Barron a/k/a Sara Barron; Griselda Rosales a/k/a Griselda Martinez Rosales; Elizabeth Rosales; Humberto Rosales, Jr.; Britzye Rosales, a Minor; Sara Duarte Barron a/k/a Sarai Barron a/k/a Sara Barron, as Natural Guardian of Britzye Rosales; Unknown Spouse of Sara Duarte Barron a/k/a Sarai 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)**

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 Sarai 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: [FLService@logs.com](mailto:FLService@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:  
[FLService@logs.com](mailto:FLService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-325868 FC01 WNI  
August 23, 30, 2024 24-02551H

## SECOND 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 cash 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 records 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@lpjlaw.com](mailto:jem@lpjlaw.com)  
August 23, 30, 2024 24-02534H

## SECOND 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 CWTAL, INC., ALTERNATIVE LOAN TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff, v. ASODLAH 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 CWTAL, INC., ALTERNATIVE LOAN TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff and ASODLAH 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](http://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 Halliford 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](mailto: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

cords 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@lpjlaw.com](mailto:jem@lpjlaw.com)  
August 23, 30, 2024 24-02534H

## SECOND 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](http://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

33518  
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](mailto:angela@amrlawfirm.com)  
By: s/Angela M. Reimer  
Florida Bar No. 173436  
August 23, 30, 2024 24-02549H

## 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-002624**  
**DIVISION: D**  
**JPMorgan Chase Bank, National Association, Plaintiff, -vs.- Stephanie 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 Taltan; Daryl Scott Taltan a/k/a Scott Taltan a/k/a Daryl Tatonton; Unknown Spouse of Phillip Paul Sellers; Unknown Spouse of David Linus Pedersen; Unknown Spouse of Terry Taltan; Unknown Spouse of Daryl Scott Taltan a/k/a Scott Taltan a/k/a Daryl Tatonton; 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 Stephanie 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: [FLService@logs.com](mailto:FLService@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:  
[FLService@logs.com](mailto:FLService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-325701 FC01 W50  
August 23, 30, 2024 24-02522H

ED 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: [FLService@logs.com](mailto:FLService@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:  
[FLService@logs.com](mailto:FLService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-325701 FC01 W50  
August 23, 30, 2024 24-02522H

## 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-016354**  
**GITSIT SOLUTIONS LLC, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEE, 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, GRANTEE, 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

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](http://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](mailto: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

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](mailto: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

**Q&A****What is a public notice?**

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

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

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

--- SALES ---

## SECOND 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](http://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](mailto:FLpleadings@mwc-law.com)  
File No: 19-400935  
August 23, 30, 2024 24-02562H

**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. MOSHAMBA E. CANNON A/K/A MOSHAMBA 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>,

## SECOND INSERTION

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 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 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](mailto:ADA@fljud13.org)

Dated at St. Petersburg, Florida this 16th day of August, 2024.

eXL Legal, PLLC  
Designated Email Address: [efiling@exllegal.com](mailto:efiling@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

## SECOND 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:

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: [FLService@logs.com](mailto:FLService@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: [FLService@logs.com](mailto:FLService@logs.com) For all other inquiries: [mtebbi@logs.com](mailto:mtebbi@logs.com) By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 23-330450 FC01 SUT August 23, 30, 2024 24-02521H

## SECOND 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](http://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](mailto:FLpleadings@mwc-law.com)  
File No: 22-400398  
August 23, 30, 2024 24-02535H

## 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:

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](mailto: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@dallelegal.com](mailto:answers@dallelegal.com)  
1491-185111 / SR4  
August 23, 30, 2024 24-02550H

## SECOND 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](mailto: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](mailto: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 con discapacidad que necesita un 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; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: [ADA@fljud13.org](mailto: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 pwoblem 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](mailto:Pleadings@vanlawfl.com)  
/s/ Mark Elia  
Mark C. Elia, Esq.  
Bar Number: 695734  
NS18828-23/sap  
August 23, 30, 2024 24-02546H

# SAVE TIME

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**Business Observer**

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--- SALES ---

SECOND 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@trenom.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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-001801 DIVISION: I RF - II

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB6, Plaintiff, vs. BRIAN HOWARDS; WHISPERING OAKS OF TAMPA 13718-202, LLC; WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Setting Aside Foreclosure Sale Held July 25, 2024 and Rescheduling the Foreclosure Sale dated August 13, 2024, and entered in Case No. 23-CA-001801, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB6 (hereafter "Plaintiff"), is Plaintiff, and BRIAN HOWARDS; WHISPERING OAKS OF TAMPA 13718-202, LLC; WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC., are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00

a.m., on the 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@fjud13.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

proprios, 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@fjud13.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 pwosedè sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. 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@fjud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva 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.

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 PHH17798-23/sap August 23, 30, 2024 24-02545H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 22-CA-007378 DIVISION: D RF - I

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. TERRY N. FULTON A/K/A TERRY NEAL FULTON, JR.; ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Reschedule the Foreclosure Sale dated June 25, 2024, and entered in Case No. 22-CA-007378, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION (hereafter "Plaintiff"), is Plaintiff and TAYLOR C. FULTON; ALAN JON WHITE JR TRUST; AN IRREVOCABLE TRUST ORGANIZATION; TERRY N. FULTON A/K/A TERRY NEAL FULTON, JR.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALAN JON WHITE, JR. AS TRUSTEE OF THE ALAN JON WHITE JR TRUST AN IRREVOCABLE TRUST; CALE-LANDON CREWS, AS SECOND TRUSTEE OF ALAN JON WHITE JR TRUST, AN IRREVOCABLE TRUST, 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 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@fjud13.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@fjud13.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 pwosedè sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. 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@fjud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva 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.

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 CR17494-22/sap August 23, 30, 2024 24-02544H

--- ACTIONS ---

SECOND 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

SECOND 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: 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 Last Known Residence: Unknown 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 SOUTHEAST ¼ OF THE NORTHWEST ¼ 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 SOUTHEAST 1/4 OF THE NORTHWEST 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 im-

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

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

Dated on August 14, 2024. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221-15932B Ref# 8905 August 23, 30, 2024 24-02578H

SECOND INSERTION

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

mediately 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@fjud13.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

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-00493 August 23, 30, 2024 24-02575H

OFFICIAL COURTHOUSE WEBSITES MANATEE COUNTY manateeclerk.com SARASOTA COUNTY sarasotaclerk.com CHARLOTTE COUNTY charlotteclerk.com LEE COUNTY leeclerk.com COLLIER COUNTY collierclerk.com HILLSBOROUGH COUNTY hillsclerk.com PASCO COUNTY pascoclerk.com PINELLAS COUNTY mypinellasclerk.gov POLK COUNTY polkcountyclerk.net ORANGE COUNTY myorangeclerk.com

--- ACTIONS ---

SECOND INSERTION

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

CASE NO. 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

SECOND 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

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. 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

SECOND INSERTION

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

CASE NO.: 24-CA-004201 DIVISION: B U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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 TON-DELAYO 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

FOURTH 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 limita-

tion 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.

Aug. 9, 16, 23, 30, 2024 24-02419H

THIRD 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.

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. 23-CA-000901 SPECIALIZING LOAN SERVICING LLC, Plaintiff, vs. BERT E. FINELLI, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF KIRSTEN DOROTHEA YOCOM, et al. Defendant(s).

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 21, OF MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SECOND INSERTION

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 23, 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 16th 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 22-065213 August 23, 30, 2024 24-02543H

SECOND 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 CARRE 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 Westernman 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 Westernman, Esq. Westernman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 August 23, 30, 2024 24-02524H

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