HILLSBOROUGH PAGES 17-30

AUGUST 30 - SEPTEMBER 5, 2024

PASCO PAGES 31-36

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

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.

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 24-02592H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

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 Ameri-

cans 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 24-02590H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of 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

FIRST INSERTION

NOTICE OF PUBLIC SALE:

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

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on

09/24/2024 at 08:00 AM the following

vehicles(s) may be sold at public sale at

4814 N HALE AVE TAMPA, FL 33614

pursuant to Florida Statute 713.585. 1GCPWBEK6MZ391711 2021 CHEV

5422.88 58ADZ1B11MU090300 2021

LEXS 6368.02 Lienor Name: HER-NANDEZ AUTO BODY SHOP LLC

Lienor Telephone #: 813-697-1791 MV

License #: MV-107652 Location of Ve-

hicles: 4814 N HALE AVE TAMPA, FL

August 30, 2024

August 30, 2024

24-02629H

24-02631H

24-02604H August 30, 2024

FIRST INSERTION

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

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.

24-02647H August 30, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE:

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 pur-

suant to Florida Statute 713.585. 3C4P-

 $DCBG9CT167611\ 2012\ DODG\ 3437.04$

5XXG14J28MG055500 2021 KIA 3437.04 Lienor Name: FONTENAN-

CY AUTO REPAIR LLC Lienor Tele-

phone #: 813-697-1791 MV License #:

MV112428 Location of Vehicles: 9808

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the Fictitious Name of

Grubables located at 309 N Macdill

Ave in the City of Tampa, Hillsborough

County, FL 33609 intends to register

the said name with the Division of Cor-

porations of the Department of State,

Dated this 22nd day of August, 2024.

24-02628H

24-02603H

BAY ST, TAMPA, FL 33635

August 30, 2024

Tallahassee, Florida

Nelson Massari

August 30, 2024

FIRST INSERTION

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

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 Corpo-

August 30, 2024 24-02648H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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

 $August\,30,2024$

24-02651H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 09/24/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 4302 E 10TH AVE #404 TAMPA, FL 33605 pursuant to Florida Statute 713.585. 3C63RRJL3FG523511 2015 DODG 20898.75 Lienor Name: PRE-MIER AUTOMOTIVE GROUP INC Lienor Telephone #: 813-697-1791 MV License #: MV-106037 Location of Vehicles: 4302 E 10TH AVE #404 TAM-

August 30, 2024

PA, FL 33605 24-02630H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that

Eileen Leili 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 24-02632H

FIRST INSERTION NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/30/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Stat-

utes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids. 4T4BF3EKXAR042335 2010 TOYT CAMRY/SE/LE/XLE JN8AS1MU4AM800817 2010 INFI FX35 JTEDW21A260008947 2006 TOYOTA HIGHLANDER HYBRID

August 30, 2024

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that Eagles Hos-

pitality Group Inc. owner, is desiring to engage in business under the fictitious names of Graze Craze of Brandon-Riverview in Hillsborough County, Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 30, 2024 24-02650H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/13/2024 at 10:30 a.m., the following

property will be sold at public auction

pursuant to F.S. 715.109: A 2011 PALH

mobile home bearing Vehicle Identification Numbers PH0917952AFL

and PH0917952BFL and all personal

items located inside the mobile home.

Last Tenant: Agustin Felix Soto Rivera,

Goritzia Carmona Rodriguez, Estate of Agustin Felix Soto Rivera, Estate of

Goritzia Carmona Rodriguez, and All

Unknown Parties, Beneficiaries, Heirs,

Successors, and Assigns of Agustin Fe-

lix Soto Rivera and Goritzia Carmona

Rodriguez. Sale to be held at: Village of

Tampa. 1201 E. Skipper Road, Tampa,

Aug. 30; Sept. 6, 2024 24-02670H

Florida 33613, 813-972-9000.

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 09/19/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Jorge Cruz Jeep parts. Karen Hemby Furniture, Boxes. 100 Stephen L Salomon Furniture, boxes, artwork. 170 Stephen L Salomon Furniture, boxes, artwork. 238 William March Boxes, TV. Nicole Gary Furniture, boxes. Jaymon Jones Boxes, drums. 543 Jacob Kramp Furniture, tools. Eugene Hooks Boxes, TV. 751 Eugene Hooks Household goods. Michael McLerov 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.

24-02600H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

33558 intends to hold an auction of the goods stored in the following units to sat-

isfy the lien of the owner. The sale will occur as an online auction via www.selfs-

torageauction.com on 09/19/2024 at 2:30pm. Contents include personal property

Household items

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.

Vin: 1FT7W2B6XHED23738

Ford F_250 pick up truck, Plate # IXJC34,

Boxes, computers, furniture, outdoors, tools, toys

along with the described belongings to those individuals listed below

Unit 3004 Kharla Arencibia: Boxes, furniture, instruments, sports

Unit 2258 Easter Robinson: Artwork, boxes, clothing, furniture

FIRST INSERTION NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO SECTION 865.09. FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under 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. Well Labs Plus, LLC 666 Third Avenue, Floor 6

New York, NY 10017

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

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Arviv Medical Aesthetics located at: 11329 Countryway Blyd 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

24-02633H

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

NOTICE IS HEREBY GIVEN that

business under fictitious name of The

Pavilion of East Tampa located at 2425 E Hanna Ave, in the County of Hills-

borough in the City of Tampa, Florida

33610 intends to register the said name

with the Division of Corporations of the

Florida Department of State, Tallahas-

Dated at Hillsborough, Florida, this

24-02605H

signed, desiring to engage in

NOTICE UNDER FICTITIOUS

FIRST INSERTION

NAME LAW PURSUANT TO **SECTION 865.09.** FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of GREAT CLIPS located at: 10930 CROSS CREEK BLVD in the county of HILL-SBOROUGH in the city of TAMPA, FL 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

NIX CLIPS, LLC 11103 LAKE SHORE DR LAND O LAKES, FL 34637

see, Florida Dated this 26th day of August, 2024.

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

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 24-02618H

FIRST INSERTION NOTICE UNDER

FICTITIOUS NAME LAW 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,

Dated this 23RD day of AUGUST, 2024.

AMERICAN LEISURE PROPERTIES LLC

or all bids.

August 30, 2024 24-02638H

FIRST INSERTION Notice Under Fictitious Name Law

Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under fictitious name of FAIR-FIELD INN & SUITES LAKELAND 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

FIRST INSERTION NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien 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/

5YJ3E1EAXJF171265 $2018\ \mathrm{TESLA\ MODEL\ 3}$ 2T1BURHE8JC018092 2018 TOYOTA COROLLA L/LE/XLE/SE/XSE 2T3BF4DV8BW118509

2011 TOYOTA MOTOR CO RAV4 August 30, 2024

24-02634H

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that signed, 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 OPCO LLC

24-02606H August 30, 2024

August 30, 2024

FIRST INSERTION NOTICE OF PUBLIC SALE:

see, Florida.

19 day of August, 2024. Tampa AL OPCO LLC

August 30, 2024

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:

AUTODIAG SOLUTIONS INC Lienor Name: DBA BAY BROTHERS AUTOMOTIVE $3712\ \mathrm{N}$ NEBRASKA AVENUE, TAMPA, FL33603Lienor Address: Lienor Telephone #: 813-421-3673 MV License #:

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.

SUBSCRIBE TO THE BUSINESS OBSERVER



FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com 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 D-765 Jennifer Hernandez Ilse Guillen C-594 Ivan Estrada Kristy Clark 15-209 2/D Latoya Coley D-741 C-545 Ivelisse Pintor

Unit:1629 Dave Hom:

Unit:3121 Howard Long:

Unit 3000 Melissa Vega:

Aug. 30; Sept. 6, 2024

clothing furniture appliances boxes mattresses furniture toys boxes electronics mattresses tools toys outdoors furniture boxes bags totes clothing electronics furniture totes toys clothing furniture instruments

24-02601H

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 24-02640H

--- PUBLIC SALES ---

FIRST INSERTION

BUSINESS OBSERVER

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.

Unit # A005 Sabur Ali Brown B

Unit # A005	Sabur Ali Brown
Unit # A022	Darius Williams
Unit # A025	Craig Poulard
Unit #A052	Chris Gardner
Unit # A080	Anthony Dopson
Unit # A087	Mark Purvis
Unit # A120	Pedro Leon
Unit # A133	Fannie Stone
Unit # A138	Milan Walker
Unit # A216	Delores Jefferson
Unit # A234	Anthony Dopson
Unit # A257	April Tucker
Unit # A264	Dion Fry
Unit # A279	Mary Olsen
Unit # A313	Bernadette James
Unit # A320	Marcus Cody
Unit # A334	Jasmine Calderon
Unit # A355	Vereen Demetre
Unit # B007	Latesha Christophe
Unit # B018	Ryheem Gray
Unit # B019	Joshua Bynum
Unit # B023	Sherniky Boggs
Unit # B044	Paul Bohuk
Unit # B093	Bradley Ryno
Unit # B097	Dennis Mendoza
Unit # B112	Brandon Hill
Unit # B163	Karen Martin
Unit # B193	Marlon Belton
Unit # B214	Ashley Crawford
Unit # B239	Christopher Barr
Unit# D104	Ryan Bishop
Unit# D105	Ryan Bishop
Unit # D112	Evans Lubin
Unit # D153	Latonya Poole
Unit # D203	Cavoni Herald
Unit # D223	Monique Shaw
Unit # A042	Deron McQueen
Unit # A111	Jose Sanchez
Unit # A260	Bryant'e Bradley
Unit # B123	Edward Morgan
	naid at the above re

Boxes.Tools Bedding, Boxes, Clothing Appliances, Bedding, Electronics, Furniture Bedding, Boxes, Clothing Appliances, Bedding, Clothing, Electronics, Lamps Boxes, Electronics, Furniture, Instruments, Lamps,

Bedding, Boxes, Instrumentals Boxes, Furniture, **Holiday Decorations** Boxes, Furniture, Lamps Appliances, Boxes, Tools Appliances, Boxes, Clothing Appliances, Electronics, Furniture Boxes, Furniture, Toys Totes, Outdoors, Books Bath & Body Works Appliances, Furniture, Lamps, Appliances, Bedding, Furniture, Lamps

Boxes, Clothing, Furniture, Tools Bedding, Boxes, Furniture Boxes Appliances, Clothing, Furniture,

Appliances, Furniture, Boxes Bags, Clothing

Boxes, Baby Items Tools, Generator, Shoes Baby Items, Boxes, Furniture, **Boxes**

Boxes, Totes, Home Decorations Appliances, Boxes, Furniture Boxes, Furniture, Appliances Appliances, Boxes, Furniture Appliances, Furniture, Outdoors Boxes, Furniture, Decorations Furniture, Appliances, Lamps Boxes, Clothing, Shoes Boxes, Furniture **Boxes**, Furniture Clothes, Bags

Boxes, Totes, Furniture Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390

Aug. 30; Sept. 6, 2024 24-02641H

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 Southshore Bay Community

Development DistrictAs 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 Southshore Bay Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn. 4328 Garden Vista Drive, Riverview, Florida 33578. The meeting dates are as follows:

October 14, 2024 November 11, 2024 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 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 with no additional notice 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 24-02666H

FIRST INSERTION Notice of Meetings Fiscal Year 2024/2025 **Hidden Creek 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 Hidden Creek Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn. 4328 Garden Vista Drive, Riverview, Florida 33578. The meeting dates are as follows:

October 14, 2024 November 11, 2024 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 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 with no additional notice 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 24-02672H August 30, 2024

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 inin 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)

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 tes-timony 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

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 Manage

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 wynnmerewestcdd. com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

Jason Greenwood, District Manager Governmental Management Services -August 30, 2024

24-02593H

FIRST INSERTION

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

Development DistrictAs 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 with no additional notice 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 anv 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

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 Develop-ment 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 Super-

visors 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

Barry Jeskewich District Manager August 30, 2024

24-02659H

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

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

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

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

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

LEGAL NOTICE Call **941-906-9386**

PUBLISH YOUR

or email legal@businessobserverfl.com



FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

Certificate No.: 2022 / 15292

TERRACE PARK UNIT NO 5 REVISED S 1/2 OF LOT 20

AND LOTS 21 AND 22 BLOCK

SEC - TWP - RGE : 15 - 28 - 19

LUCY M WALKER JORDAN

of Hillsborough, State of Florida.

hillsborough.realtaxdeed.com.

Aug. 30; Sept. 6, 13, 20, 2024

Dated 8/23/2024

All of said property being in the County

deemed according to law, the property described in such certificate will be sold

to the highest bidder on (10/10/2024)

on line via the internet at www.

Cindy Stuart

24-02611H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

Unless such certificate shall be re-

147 PLAT BK / PG : 17 / 41

Name(s) in which assessed:

which it was assessed are:

File No.: 2024-638

Description of Property:

Folio No.: 2010630000

Year of Issuance: 2022

--- PUBLIC SALES ---

FIRST INSERTION

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape Maintenance Services Hillsborough County, Florida Waterset South Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance for Waterset South Community Development District, all as more specifically set forth in the Project

The Project Manual will be available beginning Wednesday, September 4, 2024, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Monday, September 9, 2024, at 10:00 a.m. at Waterset Club, 7281 Paradiso Drive, Apollo Beach, FL 33572. Failure to attend will preclude the District's consideration of a propos-al submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory preproposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above until Thursday, September 12, 2024, at

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for two (2) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, enty-two (72) calendar hou (excluding Saturdays, Sundays, and state holidays) after the issuance of the

Project Manual, and shall file a formal

written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the

protest is based. Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Thursday, October 10, 2024, at 10:00 a.m. at the Rizzetta & Company offices located at 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Kate John at kate.john@kutakrock.com, no later than Monday, September 16, 2024, 2024, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, September 17, 2024.

A District meeting to open the proposals will be held at 9:00 a.m. (EST) on Wednesday, September 25, 2024, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 9:00 a.m. (EST) on September 25, 2024, at the office of Rizzetta and Company, Inc., 5020 West Line-baugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.
Waterset South Community

Development District Mr Ruben Durand Dis

(rdurand@rizzetta.com) August 30, 2024 24-02674H

FIRST INSERTION

LEGAL ADVERTISEMENT Optum - City Center will be relocating effective Sept. 16, 2024.

NEW LOCATION

WellMed at Carrollwood 6919 North Dale Mabry Hwy., Suite 320 Tampa, FL 33614 Phone: 1-813-915-5555 Fax: 1-813-931-7508

For questions or copies of medical re-

Phone: 1-813-871-2717 Fax: 1-813-876-3558

Aug. 30; Sept. 6, 13, 20, 2024 24-02642H

FIRST INSERTION

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 898322 from the City of Tampa, 2545 Guy N Verger Blvd Tampa, FL 33605. The application was received on Wednesday, July 10, 2024. Proposed activities include: a new 15,102 Sf Fleet Maintenance Bay and its associated infrastructure. The project name is City of Tampa Fleet Maintenance and is approximately 1.753 acres of land, located at 20°55'35.53" & 82°26'16.83", in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www. watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit applica-tion number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www. watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774. August 30, 2024 24-02621H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ZC Aromas located at 3412 Cornwall Square Dr. Apt 202 in the City of Riverview, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of August, 2024. Zelus Creations LLC

August 30, 2024 24-02646H

--- **ESTATE** ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION File Number: 24-CP-002485 Division B IN RE: ESTATE OF SUZANNE D. GOLIN A/K/A SUZANNE GOLIN Deceased.

The administration of the estate of SUZANNE D. GOLIN a/k/a SUZANNE GOLIN, deceased, whose date of death was June 4, 2024, is pending in the Circuit Court for HILLSBOR-OUGH County, Florida, Probate Division, the address of which is 302 N. $\label{eq:Michigan Avenue} \mbox{Michigan Avenue, Plant City, FL 33563.}$ The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 writ-ten demand is made by a creditor as specified under section 732.2211. The date of first publication of this

notice is August 30, 2024. Personal Representative:

GARY D. GOLIN 4819 Sevilla Shores Drive Wimauma, Florida 33598 Attorney for Personal Representative: s/ David A. Shulman David A. Shulman, Esq. Florida Bar Number: 150762 GINSBERG SHULMAN, PL 401 E. Las Olas Blvd., Suite 1400 Fort Lauderdale, Florida 33301 Telephone: (954) 990-0896 Fax: (954) 343-3645 $\hbox{E-Mail: david@ginsbergshulman.com}$

Aug. 30; Sept. 6, 2024 24-02589H

FIRST INSERTION

HILLSBOROUGH COUNTY

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1819300000 Certificate No.: 2021 / 14022 File No.: 2024-671

Year of Issuance: 2021 Description of Property: SUBURB ROYAL A STRIP OF LAND OPPOSITE LOT 30 BE-

TWEEN RIVERSIDE DRIVE

AND RIVER BLOCK 20 SEC - TWP - RGE : 11 - 29 - 18 Name(s) in which assessed: "CONFIDENTIAL"

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/10/2024)on line via the internet at www. hills borough. real tax deed. com.Dated 8/23/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Aug. 30; Sept. 6, 13, 20, 2024

24-02607H

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax

deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0326690070

File No.: 2024-634 Certificate No.: 2022 / 2561 Year of Issuance: 2022 Description of Property: SUN CITY LOTS 26 TO 29

INCL BLOCK 70 A PLAT BK / PG : 17 / 21 SEC - TWP - RGE: 24 - 32 - 18 Name(s) in which assessed:

AMERICA F REZA All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/10/2024)on line via the internet at www. hillsborough.realtaxdeed.com. Dated 8/23/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Aug. 30; Sept. 6, 13, 20, 2024

24-02609H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.ora

COLLIER COUNTY

collierclerk.com HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

--- TAX DEEDS ---

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0691080000 File No.: 2024-632 Certificate No.: 2022 / 6685 Year of Issuance: 2022 Description of Property:

BRÂNDON HÎLLS SUBDIVI-SION LOT 12 BLOCK 3 PLAT BK / PG: 34 / 16 SEC - TWP - RGE: 23 - 29 - 20 Name(s) in which assessed: JEREMY MCLOCHLIN CHELSI MCLOCHLIN

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/10/2024)on line via the internet at www. hills borough. real tax deed. com.Dated 8/23/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Aug. 30; Sept. 6, 13, 20, 2024

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

PLANTATION ESTATES UNIT

SEC - TWP - RGE: 26 - 29 - 20

All of said property being in the County of Hillsborough, State of Florida.

deemed according to law, the property

described in such certificate will be sold

to the highest bidder on (10/10/2024)

on line via the internet at www.

Cindy Stuart

24-02612H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

Folio No.: 1493100000

Year of Issuance: 2022

Description of Property:
KIES SUBDIVISION

ABUTTING ON WEST

PLAT BK / PG : 29 / 34

Name(s) in which assessed:

CAROLYN TURNER

File No.: 2024-646 Certificate No.: 2022 / 12203

3 AND 1/2 CLOSED ALLEY

SEC - TWP - RGE: 30 - 28 - 19

MARK ANTHONY TURNER

ULYSSES FREDDIE TURNER

FREDDIE ULYSSES TURNER

All of said property being in the County of Hillsborough, State of Florida.

deemed according to law, the property described in such certificate will be sold

to the highest bidder on (10/10/2024)

on line via the internet at www. hillsborough.realtaxdeed.com.

Email your Legal Notice

legal@business observer fl.com

Deadline Wednesday at noon

Friday Publication

Cindy Stuart

24-02613H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

Dated 8/23/2024

Aug. 30; Sept. 6, 13, 20, 2024

Unless such certificate shall be re-

Unless such certificate shall be re-

which it was assessed are:

File No.: 2024-642

Description of Property:

Folio No.: 0710210000

Year of Issuance: 2022

NO 3 LOT 7 BLOCK 5

PLAT BK / PG: 39 / 34

Name(s) in which assessed:

JOHN R CHEVILLOT

hillsborough.realtaxdeed.com.

Aug. 30; Sept. 6, 13, 20, 2024

Dated 8/23/2024

Certificate No.: 2022 / 6767

24-02608H

FIRST INSERTION FIRST INSERTION NOTICE OF APPLICATION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0911295096 File No.: 2024-643 Certificate No.: 2022 / 9360 Year of Issuance: 2022 Description of Property:
OAKVIEW ESTATES PHASE

ONE LOT 13 BLOCK 3 $\,$ PLAT BK / PG: 45 / 78 SEC - TWP - RGE : 02 - 29 - 22 Name(s) in which assessed: JESUS LAURENCIO

PEREZ GARCIA All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/10/2024)on line via the internet at www. hillsborough.realtaxdeed.com. Dated 8/23/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk

Aug. 30; Sept. 6, 13, 20, 2024 24-02614H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 0715700100 File No.: 2024-636 Certificate No.: 2022 / 6802 Year of Issuance: 2022

Description of Property: COM AT NW COR OF SE 1/4 OF NW 1/4 RUN S 33 FT TO S R/W OF OAKFIELD DR THN ELY ALONG SAID R/W 190.80 FT TO POB CONT ELY 134.68 FT THN S 150 FT W 139.88 FT THN NWLY 23.56 FT ALONG CURVE CONCAVE TO NE CH BRG N 44 DEG 38 MIN 09 SEC W 21.21 FT THN N 115.04 FT THN NELY 31.26 FT ALONG CURVE CONCAVE TO SE CH BRG N 45 DEG 39 MIN 06 SEC

E 28.46 FT TO POB SEC - TWP - RGE: 27 - 29 - 20 Name(s) in which assessed:

BHM HOLDINGS LLC All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/10/2024) on line via the internet at www. hillsborough.realtaxdeed.com. Dated 8/23/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Aug. 30; Sept. 6, 13, 20, 2024

24-02610H

PUBLISH YOUR LEGAL NOTICE



HILLSBOROUGH COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION CASE NO. 2023 CP-003962

IN RE: THE ESTATE OF DONNA MARIE REMEIKA

The administration of the Estate of DONNA MARIE REMEIKA, deceased, whose date of death was October 20, 2022, at Hospice at Sun City Center Hospice House, Ruskin, Hillsborough County, Florida 33573, and whose Social Security Number is xxx-xx-1124, is pending in the Circuit Court for Hills-borough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of the first Publication of this Notice is August 30, 2024.

Personal Representative VINCENT REMEIKA 16510 East Course Drive

Tampa, FL 33624 Attorney for Personal Representative Debra D. Newman 10530 Mira Vista Drive Port Richey, FL 34668 Florida bar No. 0297641 Aug. 30; Sept. 6, 2024 24-02588H

FIRST INSERTION

NOTICE TO CREDITORS THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, TRUST, AND GUARDIANSHIP DIVISION File No. 24-CP-000470 IN RE: ESTATE OF VERONICA DIAZ A/K/A VERONICA DIAZ VERA,

Deceased.

The Administration of the Estate of VERONICA DIAZ A/K/A VERONICA DIAZ VERA, Deceased, whose date of death was April 28, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 30, 2024.

Personal Representative: CHRISTINE PLESCHER P.O. Box 1183,

Pinellas Park, Florida 33780 Attorney for Personal Representative: AMANDA KANIA, ESQ. Attorney for Petitioner Kania Law Offices, PLLC 610E Zack Street, Suite 110-3072Tampa, Florida 33602 Telephone: (813) 535-7848 Fax: (813) 535-9057 E-Mail: ank@kaniaelderlaw.com Secondary E-Mail: fmg@kaniaelderlaw.com

Aug. 30; Sept. 6, 2024 24-02677H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001929

IN RE: ESTATE OF JAMES EDWIN ALMAND Deceased.

The administration of the estate of James Edwin Almand, deceased, whose date of death was December 31, 2017, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 30, 2024.

Personal Representative: Robert Almand 520 S. 56th Street

Tampa, Florida 33619 Attorney for Personal Representative: V. Ross Spano, Esq., Attorney Florida Bar Number: 0147923 ROSS SPANO LAW, P.A. 10101 Bloomingdale Ave Ste 203 Riverview, FL 33578 Telephone: (813) 244-7758 E-Mail: ross@rossspanolaw.com Sec. Mail: vincent@rossspanolaw.com Aug. 30; Sept. 6, 2024 24-02597H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDAPROBATE DIVISION File No. 24-CP-246 Division: U

IN RE: ESTATE OF THOMAS ALAN MURRAY. Deceased.

The administration of the estate of THOMAS ALAN MURRAY, deceased, whose date of death was November 1, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 30, 2024.

MICHELLE MURRAY 11509 Lithia Pinecrest Road

Lithia, FL 33547 Personal Representative

Justin J. Klatsky Attorney for Personal Representative Florida Bar No. 62500 Valrico Law Group 3626 Erindale Drive Valrico, FL 33596 Telephone: (813) 661-5180 Email: justin.klatsky@valricolawgroup.com Secondary Email:

tara.morrow@valricolawgroup.com

Aug. 30; Sept. 6, 2024 24-02676H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002725

IN RE: ESTATE OF BRENDA K. BAUGHMAN, aka BRENDA KAY BAUGHMAN aka BRENDA WEAVER BAUGHMAN Deceased.

The administration of the estate of BRENDA K. BAUGHMAN, also known as BRENDA KAY BAUGHMAN, also known as BRENDA WEAVER BAUGHMAN, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 30, 2024. Signed on this 19th day of August,

JACQUELINE L. CAMPBELL **Personal Representative** 12514 Jot Em Down Lane

Odessa, FL 33556 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com Aug. 30; Sept. 6, 2024 24-02643H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001927 IN RE: ESTATE OF

MYRA LEE ALMAND

Deceased.

The administration of the estate of Myra Lee Almand, deceased, whose date of death was December 13, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 30, 2024.

Personal Representative: Robert Almand 520 S. 56th Street

Tampa, Florida 33619 Attorney for Personal Representative: V. Ross Spano, Esq., Attorney Florida Bar Number: 0147923 ROSS SPANO LAW, P.A. 10101 Bloomingdale Ave Ste 203 Riverview, FL 33578 Telephone: (813) 244-7758 E-Mail: ross@rossspanolaw.com Sec. Mail: vincent@rossspanolaw.com Aug. 30; Sept. 6, 2024 24-02598H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, PROBATE

DIVISION File No. 2023-CP-003617 Division O IN RE: ESTATE OF PETER RITCHIE,

Deceased. The administration of the estate of PETER RITCHIE, deceased, whose date of death was May 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demand against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is: August 30, 2024.

/s/ Christine A. Wasula /s/ Stephanie Ritchie CHRISTINE A. WASULA STEPHANIE RITCHIE

Attorney for Personal Representative 18424 Lithia Towne Road Florida Bar No. 0148164 Lithia, FL 33547 Cole, Scott & Kissane, P.A 1900 Summit Tower Blvd., Ste. 400 Orlando, FL 32801 $(321)\,972\text{-}0075$ Email: christine.wasula@csklegal.com Secondary Email:

cherie.heckford@csklegal.comAug. 30; Sept. 6, 2024 24-02625H

FIRST INSERTION

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

File No. 24-CP-002776 IN RE: ESTATE OF WILLIAM D. CONNOR Deceased

The administration of the estate of William D. Connor, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 30, 2024.

Personal Representative: Susan M. Funsch 2797 Verona Ln Odessa, FL 33556

(813) 787-0330 Attorney for Personal Representative: /s/ C. Todd Marks C. Todd Marks, Esq Florida Bar No. 019124 Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 Aug. 30; Sept. 6, 2024 24-02599H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE ACTION

Case No.: 23-CP-002849 IN RE: ESTATE OF: BEVERLY S. KAPLAN,

Deceased.The administration of the Estate of BEVERLY S. KAPLAN, whose date of death was February 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is Downtown Tampa - 419 E Pierce St. 0, Tampa, FL 33601, and the mailing address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES, SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING TIME PERIODS SET FOURTH 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 30, 2024. DAVID L. KAPLAN, **Co-Personal Representative** TINA L. KAPLAN, Co- Personal Representative

THE DELLUTRI LAW GROUP, P.A. 1436 Royal Palm Square Blvd. Fort Myers, FL 33919 239-939-0900 239-939-0588 - Fax www. Dellutri Law Group.com/s/ Carmen Dellutri Carmen Dellutri, Esq. FBN: 0044385 CDellutri@DellutriLawGroup.comSecondary email – electronic service only: Fla.ECF.DellutriLawGroup@gmail.

Aug. 30; Sept. 6, 2024 24-02615H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-000904 Division: A IN RE: ESTATE OF

ADWENA GOODMAN,

Deceased.The administration of the Estate of Adwena Goodman, deceased, whose date of death was February 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 30, 2024.

Personal Representative: Wayne Berkley

517 W. Balboa Boulevard Newport Beach, California 92661 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com Aug. 30; Sept. 6, 2024 24-02596H

FIRST INSERTION

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

FILE NO. 24-CP-002284 IN RE: ESTATE OF LILLIE P. CHARBONIER DECEASED.

The administration of the Estate of Lillie P. Charbonier deceased, whose date of death was December 24, 2023 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 206, Tampa, FL 33602. The names and addresses of the co-personal representatives and the personal representatives' attorney are

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 30, 2024.

CO-PERSONAL REPRESENTATIVES Sandra A. Charbonier 14304 Eureka Place Tampa, Florida 33613 Yvette C. Rizzo 2901 Woods End Ct Tampa, Florida 33618

Frank J. Greco, Esquire Florida Bar No. 435351 Frank J. Greco, P.A. 517 Bosphorous Avenue Tampa, Florida 33606 (813) 230-9745 Email: fgrecolaw@verizon.net Aug. 30; Sept. 6, 2024 24-02616H



Who benefits from legal notices?

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

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

--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PHILADELPHIA COUNTY, PENNSYLVANIA PROBATE DIVISION

File Number: A5492-2023 IN RE: ESTATE OF UTILIEUSE FEDNA, Deceased.

The administration of the Estate of UTILIEUSE FEDNA, Deceased, whose date of death was November 15, 2022, is pending in the Common Pleas Court for Philadelphia County, PA, Orphan's Court Division, the address of which is 1400 JFK Blvd, Room 415, Philadelphia, PA 19107. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon whom a copy of this Notice is required to be served must file their claims with this Court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is August 30, 2024.

Personal Representative: Wilfrid Fedna c/o Clair M. Stewart, Esquire 100 S. Broad Street #1523

Philadelphia, PA 19110 Attorney for Personal Representative: BARRY A. DIAMOND, #471770 LAW OFFICES OF BARRY A. DIAMOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000 Aug. 30; Sept. 6, 2024 24-02620H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY

PROBATE DIVISION FILE NO.: 2024-CP-002205 DIVISION: A IN RE: ESTATE OF MICHAEL MONTGOMERY LONGMIRE

Deceased. The administration of the estate of Michael Montgomery Longmire, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-002205; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS August

Petitioner KARL B. SPRINGSTON 7015 Colley Rd.

Odessa, FL 33556 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

FIRST INSERTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 24-CP-002408 IN RE: ESTATE OF CHARLENE SYLVIA BARR, DECEASED.

NOTICE TO CREDITORS

The administration of the Estate of Charlene Sylvia Barr, deceased, whose date of death was 6/20/2024, Case Number 24-CP-002408, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Aug. 30; Sept. 6, 2024 24-02639H

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

The date of first publication of this notice is the 30 day of August 2024

Personal Representative: Melissa M. Smith, 2300 West Market Street York, PA 17404

Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 124666 Counsel for Personal Representative Law Office of ${\bf Elizabeth\ Devolder,\ PLLC.}$ 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com case manager@elizabeth devolder.comAug. 30; Sept. 6, 2024 24-02655H FIRST INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 24-CP-000968

IN RE: ESTATE OF

DEREK RENALDO BROWN,

Deceased. The administration of the estate of DEREK RENALDO BROWN, Deceased, whose date of death was November 7, 2023, and whose social security number is XXX-XX-6364, is

pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse Probate Division 800 Twiggs Street Tampa, FL 33602. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 30, 2024.

Petitioner: Vera Nicole Brown c/o HOLLOMAN LAW

502 North Armenia Avenue Tampa, Florida 33609. Attorney for Petitioner: /s/ Charles M. Holloman II, Esquire HOLLOMAN LAW 502 North Armenia Avenue Tampa, Florida 33609 Phone: (813) 445-8722; Fax: (813) 445-8721, Email: ch2@cmhollomanlaw.com. Aug. 30; Sept. 6, 2024 24-02675H

FIRST INSERTION

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

File No. 24-CP-2442 IN RE: ESTATE OF HENRY CALVIN CLARK, Deceased.

The administration of the estate of HENRY CALVIN CLARK, deceased, whose date of death was February 28, 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 oth-

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

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

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

NOTWITHSTANDING THE TIME 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 30, 2024. WILLIE MAE PASCO Personal Representative

11725 N. 17th Street, Building A, Unit 113 Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550

Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

Aug. 30; Sept. 6, 2024 24-02665H

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-002586 IN RE: ESTATE OF ROMARIO RISTO RUSSELL, Deceased.

The administration of the estate of ROMARIO RISTO RUSSELL, deceased, whose date of death was May 26, 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 oth-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

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

NOTWITHSTANDING THE TIME 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 30, 2024.
MICHAEL MITCHELL

Personal Representative

5553 21st Street, Apt. 309 St. Petersburg, FL 33712 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: jrivera@hnh-law.com Aug. 30; Sept. 6, 2024 24-02663H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002085 IN RE: ESTATE OF ANNIE VERNELL GRADY,

Deceased. The administration of the estate of ANNIE VERNELL GRADY, deceased, whose date of death was January 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 oth-

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

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

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

NOTWITHSTANDING THE TIME 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 30, 2024.

DAPHINE CAMERON

Personal Representative

3605 East North Street Tampa, Florida 33610 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com

Secondary Email: jrivera@hnh-law.com Aug. 30; Sept. 6, 2024 24-02664H

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-002691 Division A IN RE: ESTATE OF

HAROLD D. EWEN, AKA HAROLD EWEN

Deceased.

The administration of the estate of HAROLD D. EWEN, AKA HAROLD EWEN, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attornev 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITH-

IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is August 30, 2024.

Personal Representative: CAROLE EWEN 5001 South Shore Crest Circle

Tampa, Florida 33609 Attorney for Personal Representative: /s/ Thomas D. Sims THOMAS D. SIMS, Attorney Florida Bar Number: 61209 JOHNSON POPE BOKOR RUPPEL & BURNS, LLP 490 1st Ave. S., Suite 700 St. Petersburg, FL 33701 Telephone: (727) 800-5980 Fax: (727) 800-5981 E-Mail: tsims@jpfirm.com Secondary E-Mail:

angelam@jpfirm.com Aug. 30; Sept. 6, 2024

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA. PROBATE DIVISION CASE NO.: 24-CP-002462 DIVISION: A IN RE: The Estate of DOROTHY RIDLEY, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of DOROTHY RIDLEY, deceased, whose date of death was April 14, 2024, and whose social security number is XXX-XX-9660, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

and other persons having claims or demands against decedent's estate must file their claims with this court

WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this Notice is August 30, 2024.

/s/ Jerial Jackson JERIAL JACKSON, As Personal Representative Attorney and Personal Representative

Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 $\hbox{E-mail: SG}@\, Easy Estate Probate.com\\$ Florida Bar No. 101511 Aug. 30; Sept. 6, 2024 24-02644H

FIRST INSERTION

24-02623H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 24-CP-002618 Division B IN RE: ESTATE OF

DANIEL JAMES ARNOLD SR Deceased. The administration of the estate of

Daniel James Arnold Sr, deceased, whose date of death was August 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St.,

Tampa, FL 33602. The names and ad-

dresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 apply, unless a written demand is made by a creditor as specified by a creditor as specified under section 732.2211.

The date of first publication of this notice is August 30, 2024.

Personal Representative: Latisha Whitehead 18908 Bellflower Rd

Tampa, FL 33647Attorney for Personal Representative: Lyndy Č. Jennings, Attorney Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive,

Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com Aug. 30; Sept. 6, 2024 24-02669H



SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE

COLLIER • CHARLOTTE



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2024-CA-4493

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. To THE LENDING GROUP, INC.;

AND RICKY JAMES:
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property

described as: MOREY HEIGHTS PT OF LOT 1 BLOCK 2 DESC AS BEG AT NE COR LOT 1 RUN W 58.8 FT SLY 55.7 FT E 59 FT AND N 56.3 FT TO POB More commonly known as: 2510 North 13th Street, Tampa, FL 33605

has been filed by Plaintiff, BARRKS PROPERTIES LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before October 1, 2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 26th day of August, 2024. Clerk of the Circuit Court (SEAL) By: Mustafa Divan

Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Jacksonville, FL 32224 Aug. 30; Sept. 6, 13, 20, 2024

24-02654H

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

CIVIL DIVISION CASE NO.: 23-CC-067554 DIV.: H WASHINGTON SQUARE TOWNHOMES CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.

PALM PROPERTIES OF TAMPA, LLC, ET AL., Defendants.

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

and is described as:
Unit 3, Building 5112-B, of Washington Square Townhomes Condominiums, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4217, Page(s) 145, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida. Commonly referred to as: 5112 E. Temple Heights Road, unit B,

Tampa, Florida 33617. at public sale, to the highest bidder for cash at 10 a.m., on the 4th day of October 2024.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 this 23rd day of August

STOCKHAM LAW GROUP, P.A. George D. Root, III Florida Bar #0078401 109 S Edison Avenue Tampa, Florida 33606 groot@stockhamlawgroup.com P:(813) 867-4455 / F: (813) 867-4454 Attorney for Plaintiff, WASHINGTON SQUARE Aug. 30; Sept. 6, 2024 24-02624H

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 24-CA-005831 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MATTHEW L. BUTLER, et al,

Defendant(s). To: MATTHEW L. BUTLER Last Known Address: 2206 E Timberlane Dr PLANT CITY, FL 33563 Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

FIRST INSERTION

ing property in Hillsborough County, Florida:

LOT 2, BLOCK 3, WOOD-FIELD VILLAGE UNIT I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 48. PAGE 15, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 2206 E TIMBERLANE DR PLANT CITY FL 33563

has been filed against you and you are required to file written defenses by September 24, 2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities

In Accordance with the Americans

with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602 (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiv-

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.

WITNESS my hand and the seal of this court on this 19th day of August, 2024.

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623

AR - 24-007673 Aug. 30; Sept. 6, 2024 24-02583H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 19-CA-005390

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, **SERIES 2007-9**,

Plaintiff, vs. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARTHA KENNEDY A/K/A MARTHA H. KENNEDY, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 19, 2022, and entered in 19-CA-005390 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2007-9 is the Plaintiff and THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARTHA KENNEDY A/K/A MAR-THA H. KENNEDY, DECEASED; HEWITT ESMOND SMITH A/K/A HEWITT E. SMITH; SANDRA KATE WILLIAMS; UNKNOWN TENANT 1 N/K/A HEWITT SMITH; CLERK OF CIRCUIT COURT HILLSBOR-OUGH COUNTY, FLORIDA; HILLS-BOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; STATE OF FLORIDA DE-PARTMENT OF REVENUE are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. hillsborough.realforeclose.com, 10:00 AM, on September 19, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 4, BLOCK 10, PROGRESS VII LAGE UNIT 1, AS PER

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CASE NO.: 19-CA-005356

INDIVIDUALLY BUT AS TRUSTEE

NOTICE IS HEREBY GIVEN pursuant

to an Order dated August 8, 2024 en-

tered in Civil Case No. 19-CA-005356

in the Circuit Court of the 13th Judicial

Circuit in and for Hillsborough County,

Florida, wherein WILMINGTON SAV-

INGS FUND SOCIETY, FSB, D/B/A

CHRISTIANA TRUST, NOT INDI-

VIDUALLY BUT AS TRUSTEE FOR

PRETIUM MORTGAGE ACQUISI-

TION TRUST, Plaintiff and ERIC E. HOOD; UNKNOWN SPOUSE OF

ERIC E. HOOD; SOUTH POINTE

OF TAMPA HOMEOWNERS ASSO-

CIATION, INC.; THE BANK OF NEW

YORK MELLON FKA THE BANK

OF NEW YORK, AS SUCCESSOR

TRUSTEE TO JPMORGAN CHASE

BANK, N.A., AS TRUSTEE ON BE-

HALF OF THE CERTIFICATEHOLD-

ERS OF THE CWHEQ INC., CWHEQ

REVOLVING HOME EQUITY LOAN

TRUST, SERIES 2006-E: UNKNOWN

TENANT #1 N/K/A TRACI HOCK

are defendants, Cindy Stuart, Clerk of

Court, will sell the property at public

sale at www.hillsborough.realforeclose.

com beginning at 10:00 AM on October

10, 2024 the following described prop-

ertv as set forth in said Final Judgment,

LOT 75, BLOCK 6, SOUTH

POINTE PHASE 10 & 11, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN

PLAT BOOK 93, PAGE 18 OF

WILMINGTON SAVINGS

 $FUND\ SOCIETY, FSB,\ D/B/A$

FOR PRETIUM MORTGAGE

ACQUISITION TRUST,

ERIC E. HOOD, ET AL.,

Defendant(s).

CHRISTIANA TRUST, NOT

PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA

Property Address: 5707 S 79TH ST, TAMPA, FL 33619

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

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

Dated this 27 day of August, 2024. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-213572 - MaM Aug. 30; Sept. 6, 2024 24-02656H

FIRST INSERTION

RE-NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 13-CA-007229 DIVISION: B

RF -Section I NATIONSTAR MORTGAGE, LLC.,, Plaintiff, vs. KAREN FOLEY A/K/A KAREN L.

FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. 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 March 5. 2015 and an Order Resetting Sale dated August 8, 2024 and entered in Case No. 13-CA-007229 of the Circuit Court in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE, LLC., is Plaintiff and KAREN FOLEY A/K/A KAREN L. FOLEY; RICH-ARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS AS-SOCIATION, INC. UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.

a.m., on October 7, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 29, BLOCK 3, FARMING-TON, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 60, PAGE 32 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN. IF YOU ARE A PERSON WITH A

DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE-QUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAM-PA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13. ORG.

DATED August 22, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-185477 / SR4 Aug. 30; Sept. 6, 2024 24-02636H

FIRST INSERTION

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

CASE NO. 23-CA-013031

MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DORAINE ÝVETTE LONGSTREET A/K/A DORAINE YVETTE LONSTREET A/K/A DORINA LONGSTREET, DECEASED: THE UNKNOWN HEIRS, GRANTEES, AND CREDITORS OF RICHARD DONNELL LONGSTREET. DECEASED: RICHARD LONGSTREET; SHEMAKA L LONGSTREET: RESHA LAMONT

DEVISEES, LIENORS, TRUSTEES, LONGSTREET; RENALDO RESHAH LONGSTREET A/K/A RENALDO R. LONGSTREET A/K/A RENALD R. LONGSTREET; RICO DEANGELO LONGSTREET A/K/A RICO LONGSTREET: ROVON E DARNELL A/K/A ROVON EMANUEL DARNELL A/K/A ROVAN DARNELL: RICHARD TAUREAN BAY LONGSTREET A/K/A RICHARD LONGSTREET: DARNEISHA DESHAY LAVÓNN 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

TIDEWATER MOTOR CREDIT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 19, 2024, in this cause, in the Circuit Court of Hillsborough

REVENUE; TIDEWATER FINANCE

COMPANY T/A TIDEWATER

CREDIT SERVICES AND

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 AD-DITIONS TO WEST TAMPA. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY FLORIDA

a/k/a 2730 W MAIN ST, TAM-PA, FL 33607-3317 at public sale, to the highest and best

bidder, for cash, online at http://www. hillsborough.realforeclose.com, on September 24, 2024 beginning at 10:00

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 26th . day of August, 2024. eXL Legal, PLLC Designated Email Address: 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 1000009031 Aug. 30; Sept. 6, 2024 24-02652H

FIRST INSERTION NOTICE OF FORECLOSURE SALE

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA. Property Address: 12806 Early Run Lane, Riverview, Florida 33578

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE, NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: SF19013-JMV Case No.: 19-CA-005356 Aug. 30; Sept. 6, 2024 24-02622H FIRST INSERTION

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

CIVIL DIVISION:

hillsborough.realforeclose.com, 10:00

CASE NO.: 24-CA-000180 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELSIDA CARABALLO; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.: TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendants.NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough. realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 24 day of September, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT 10, BLOCK 2, SUMMER-FIELD VILLAGE 1, TRACT 10, PHASE 5, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 89, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 10810 SUMMERTON DR, RIVER-VIEW, FL 33579

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF

YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS, AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 23 day of August 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03833

Aug. 30; Sept. 6, 2024 24-02619H

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 16-CA-009149 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B,

Plaintiff, vs.
RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, et al.,

Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered July 24, 2024 in Civil Case No. 16-CA-009149 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NA-TIONSTAR HOME EQUITY LOAN TRUST 2007-B is Plaintiff and RU-DOLPH GARRETT A/K/A RUDOLPH GARRETT JR, 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 27th day of September, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5 of THE DEPOT PLAT-TED SUBDIVISION, NO IM-PROVEMENTS, PHASE TWO, according to the plat thereof, as recorded in Plat Book 75, on Page 78, of the Public Records of Hillsborough County, Florida.

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

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

23-06568FL

Aug. 30; Sept. 6, 2024 24-02673H

FIRST INSERTION

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

PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS. CREDITORS AND TRUSTEES OF THE ESTATE OF JAMES M. LONG, JR. A/K/A JAMES LONG, JR. A/K/A JAMES MICHAEL LONG,

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 22, 2024 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on October 18, 2024, at 10:00 AM, at www. hillsborough.realforeclose.com for the

LOT 1, TRAPNELL EAST, ACCORDING TO PLAT THERE-OF AS RECORDED IN PLAT BOOK 81, PAGE 8, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

TOGETHER WITH A 1995 HICK MOBILE HOME WITH VIN #S GAFLR35A08582HH

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

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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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. Tromberg, Morris & Partners, PLLC

Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.comBy: /s/ Timothy J. Landers Timothy J. Landers FBN 127154 Our Case #: 23-000479/23-CA-012737/PennyMac

FIRST INSERTION

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

DIVISION CASE NO. 29-2022-CA-001165 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CARMEN MARIA SANTOS SANTOS A/K/A CARMEN SANTOS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2024, and entered in 29-2022-CA-001165 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARMEN MARIA SAN-TOS SANTOS A/K/A CARMEN SAN-TOS, DECEASED; BARBARA BAR-RIERA SANTOS; CITY OF TAMPA, FLORIDA; FLORIDA HOUSING FINANCE CORPORATION; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FL are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 19, 2024, the following described property as set

OF COURTLAND SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 12, PAGE 83, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address:

forth in said Final Judgment, to wit: LOT 1 AND 2 REVISED MAP By: \S\Danielle Salem dsalem@raslg.com

COUNTY, FLORIDA. CASE No. 23-CA-012737 JR. A/K/A JAMES MICHAEL LONG (DECEASED), ET AL. DEFENDANT(S).

following described property:

AND GAFLR35B08582HH changed time of sale shall be published as provided herein.

COURTLAND ST, TAMPA, FL

Aug. 30; Sept. 6, 2024 24-02668H

33610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 27 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

 $Aug.\ 30;\ Sept.\ 6,\ 2024 \qquad 24\text{-}02658H$

ROYAL, 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.

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 24-CA-003791

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE

FOR FREMONT HOME LOAN

CATHY C. ROYAL A/K/A

CATHY ROYAL, et. al.

Plaintiff, vs.

TRUST 2004-B, ASSET-BACKED

CERTIFICATES, SERIES 2004-B,

Defendant(s), TO: CATHY C. ROYAL A/K/A CATHY

ROYAL, UNKNOWN SPOUSE OF CATHY C. ROYAL A/K/A CATHY

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

LOT I IN BLOCK 2, LIVINGS-TON UNIT 1, ACCORDING TO MAP OR PLAT THEREOF, RE-CORDED IN PLAT BOOK 49, PAGE 38, OF THE PUBLIC RE-CORDS 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,

FIRST INSERTION

Florida 33487 on or before September 25, 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 20th 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 24-174426

Aug. 30; Sept. 6, 2024 24-02586H

FIRST INSERTION

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

COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 29-2024-CA-002494 WELLS FARGO BANK, N.A., Plaintiff, vs. CINDY ZAYAS, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 26, 2024, and entered in Case No. 29-2024-CA-002494 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Cindy Zavas, Julio Zavas, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.real foreclose.com, Hillsborough County, Florida at 10:00 AM on the September 24, 2024 the following described property as set forth in said Final Judgment of Fore-

IN BLOCK 3, OF SIDNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 27, PAGE 6, OF THE PUBLIC RE CORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE

33 THROUGH 37

closure:

LOT

1994 SINGLEWIDE MOBILE HOME BEARING SERIAL NUMBER: GEO0758933. A/K/A 1213 MUSIC TREE PLACE DOVER FL 33527

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

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100;

Fax: (813) 272-5508.

Dated this 27 day of August, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621

Justin Ritchie, Esq. CT - 24-002740 Aug. 30; Sept. 6, 2024 24-02662H

THERETO, DESCRIBED AS A FIRST INSERTION

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

COUNTY, FLORIDA CIVIL DIVISION Case #: 23-CA-000503

DIVISION: H NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff -vs -

Mervyn F. Liddell; Unknown Spouse of Mervyn F. Liddell; Van Dyke Farms Homeowners' Association, Inc.; LOK Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-000503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff and Mervyn F. Liddell 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 24, 2024, the

following described property as set forth in said Final Judgment, to-wit: LOT 1, BLOCK A, THE LAKES AT VAN DYKE

FARMS, ACCORDING TO THE MAP OF PLAT THERE-RECORDED IN OF, AS PLAT BOOK 64, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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. $\begin{array}{lll} 2.516(b)(1)(A), & Plaintiff's & counsel\\ hereby & designates & its & primary & email \end{array}$ address for the purposes of email service as: FLeService@logs.com LOGS LEGAL GROUP LLP

Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com

Amanda Friedlander, Esq. FL Bar # 72876 22-325754 FC01 ALW Aug. 30; Sept. 6, 2024 24-02653H

By: /s/ Amanda Friedlander, Esq.

FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 22-CA-000577 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST. Plaintiff, vs. DAVID FRATICELLI, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 02, 2023, and entered in 22-CA-000577 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DAVID FRATICELLI; YVONNE BARNES: TAMPA BAY HOME RES-CUE; MERCEDES FRATICELLI are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 17, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 11, BLOCK 27, CLAIR MEL CITY UNIT NO. 8, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7620 DEN-NISON DR, TAMPA, FL 33619 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 27 day of August, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-072331 - GrS Aug. 30; Sept. 6, 2024 24-02657H

FIRST INSERTION APOLLO BEACH, FLORIDA

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

CIVIL DIVISION CASE NO. 24-CA-003662 DIVISION: H J.P. MORGAN MORTGAGE TRUST 2022-3 MORTGAGE PASS-THROUGH CERTIFICATES. **SERIES 2022-3,** Plaintiff, vs. ALL UNKNOWN HEIRS. CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES

CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LALEH BAHAR A/K/A LALEH BAHAR-POSEY, DECEASED; ET AL Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LALEH BAHAR A/K/A LALEH BAHAR-POSEY, DE-CEASED

(LAST KNOWN ADDRESS) 1423 JUMANA LOOP APOLLO BEACH, FL 33572

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

LOTS 4 AND 5, BLOCK 1, LESS THE SOUTHEASTERLY 50.00 FEET THEREOF, ANDALU-CIA SURDIVISION ACCORD. ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID SOUTH-EASTERLY 50.00 FEET BEING MEASURED PERPENDICU-LAR TO THE DIVIDING LINE BETWEEN LOTS 4 AND 5 OF SAID BLOCK 1. a/k/a 1423 JUMANA LOOP,

33572has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLOR-IDA 33323 on or before SEPTEM-BER 27, 2024, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 22 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

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00481 JPC V1.20140101 Aug. 30; Sept. 6, 2024 24-02584H



Who benefits from legal notices?

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

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

HILLSBOROUGH COUNTY

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-002691 DIVISION: O NUBRIDGE COMMERCIAL

LENDING LLC, Plaintiff, vs. 7354 APACHE TRAIL, LLC; et al.,

Defendants. TO: SAMANTHA MIDDLETON Last Known Address: 4007 North Taliaferro Ave., Tampa, FL 33603

Current Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough

County, Florida LOTS 10 AND 11, BLOCK 1, PALMARIA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 3, PAGE 31, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE NORTH HALF OF THE

VACATED ALLEY ABUTTING TO THE SOUTH THEREOF AS VACATED BY ORDINANCE NO. 2009-34 RECORDED IN O.R. BOOK 19169, PAGE 1388, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property address: 4007 North Taliaferro Ave., Tampa, FL 33603

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., Law Offices of Man-

ganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 10/01/2024 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"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: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813- 272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e- mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving 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

said Court this 26 day of AUG, 2024. Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 CINDY STUART As Clerk of the Circuit Court (Court Seal) BY: Isha Tirado-Baker As Deputy Clerk

Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431

Aug. 30; Sept. 6, 2024 24-02635H

FIRST INSERTION

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

DIVISION CASE NO. 24-CA-005882 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs. CONNIÉ W. SEALS, et. al.

Defendant(s), TO: CONNIE W. SEALS, UNKNOWN SPOUSE OF CONNIE W. SEALS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE EAST 50 FEET OF THE WEST 470 FEET OF THE NORTH 165 FEET OF THE EAST 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST LESS THE NORTH 25 FEET FOR STREET ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

Adoption, etc.

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 25, 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 notifica-tion 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 20th 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 23-092099

Aug. 30; Sept. 6, 2024 24-02587H

HOW TO PUBLISH

YOUR LEGAL NOTICE

INTHE

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

· Notice of actions / Notice of sales / DOM / Name Change/

· When submitting a notice directly to the courthouse, please

indicate your preference to publish with the Business

· On the date of the first published insertion, a preliminary

proof of publication/invoice will be mailed to you for proofing

and payment. An actual copy of the published notice will be

· Upon completion of insertion dates, your affidavit will be

A file copy of your delivered affidavit will be sent to you.

delivered promptly to the appropriate court

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-005184 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

NOTICE OF ACTION .

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

SERVICING, Plaintiff, vs. ANDREA M. RUSSELL AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALICE C.

Defendant(s). TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF ALICE C. VESELY, DECEASED,

VESELY, DECEASED, et. al.

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 claim-

FIRST INSERTION ing to have any right, title or interest in the property described in the mortgage

being foreclosed herein. TO: ANDREA M. RUSSELL. UN-KNOWN SPOUSE OF ANDREA M. RUSSELL,

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:

COMMENCING NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUAR-TER OF SECTION 14, TOWN-SHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID SEC-TION 14, A DISTANCE OF 378.25 FEET, THENCE SOUTH 85 DEGREES 36' EAST A DIS-TANCE OF 393.0 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 85 DE-GREES 36' EAST, A DISTANCE OF 141.5 FEET, THENCE NORTH A DISTANCE OF 11.4 FEET, THENCE SOUTH 86 DEGREES 23' EAST, A DISTANCE OF 175.0 FEET TO THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTH-

WEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE

SOUTHERLY ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHWEST QUAR-TER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 217.75 FEET, THENCE NORTH 86 DEGREES 36' WEST A DIS-TANCE OF 315.63 FEET, THENCE NORTH A DIS-TANCE OF 209.65 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASE-MENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 15 FEET OF THAT PART OF THE EAST 175 FEET OF THE NORTH 372.5 FEET OF THE WEST $\frac{1}{2}$ OF THE

PUBLIC ROAD. 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 25, 2024 /(30 days from Date of First Publication of this Notice) and file the

NORTHWEST ¼ OF THE

SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH,

RANGE 18 EAST, HILLSBOR-

OUGH COUNTY, FLORIDA, LYING SOUTH OF CRYSTAL

LAKE ROAD, AND EXISTING

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 20th day of August, 2024 CLERK OF THE CIRCUIT COURT

(SEAL) BY: Mustafa Divan DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-206590

Aug. 30; Sept. 6, 2024 24-02585H

FIRST INSERTION

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

CASE No. 24-CA-002101 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-13, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-13, PLAINTIFF, VS. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ERNEST E. ELLINGTON A/K/A ERNEST ELLINGTON (DECEASED), ET AL. DEFENDANT(S).

To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOAN CUFF (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 7903 Pe-

terson Rd, Odessa, FL 33556 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: THAT PORTION OF THE EAST 1/2 OF TRACT ELEV-EN IN THE NE 1/4 LESS THE SOUTH 25 ROAD AND LESS WEST 104.71 FEET OF THE EAST 119.71 FEET OF THE SOUTH 208 FEET LESS SOUTH 25 FEET, KEYSTONE PARK COLONY, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, DESCRIBED AS FOLLOWS: COMMENCE

NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 35-27-17, SAID POINT BEING A RAILROAD SPIKE THENCE NORTH 89 DEGREES 47 MINUTES 43 SECONDS WEST AS A BA-SIS OF BEARINGS A DIS-TANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT ELEVEN THENCE CONTINUE NORTH 89 DEGREES 47 MINUTES 43 SECONDS WEST, A DIS-TANCE OF 327.91 FEET, TO A RAILROAD SPIKE, THENCE

NORTH 00 DEGREES 14 MIN-UTES 46 SECONDS WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF THE EAST 1/2 OF TRACT ELEVEN A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DE-GREES 14 MINUTES 46 SEC-ONDS WEST A DISTANCE OF 235.43 FEET THENCE SOUTH 75 DEGREES 39 MINUTES 42 SECONDS EAST A DISTANCE OF 214.68 FEET, THENCE SOUTH OF DEGREES 22 MIN-UTES 48 SECONDS EAST A DISTANCE OF 183.01 FEET THENCE NORTH 89 DE-GREES 47 MINUTES 43 SEC-ONDS WEST A DISTANCE OF 208.20 FEET TO THE POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before September 24, 2024

or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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. Date: August 19, 2024

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

Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441

Our Case #: 24-000022/ 24-CA-002101/SHELLPOINT Aug. 30; Sept. 6, 2024 24-02595H

FIRST INSERTION

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

CASE NO. 292024CA005029A001HC DIVISION: RF -Section I WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST, Plaintiff, vs. LORRAINE V. ALOMAR;

ASHBURN SQUARE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
TO: LORRAINE V. ALOMAR

9954 ASHBURN LAKE DRIVE TAMPA, FL 33610 TO: UNKNOWN TENANT NO. 1 9954 Ashburn Lake Drive Tampa, FL 33610 TO: UNKNOWN TENANT NO. 2 9954 Ashburn Lake Drive

Tampa, FL 33610 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 3, BLOCK 17, ASHBURN SQUARE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal. com, on or before September 30, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint or

petition. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE-QUEST SUCH AN ACCOMMODA-TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

DATED on August 23, 2024. Cindy Stuart As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1460-192252 / VP2 Aug. 30; Sept. 6, 2024 24-02667H

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

CASE NO. 23-CA-011689

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNESS, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD W. BERRY, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF RICH-ARD W. BERRY, 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 Defen-

dants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property: LOT 3, BLOCK 18, OF HAWKS

POINT - PHASE 1C, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 114, PAGE 231, OF THE PUBLIC RECORDS OF HILL-

SBOROUGH COUNTY, FLOR-

IDA. 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 12, 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 notifica-tion 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 7th 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 20-048778 Aug. 30; Sept. 6, 2024 24-02637H

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** and select the appropriate County

or email legal@businessobserverfl.com

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

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 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

BURGESS, GRELINDA GERITA HOUSEHOLD GOODS, FURNITURE, BOXES Unit# B1202 WILLAMS, FELISCA REENEE HOUSEHOLD GOODS, FURNITURE, BOXES Unit# B1605 WARREN, TONYA OFELIA HOUSEHOLD GOODS,

Unit# A3421

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 subiect 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



292 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



Types Of Public Notices

Are there different types of legal notices?

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

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

Commercial Notices

Creation of Special

School District Reports

Land Use Changes

Zoning, Annexation and

Tax Districts

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates

Government Meetings √ and Hearings

M Land and

L∆ Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property Sales

Applications

Permit and License

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ESTATE ---

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 Reciever, 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, Nigjhtstand, 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, Hoverround Scooter, Mattresses, Clothes, Vaccum, 2 Microwaves, Baghs, Coleman Lantern, Iron-

tion in the event of settlement between owner and obligated party. August 23, 30, 2024 24-02526H

ing Board Sale is subject to cancella-

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 Household Goods, Furniture,

Boxes, Appliances Unit 3309

RICHARD LEE FINLEY

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

August

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS RE: THOMASINE ANN FINNEY, Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, estab-

lished a Living Trust, entitled THOMA-SINE 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 DE-MANDS 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. Twiggs 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 WITHIN3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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- $732.228, \, \mathrm{applies}, \, \mathrm{or} \, \, \mathrm{may} \, \, \mathrm{apply}, \, \mathrm{unless} \, \, \mathrm{a}$ written demand is made by a creditor as specified under section 732.2211.

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

Personal Representative: Valerie Stoker Litschgi

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

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 Cir-

cuit Court for Hillsborough County,

Florida, Probate Division, the address of which is 800 E. Twiggs

Street, Tampa, Florida 33602. The

names and addresses of the per-

sonal representative's attorney are

All creditors of the decedent and

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY.

FLORIDA

PROBATE DIVISION

File No. 24-CP-001484

Division: A IN RE: ESTATE OF

GIPPY LEE MCCARSON

Deceased.

The administration of the estate of

GIPPY LEE MCCARSON, deceased,

whose date of death was March 26.

2024, is pending in the Circuit Court

for Hillsborough County, Florida, Pro-

bate Division, the address of which

is 800 E. Twiggs St, Tampa, Florida

33602. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

PUBLISH YOUR

or email legal@businessobserverfl.com

LEGAL NOTICE

Call **941-906-9386**

forth below.

set forth below.

representative and the per-

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. Twiggs Street, Tampa, Fl orida. 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 BE-FORE 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 NO-TICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 curator has no duty to discover held at the any property time of the decedent's death by the decedent or the decedent's surviving spouse is property to which 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 by a creditor as specified under section 732.2211.

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

Personal Representative: DocuSigned by: 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

HILLSBOROUGH COUNTY

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 edent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this

notice is August 23, 2024. Personal Representative: Angel Clark 9201 Spyglass Ct.

Tampa, Florida 33615 Attorney for Personal Representative Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607

Telephone: (813) 434-0570 Fax: (813) 422-7837 BBuchert @Buchert Law Of fice.com

August 23, 30, 2024 24-02559H

SECOND INSERTION

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

NOTWITHSTANDING THE TIME

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: $\overline{service@amanlawfirm.com}$

24-02579H August 23, 30, 2024

SECOND INSERTION

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

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

THE DATE OF SERVICE OF A COPY

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:

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

24-02560H August 23, 30, 2024

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

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

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

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

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

The date of first publication of this notice is August 23, 2024. Signed on 7/27/2024.

Personal Representative: DocuSigned by: Elizabeth Ashley Huizinga Aka Ashley Huizinga 8101 Adams Fork Avenue

Littleton, Colorado 80125 Attorney for Personal Representative: Judy Karniewicz, Attorney Florida Bar Number: 694185 THE KARNIEWICZ LAW GROUP 1211 W Fletcher Ave Tampa, Florida 33612 Telephone: (813) 962-0747 Fax: (813) 962-0741 E-Mail: judy@tklg.net Secondary E-Mail: meredith@tklg.net August 23, 30, 2024 24-02531H

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. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

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

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

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

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

The date of first publication of this $notice is August\ 23,\ 2024.$

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 ad-

dresses of the personal representative

and the personal representative's attor-

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

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

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

NOTWITHSTANDING THE TIME 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: jrivera@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 BENDEVER,

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 BENDEVER, 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

--- 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 ASSOCIA-TION, SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA), N.A. and AMERICAN SURETY COMPANY are the Defendants.

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

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

NOTICE OF SALE

IN THE COUNTY COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

Case No.: 24-CC-023184

IMPACT CAPITAL REAL ESTATE,

NOTICE IS HEREBY GIVEN pursu-

ant 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 Coun-

ty, Florida wherein Bayfront Building Corporation, is Plaintiff and Impact Capital Real Estate, LLC and Urban

Core Legacy, LLC are defendants, Cin-

dy Stuart, Esq. Clerk of the Circuit Court in and for Hillsborough County

Florida will sell to the highest and best

bidder for cash at www.hillsborough.

realforeclose.com, the Clerk's website for on-line auctions at 10:00 o'clock

A.M. on the 16th day of September,

2024 the following described property as set forth in said Order of Final Judg-

Legal Description: Lot 2, Block

5, Parkway Center Single Fam-

ily Phase 1, according to the plat thereof, as recorded in Plat

Book 89, Page 39, of the Public

Records of Hillsborough County,

Property address: 8307 Quarter Horse Drive, Riverview, Florida

ZZZ-000001-68510.0

Florida.

BAYFRONT BUILDING

LLC, and URBAN CORE

Corporation,

LEGACY, LLC,

Defendants.

Plaintiff, vs.

CORPORATION, a Florida

SECOND INSERTION

33518

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 NORTHWEST-ERLY 389.74 FEET TO THE POB, ALL LYING AND BE-ING IN SECTION 19, TOWN-SHIP 28 SOUTH, RANGE EAST,HILLSBOROUGH COUNTY, FLORIDA.

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

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

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 PEN-

DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-

FORE 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 ENTI-

TLED TO ANY REMAIING FUNDS.

AFTER THE FUNDS ARE REPORT-

ED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF

THE DATE OF THE LIS PENDENS

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 fur-

ther recourse against the Mortgagor,

Mortgagee or the Mortgagee's Attor-

ney.
"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 proceed-

ing, contact the Administrative Office

of the Court, Hillsborough County,

7800 E. Twiggs St., #605, Tampa,

Florida 33602 Telephone (813) 272-

Tel: 813-416-7541; Fax: 813-280-6180 angela@amrlawfirm.com

24-02549H

6513 via Florida Relay Serviced.

AMR LAW FIRM, P.A.

By: s/Angela M. Reimer

Florida Bar No. 173436

August 23, 30, 2024

Counsel for Plaintiff

PO Box 340180

Tampa, FL 33694

MAY CLAIM THE SURPLUS.

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.; Britzey Rosales, a Minor: Sara Duarte Barron a/k/a Sarai Barron a/k/a Sara Barron, as Natural Guardian of Britzev 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) 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 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 SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 31, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272- 7040 or VIA Florida Relay Service at 1-800-955-

8770."
Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com LOGS LEGAL GROUP LLP

Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707

For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq.

FL Bar # 72876 22-325868 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 POSSESION, 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' ASSOCIA-TION, INC. are the Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court will sell to the highest bidder for case via online auction at https://www.hillsborough. realforeclose.com at 10:00 A.M. on September 24, 2024 the following described property as set forth in said Final Judgment of Foreclosure and Damages:

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

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-

LIEBLER, GONZALEZ & PORTUONDO Counsel for Plaintiff Mutiny Hall, LLC Courthouse Tower - 25 th Floor 44 West Flagler Street Miami, FL 33130 (305) 379-0400 By: /s/ Jacob E. Mitrani . JACOB E. MITRANI Florida Bar No. 715581 jem@lgplaw.com August 23, 30, 2024 24-02534H

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.-Stephania L. Graham, as Personal Representative of the Estate of Grace Eileen Sellers; Phillip Paul Sellers; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Sandra E. Pedersen. Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); David Linus Pedersen; Terry Talton; Daryl Scott Talton a/k/a Scott Talton a/k/a Daryl Tatonton; Unknown Spouse of Phillip Paul Sellers;

Unknown Spouse of David Linus Pedersen; Unknown Spouse of Terry Talton; Unknown Spouse of Daryl Scott Talton a/k/a Scott Talton a/k/a Daryl Tatonton; Unknown Person in Possession of the Subject Property Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant 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 Stephania 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 LOCAT-

SECOND INSERTION

ED IN THE CITY OF TAMPA, COUNTY OF HILLSBOR-OUGH, STATE OF FLORIDA; ALL THAT CERTAIN PAR-CEL OR TRACT OF LAND KNOWN AS: LOT 15, BLOCK 2, OF PLA-ZA 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 IN-TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans

with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com LOGS LEGAL GROUP LLP

Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139

Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amandra Friedlander, Esq.

22-325701 FC01 W50 August 23, 30, 2024 24-02522H

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA2. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff, v.

ASDOLLAH S. AMROEI, ET AL., Defendant(s),
NOTICE IS HEREBY GIVEN pursuant

to a Consent Final Judgment dated July 1, 2024 entered in Civil Case No. 19-CA 001167 DIV B in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA2, MORT-GAGE PASS-THROUGH CERTIFI-CATES, SERIES 2007-OA2, Plaintiff and ASDOLLAH S. AMROEI; EMMA M. AMROEI: CARROLLWOOD VIL-LAGE 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 INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED: UN-KNOWN TENANT #1: UNKNOWN TENANT #2 are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough. realforeclose.com beginning at 10:00 AM on September 23, 2024 the following described property as set forth in said Final Judgment, to-wit:. LOT 12 IN BLOCK 2 OF VIL-

LAGE XXII UNIT 1 OF CAR-ROLLWOOD VILLAGE PHASE

III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 13712 Halliford Drive, Tampa, Florida 33624 ANY PERSON CLAIMING AN IN-

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

THE COURT, IN ITS DISCRE-TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED

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

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-016354 GITSIT SOLUTIONS LLC, Plaintiff, v.

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

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

Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERTRUDE NAGLE, DECEASED, SANDRA E. CANNON, RENE JOSEPH NAGLE, ROBERT GRIMSHAW, JR., LINDA GRIM-SHAW, JENNIFER LYNN NAGLE, RICKY LEE NAGLE, RANDY JO-SEPH GRIMSHAW, SAMANTHA JO JONES F/K/A SAMANTHA NAGLE, BILLY JOE JACKSON, DE-PARTMENT OF REVENUE, STATE OF FLORIDA, TREVOR NILES HOWLAND, PALISADES COLLEC-TION, LLC, UNISTATES CREDIT AGENCY, LLC, AS ASSIGNEE OF METRIS BANK, FINANCIAL PORT-FOLIOS, II, INC., AS ASSIGNEE OF CHASE CARD SERVICES, BANK OF AMERICA, N.A., ROBIN MORALES-PEREZ F.U.B.O, NATHAN MAR-TIN, 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 COUN-TY SHERIFF'S OFFICE and LVNV FUNDING LLC are the Defendants.

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

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 UN-CLAIMED.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no

cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

24-02582H

August 23, 30, 2024



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 HILLSBOROUGH COUNTY

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,

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,

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; Rail-road And Industrial Federal Credit Union, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose. com at 10:00 a.m. on the 26th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 10 AND THE NORTH 23.5 FEET OF LOT 11, BLOCK 1, A RESUBDIVISION OF HIGHLAND TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 27, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH 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

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

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

Dated: 8/20/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400935

August 23, 30, 2024 24-02562H

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 en-

tered 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

 ${\rm LOT~22, SOUTH~FORK~TRACT}$ O PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 127, PAGE(S) 174 THROUGH 180 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is

needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 16th . day of August, 2024. eXL Legal, PLLC Designated Email Address: 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

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) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-000186 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company as Trustee for STARM Mortgage Loan Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4, Plaintiff and Dennis Lundy a/k/a Dennis L. Lundy are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough. realforeclose.com beginning at 10:00 a.m. on October 28, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 12, BLOCK 12, GRAND HAMPTON, PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 104, PAGES 286 THROUGH 303, INCLUSIVE, OF TILE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272- 7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com LOGS LEGAL GROUP LLP

Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq.

Amandra Friedlander, Esq. FL Bar # 72876 23-330450 FC01 SUT August 23, 30, 2024 24-02521H

SECOND INSERTION

1000006896

August 23, 30, 2024

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 $www.hillsborough.real foreclose.com\ at$ 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 THERE-OF AS RECORDED IN PLAT BOOK 54, PAGE 13, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

24-02542H

Property Address: 11206 Mondale Avenue, Seffner, Florida 33584

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

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

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

Dated:8/15/24 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400398 August 23, 30, 2024 24-02535H

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 IN-SURANCE COMPANY is Plaintiff and MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY IN-VESTMENTS, LLC; BANK OF AMER-ICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www. hillsborough.realforeclose.com, 10:00 a.m., on September 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 14, BLOCK 11, ANITA

SUBDIVISION, ACCORDING

TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIR-CUIT 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN AS-SISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRA-TIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG

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

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 HILLS-BOROUGH 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, PARK-

WOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH 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 Admnistrative Office of the Court

ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Hearing Impaired 1- 800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative 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 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande

oubyen pale, rele 711. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734

NS18828-23/sap August 23, 30, 2024 24-02546H



Email your Legal Notice

legal@businessobserverfl.com



--- 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

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 Hillsbor-

PROPERTY HEREIN DESCRIBED

ough County, Florida:
A part of Lots 7 through 14, Block 1, together with a part of West Giddens vacated right-ofway 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-ofway 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 DISABILI-TIES 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

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

--- 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 fol-

lowing described property:
ALL THAT CERTAIN LAND SITUATE IN HILLSBOR-OUGH 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 PARAL-LEL WITH THE NORTH LINE OF SAID SECTION 34, 946.25 FEET TO THE POINT OF BE-GINNING; THENCE CON-TINUE WEST 391.29 FEET TO A POINT ON THE WEST

BOUNDARY OF THE NE 1/4 OF THE NE 1/4 OF SAID SEC-TION 34: THENCE SOUTH ALONG THE WEST BOUND-ARY 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 DE-FLECT 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. CONTAIN-ING 3.243 ACRES.

SUBJECT TO W. J. VALLEY ROAD MAINTAINED RIGHT OF WAY.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASE-MENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO WILLIAM F. BIGGS AND HIS WIFE, LIN-DA L. JEWELL FROM CATH-ERINE D. WOERNER, A SIN-GLE WOMAN BY WARRANTY DEED DATED 7/19/1991, AND RECORDED ON 7/24/1991, AT BOOK 6332, PAGE 191, IN HILLSBOROUGH COUNTY.

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 you 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,

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

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,

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 AS-SOCIATION, 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 CONDOMINIUM UNIT 55,

BUILDING C, WHISPERING OAKS, A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 16059, PAGE 616, AS AMEND-ED 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative 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 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. VAN NESS LAW FIRM. PLC

1239 E. Newport Center Drive, Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734

24-02545H

PHH17798-23/sap

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,

THE NORTH 228.00 FEET

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

TOGETHER WITH A NON-EXCLUSIVE EASEMENT INTEREST FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 50 FEET OF THE EAST 350 FEET OF THE SOUTH 975 FEET OF THE 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 PUR-POSES

TOGETHER WITH 1994 MO-BILE HOME VIN# 10L23789 TITLE # 67447608

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

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

OFFICIAL

COURTHOUSE

WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

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 IP MORGAN CHASE BANK NATIONAL ASSOCIATION (hereafter "Plaintiff"), is Plaintiff and TAYLOR C. FULTON: ALAN JON WHITE JR TRUST, AN IRREVOCABLE TRUST ORGANIZATION; TERRY N. FUL-TON A/K/A TERRY NEAL FULTON. JR.: UNITED STATES OF AMERICA. ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT; ALAN JON WHITE, JR. AS TRUSTEE OF THE ALAN JON WHITE JR TRUST AN IRREVO-CABLE TRUST; CALE-LANDON CREWS, AS SECOND TRUSTEE OF ALAN JON WHITE JR TRUST, AN IR-RECOVABLE 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

LOT 28, OF INDIAN TRAILS SUBDIVISION, ACCORD-ING 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are

hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Adm-nistrative 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 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin reseywa konyokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubven 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 Elia, Esq. Bar Number: 695734 CR17494-22/sap August 23, 30, 2024 24-02544H 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 COUN-TY, 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 OB-SERVER) 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 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

24-02575H

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

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 JUDI- $\operatorname{CIAL}\operatorname{CIRCUIT}$ in and for Hillsborough County, Tampa, Florida, wherein NA-TIONSTAR 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 RE-CORDED 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

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 KIS89500C323, 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 KIS89500C323, 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 contesttion 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 men tioned 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

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

ing liability independently of the limita-

CIVIL DIVISION Case No. 24-CA-006275

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 IN-TERESTED 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 Mocker & 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

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 INTHE 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
- · Notice of actions / Notice of sales / DOM / Name Change/ Adoption, etc.
- · When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- · On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be
- · Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- · A file copy of your delivered affidavit will be sent to you.

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,

MADELINE FARMS, LLC, a Florida limited liability company, TRACI MENGE, individually, ARCHIE LIDEY, 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 17h 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

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 fore-

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

LOT 1, BLOCK 10, RIVER-CREST PHASE 1B4, ACCORD-ING 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

24-02574H

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 SPECIALIZED LOAN SERVICING LLC. Plaintiff, vs.

BERIT É. FINELLI, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF KIRSTEN DOROTHEA YOCOM, et. al. Defendant(s)

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF THOR-STEN 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 COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 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-

this Court at County, Florida, this 16th day of August, 2024 CLERK OF THE CIRCUIT COURT

(SEAL) BY: Mustafa Divan

AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-065213

WITNESS my hand and the seal of

DEPUTY CLERK ROBERTSON, ANSCHUTZ,

August 23, 30, 2024 24-02543H

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, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLARD WARREN, et al.,

Defendants. TO: TONYA WARREN A/K/A TON-DELAYO WARREN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing 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,

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2022-CA-007177

DIVISION: F JMBA GROUP, LLP, Plaintiffs, vs. ANTHONY J. BROWN. UNKNOWN TENANT,

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

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

Property address: 9318 Heritage Oak Ct., Tampa FL 33647

at public sale, to the highest bidder, for cash, on October 16, 2024 at 10:00am. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough. realforeclose.com

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

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

/s/ Ivan Dimitrov Ivanov, Esq. Ivanov Wolf PLLC 3310 W. Cypress Street, Suite 206Tampa FL 33607 Attorney for Plaintiff 813-563-6646

August 23, 30, 2024 24-02529H

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/K/A 4463 Vieux Carre Circle, Tampa, FL 33613

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 publication of this Notice of Action on Westerman 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 ach week for two consecutive weeks in The Business Observer

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 von. to the provision of certain assistance. contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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,

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

Marielle Westerman, Esq. Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701

24-02524H August 23, 30, 2024

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

