

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

The Board of Supervisors (the "Board") of the Fishhawk Community Development District IV (the "District") will hold its regular meetings for Fiscal Year 2024/2025 at 10:00 AM at the Lake House at FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547 on the following dates:

October 3, 2024
November 7, 2024
December 5, 2024
January 8, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 9, 2025
August 7, 2025
September 4, 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. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 533-2950, during normal business hours, or on the District website, www.fishhawkcedd4.org.

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 these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, 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 this same 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.

FishHawk CDD IV
Wesley Elias
District Manager
September 13, 2024 24-02801H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/11/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

JTJBT20X360101824
2006 LEXUS GX 470
JTJBT20XX70134949
2007 LEX G470
JTEBU14R250059467 2005 TOYOTA 4RUNNER SR5/SPORT EDITION
5YFBU4EE3CP036123 2012 TOYOTA COROLLA BASE/S/LE
JTMBF4DV9AD028457
2010 TOYOTA RAV4
September 13, 2024 24-02766H

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 DG Farms 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 DG Farms Community Development District shall be held at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701. The meeting dates are as follows:

October 14, 2024
November 18, 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

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Athena's Painting, located at 11521 Addison Chase Dr., in the City of Riverview, County of Hillsborough, State of FL, 33579, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 9th of September, 2024.
Maria Alanis
11521 Addison Chase Dr.
Riverview, FL 33579
September 13, 2024 24-02803H

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA CASE NO.: 23-CP-001744 Division: Probate IN RE: ESTATE OF DIANA PEREZ-RIBAS, Deceased.

The administration of the Estate of DIANA PEREZ-RIBAS, deceased, Case No.: 23-CP-001744 is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands

FIRST INSERTION

NOTICE OF ACTION FOR: GUARDIANSHIP OF A. E. C. PERSON AND PROPERTY IN THE CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000521 Division Guardianship IN RE: GUARDIANSHIP OF A.E.C. Minor.

TO: TISHIA S. LADSON
4402 WEST PRESCOTT STREET,
TAMPA, FL 33616 (last known address)

YOU ARE NOTIFIED that Sharon Ladson has asked the Court to appoint her to be the Guardian of Person and

Property of A. E. C. You are the natural guardian of A. E. C., and you are required to serve a copy of your written defenses, if any, to it on SHARON LADSON, c/o ATTORNEY DANIEL DE PAZ, whose address is 136 Fourth Street N., Suite 2213, St. Petersburg, FL 33701, on or before 10/01/2024, and file the original with the clerk of this Court at 800 E. Twiggs Street, 1st Floor, Room 101, Tampa, FL 33601, before service on Petitioner's Attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's

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 (407) 221-9153, 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 (407) 221-9153. 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
September 13, 2024 24-02807H

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 Pro Business Centers- Lecanto located at 17407 Bridge Hill Ct Suite A in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2024.
SSBC Lecanto, LLC
September 13, 2024 24-02802H

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

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 13, 2024.

Joseph L. Stolz
Personal Representative
280 Ashley Court
Cincinnati, OH 45215

Sean W. Scott, Esquire
Attorney for Personal Representative
3233 East Bay Drive, Suite 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
penny@virtuallawoffice.com
September 13, 2024 24-02788H

office. You may review these documents upon request from the Clerk or Attorney Daniel de Paz. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

DATED: 8/30/2024
CLERK OF THE CIRCUIT COURT
By: RYAN MARSH
Deputy Clerk
ATTORNEY DANIEL DE PAZ
136 Fourth Street N., Suite 2213,
St. Petersburg, FL 33701
Sept. 13, 20, 27; Oct. 4, 2024
24-02773H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lynwood Community Development District will hold its regular meetings for Fiscal Year 2024-2025 at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, River-view, Florida 33578 on the following dates as indicated

October 11, 2024 - 11:00 a.m.
November 8, 2024 - 11:00 a.m.
December 13, 2024 - 11:00 a.m.
January 10, 2025 - 11:00 a.m.
February 14, 2025 - 11:00 a.m.
March 13, 2025 - 5:00 p.m.
April 11, 2025 - 11:00 a.m.
May 9, 2025 - 11:00 a.m.
June 13, 2025 - 11:00 a.m.
July 11, 2025 - 11:00 a.m.
August 8, 2025 - 11:00 a.m.
September 12, 2025 - 11:00 a.m.

The meetings will be 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 meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200 Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Sean Craft
District Manager
September 13, 2024 24-02776H

FIRST INSERTION

NOTICE OF ACTION FOR: GUARDIANSHIP OF T. A. K. PERSON AND PROPERTY IN THE CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 24-CP-000519
Division Guardianship
IN RE: GUARDIANSHIP OF T.A.K. Minor.
TO: TISHIA S. LADSON
4402 WEST PRESCOTT STREET,
TAMPA, FL 33616 (last known address)

YOU ARE NOTIFIED that Sharon Ladson has asked the Court to appoint her to be the Guardian of Person and Property of T. A. K. You are the natural guardian of T. A. K., and you are required to serve a copy of your written defenses, if any, to it on SHARON LADSON, c/o ATTORNEY DANIEL DE PAZ, whose address is 136 Fourth Street N., Suite 2213, St. Petersburg, FL 33701, on or before 10/07/24, and file the original with the clerk of this Court at 800 E. Twiggs Street, 1st Floor, Room 101, Tampa, FL 33601, before service on Petitioner's Attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request from the Clerk or Attorney Daniel de Paz. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

DATED: 9/5/2024.
CLERK OF THE CIRCUIT COURT
By: RYAN MARSH
Deputy Clerk
ATTORNEY DANIEL DE PAZ
136 Fourth Street N., Suite 2213,
St. Petersburg, FL 33701
Sept. 13, 20, 27; Oct. 4, 2024
24-02772H

FIRST INSERTION

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a regular meeting of its Board on September 26, 2024, at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

The 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 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.

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

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

Harbor Bay CDD
Jordan Lansford, District Manager
September 13, 2024 24-02765H

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 40 Acres Publishing located at 6944 Ralston Pl Dr. in the City of Tampa, Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of September, 2024.
Jeverson Ramirez
September 13, 2024 24-02777H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Tyler Michael Feijoo will engage in business under the fictitious name RIPPIN PACKS LLC, with a physical address 905 Benninger Drive Brandon, FL 33510, with a mailing address 905 Benninger Drive Brandon, FL 33510, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 13, 2024 24-02768H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/15/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

4T3ZA3BB4DU079145
2013 TOYOTA MOTOR CO VENZA
1J4GB59188L511414 2008 JEEP WRANGLER UNLIMITED
5GAKRBKD1EJ119320
2014 BUICK ENCLAVE
September 13, 2024 24-02775H

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 Thrilla The Hunt located at 12516 Ash-down Dr in the City of Odessa, Hillsborough County, FL 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 9th day of September, 2024.
Kelly Seiler
September 13, 2024 24-02784H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cierra Janae, located at 7540 Dragon Fly Loop, in the City of Gibsonton, County of Hillsborough, State of FL, 33534, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of September, 2024.
Cierra Janae Kenney
7540 Dragon Fly Loop
Gibsonton, FL 33534
September 13, 2024 24-02767H

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 Seven Rays Alchemy located at 1607 N 19th St. 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 4th day of September, 2024.
Daniel Burton
September 13, 2024 24-02769H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jean-Luc Kristoff Hayes will engage in business under the fictitious name JLKH ANIMAL SALES, with a physical address 7203 Lily Pad Lane Tampa, FL 33610, with a mailing address 7203 Lily Pad Lane Tampa, FL 33610, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 13, 2024 24-02778H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CURA located at 13529 Prestige PI SUITE 111, in the County of Hillsborough, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 9th day of September, 2024.
AMERI-DENT DENTAL LABORATORY LLC
September 13, 2024 24-02785H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Omnibase located at 8721 Tahiti Ln, in the County of Hillsborough, in the City of Tampa, Florida 33615 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 9th day of September, 2024.
CLARK INTERACTIVE LLC
September 13, 2024 24-02786H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CHRIS'S SEPTIC SERVICES, located at 11523 Monette Road, in the County of Hillsborough, in the City of Riverview, Florida 33569, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 9th day of September 2024.
By: AAA SEPTIC, LLC, Owner
September 13, 2024 24-02795H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-002777
Division: B
IN RE: ESTATE OF
THOMAS R. AUE,
Deceased.

The administration of the Estate of Thomas R. Aue, deceased, whose date of death was June 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative:

Richard Mackey
5902 1/2 N. Branch Avenue
Tampa, Florida 33604
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, Florida 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
September 13, 20, 2024 24-02763H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 2610
Division Probate B
IN RE: ESTATE OF
JACQUELINE REBECCA KRINER
Deceased.

The administration of the estate of JACQUELINE REBECCA KRINER, also known as JACQUELINE R. KRINER, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.
29-2024-CP001985-A-001HC
Division: Probate
IN RE: ESTATE OF
ROBERT EARL SADLER
a/k/a EARLY SADLER
Deceased.

The administration of the estate of Robert Earl Sadler, deceased, whose date of death was December 29, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representatives:

/s/ Linda S. Harvey
Linda Sadler Harvey,
1426 A SW Overlook Dr.
Lenoir, North Carolina 28645
/s/ Jennifer M. Lyons
Jennifer M. Lyons,
203 Whites Mill Rd.
Statesville, North Carolina 28677
Attorney for Personal Representatives:
/s/ David R. McCallister
David R. McCallister,
E-mail Addresses:
DavidMcCallister@hotmail.com
Florida Bar No. 724637
David R. McCallister Attorney at Law
13742 17th Street
Dade City, Florida 33525
Telephone: (813) 973-4319
September 13, 20, 2024 24-02783H

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

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

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

The date of first publication of this notice is: September 13, 2024.

Signed on this 1 day of August, 2024.

RICHARD J. FLUDE

Personal Representative
104 KILBY WAY
SUN CITY CENTER, FLORIDA 33573
Katie L. Cok
Attorney for Personal Representative
Florida Bar No. 1032226
Hamilton Price, PA
2400 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941-748-0550
Email: Katie@hamiltonpricelaw.com
Secondary Email:
Ellen@hamiltonpricelaw.com
Sept. 13, 20, 2024 24-02804H

FIRST INSERTION

**NOTICE OF PUBLICATION OF
GUARDIAN'S PETITION TO THE
COURT FOR AUTHORITY TO
SELL REAL PROPERTY OF WARD
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001208
IN RE: GUARDIANSHIP OF
CARL R JACKSON, JR**

Notice is hereby given pursuant to Florida Statute 744.631(2) of the Guardian's intention to petition the Circuit Court for Hillsborough County, Florida, Guardianship Division, for authority to sell the real property of Carl R. Jackson, Jr. (the "Ward"). The Guardian intends to file a Petition of Guardian to Sell Real Property of Ward with the Circuit Court for Hillsborough County, Florida, Guardianship

Division, on October 7, 2024, and said Petition will be made to The Honorable Judge Caroline Tesche Arkin. The names and addresses of the guardian and of the guardian's attorney are set forth below.

The date of first publication of this notice is September 13, 2024.

Guardian:

Shelby P. Jackson III
23 Woodling Rd,
Wallingford, CT 06492
Attorney for Guardian:
Patrick Hogan
Florida Bar Number: 0099090
PTH LAW FIRM
13014 N Dale Mabry Hwy. #741
Tampa, Florida 33618
Telephone: (813) 235-4501
E-Mail: H@PTHLawFirm.com
Sept. 13, 20, 27; Oct. 4, 2024
24-02779H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-002954
IN RE: THE ESTATE OF
HENRIETTA LEITGEB,
A/K/A HENRIETTA R. LEITGEB,
Deceased.

The administration of the Estate of Henrietta Leitgeb a/k/a Henrietta R. Leitgeb, deceased, whose date of death was June 29, 2024, File Number 24-CP-002954, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twigg Street, Tampa, FL 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, including unmaturing, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative

DORIS L. GORDON
12705 Westwood Lakes Blvd
Tampa, FL 33626
Attorney for Personal Representative
Jerrold E. Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerrylslulaw@gmail.com
September 13, 20, 2024 24-02794H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-2588
IN RE: ESTATE OF
GREGORY CHARLES CHANCE,
Deceased.

The administration of the estate of GREGORY CHARLES CHANCE, deceased, whose date of death was May 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 13, 2024.

YOLANDA CHANCE-MOMENT

Personal Representative
1227 Rushgrove Circle
Dover, FL 33527
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
September 13, 20, 2024 24-02782H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002631
Division A
IN RE: ESTATE OF
SUSAN MCEWAN VASTINE,
Deceased.

The administration of the estate of SUSAN MCEWAN VASTINE, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 September 13, 2024.

DAVID MORLEY VASTINE

a/k/a DAVID VASTINE
Personal Representative
11334 Rome Ave.
Tampa, FL 33612
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
September 13, 20, 2024 24-02761H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002878
IN RE: ESTATE OF
ROBERT LASTRA,
Deceased.

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

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

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

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

The date of first publication of this notice is: September 13, 2024.

DOLORES LASTRA

Personal Representative
3006 W. Broad Street
Tampa, FL 33614
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
September 13, 20, 2024 24-02762H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, STATE OF FLORIDA
PROBATE DIVISION
Case No: 24-CP-000727
IN RE: ESTATE OF
JOAN ELIZABETH JUDY,
Deceased.

The administration of the estate of JOAN ELIZABETH JUDY, deceased, Case No: 24-CP-000727 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 13, 2024.

/s/ DARRYL JUDY

Personal Representative
/s/ Derek T. Matthews
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992
Kaitlyn M. Norris, Esquire
Florida Bar No.: 1044518
David H. Page, Esquire
Florida Bar No.: 1049323
Matthews Law & Associates
1091 East Brandon Blvd.
Brandon, Florida 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioner
September 13, 20, 2024 24-02799H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, STATE OF FLORIDA
PROBATE DIVISION
Case No: 24-CP-000728
IN RE: ESTATE OF
FRANCIS LOUGENE JUDY,
Deceased.

The administration of the estate of FRANCIS LOUGENE JUDY, deceased, Case No: 24-CP-000728 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 13, 2024.

/s/ DARRYL JUDY

Personal Representative
/s/ Derek T. Matthews
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992
Kaitlyn M. Norris, Esquire
Florida Bar No.: 1044518
David H. Page, Esquire
Florida Bar No.: 1049323
Matthews Law & Associates
1091 East Brandon Blvd.
Brandon, Florida 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioner
September 13, 20, 2024 24-02798H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002481
IN RE: ESTATE OF
TRUMELL NORTON,
Deceased.

The administration of the estate of TRUMELL NORTON, deceased, whose date of death was May 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 13, 2024.

TAMERA NORTON

Personal Representative
12423 N. 58th Street, Unit J
Tampa, FL 33617
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
September 13, 20, 2024 24-02760H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001701
Division Probate
IN RE: ESTATE OF
SAM CALEB ELLIOTT,
Deceased.

The administration of the estate of SAM CALEB ELLIOTT, deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. TWIGGS ST., TAMPA, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 September 13, 2024.

Personal Representative:

/s/ DINA KESTNER
1380 AZALEA DR. #10
DUNEDIN, FL 34698
Attorney for Personal Representative:
/s/ M. Donald Reddish
E-Mail Addresses:
donald@reddishlawfirm.com
Linda@reddishlawfirm.com
Florida Bar No. 0165565
Reddish Law Firm
28050 U.S. Hwy. 19 North., Suite 208
Clearwater, FL 33761
Telephone: 727-723-0004
September 13, 20, 2024 24-02764H

--- ACTIONS / SALES ---

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-001005
DIVISION: G

United Shore Financial Services, LLC d/b/a United Wholesale Mortgage Plaintiff, vs.- Jimmy McKee; Unknown Spouse of Jimmy McKee; 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-001005 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, Plaintiff and Jimmy McKee 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 9, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 34, PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff

750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487

Telephone: (561) 998-6700 Ext. 55139

Fax: (561) 998-6707

For Email Service Only:
FLService@logs.com

For all other inquiries:
mtebbi@logs.com

By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.

FL Bar # 72876
22-328052 FC01 CEN
September 13, 20, 2024 24-02793H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 23-CA-16234

LONESTAR FLIPCO FINANCIAL, LLC, a Texas Limited Liability Company Plaintiff vs. C2G HOMES LLC, a Florida Limited Liability Company, TENANT NO. 1, and TENANT NO. 2. Defendants

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on September 6, 2024, in Case No. 23-CA-16234, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Lonestar Flipco Financial, LLC is the Plaintiff, and C2G Homes LLC, a Florida Limited Liability Company is the Defendant, the Clerk of the Circuit Court, Cindy Stuart, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM on October 2, 2024, the following described property situated in Hillsborough County, Florida:

Lot 24, Block 3, BOUTON AND SKINNER'S ADDITION TO WEST TAMPA, according to the map or plat thereof as recorded in Plat Book 1, Page 78, Public Records of Hillsborough County, Florida.

Street address: 2123 W. Saint Jo-

seph St., Tampa, Florida 33607

Parcel Number: A-14-29-18-4PB-000003-00024.0

Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, 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 at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated: September 6, 2024

HYNDS LAW

/s/ Robert J. Hynds

Robert J. Hynds, Esq.
Florida Bar # 44231

630 S. Orange Ave, Ste 200
Sarasota, Florida 34236

(941) 702-2222

Email: robert@hyndslaw.com

Counsel for Plaintiff

September 13, 20, 2024 24-02747H

FIRST INSERTION

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

Case No. 22-CA-000328

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 16th day of October, 2024, the following described property:

LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

If you are a person with a disability who

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

DATED this 5th day of September, 2024.

GREENSPOON MARDER LLP

TRADE CENTRE SOUTH, SUITE 700

100 WEST CYPRESS CREEK ROAD

FORT LAUDERDALE, FL 33309

Telephone: (954) 343 6273

Hearing Line: (888) 491-1120

Facsimile: (954) 343 6982

Email 1:

Karissa.Chin-Duncan@gmlaw.com

Email 2: gmlawforeclosure@gmlaw.com

By: Karissa Chin-Duncan, Esq.

Florida Bar No. 98472

58341.0809 / JSchwartz

September 13, 20, 2024 24-02745H

FIRST INSERTION

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

CASE NO.: 22-CA-005027

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB3, Plaintiff, vs.

SUSAN CAGLE; TERRY CAGLE A/K/A TERRY L. CAGLE; HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 15, 2024 in Civil Case No. 22-CA-005027, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB3 is the Plaintiff, and SUSAN CAGLE; TERRY CAGLE A/K/A TERRY L. CAGLE; HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

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DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on October 21, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2 BLOCK 3, KINGS FOREST ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, CITY OF TAMPA, 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.

IMPORTANT

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

Dated this 5th day of September, 2024.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

5300 West Atlantic Avenue

Suite 303

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: /s/ John J. Cullaro

FBN: 66699

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-5810B

September 13, 20, 2024 24-02743H

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-005816

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED, et al.

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 30 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 186.23 FEET, THENCE SOUTHERLY 281.0 FEET, THENCE WESTERLY 51.23 FEET, THENCE NORTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 181 FEET TO THE POINT OF BEGINNING.

Property Address: 3532 JOHN MOORE RD, BRANDON, FL 33511

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

IMPORTANT

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

Dated this 5th day of September, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

20-072448 - NaC

September 13, 20, 2024 24-02752H

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. 23-CA-001758

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH L. SMITH, DECEASED, et al.

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

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DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

DEFENDANT(S).

SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4008E HANLON ST, TAMPA, FL 33617

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

IMPORTANT

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

Dated this 5th day of September, 2024.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 21-CA-007586 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROGER OWENS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2024, and entered in 21-CA-007586 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROGER OWENS, DECEASED; SUSAN V. HAHN A/K/A SUSAN OWENS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TIF-FANY SOTELO; ROGER JARMON 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 October 04, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 46, CLAIR-MEL CIRT UNITY NO. 10, A SUBDIVISION ACCORDING TO THE PLAT THEREOF

RECORDED AT PLAT BOOK 35, PAGE 88, IN PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7107 LIMESTONE LANE, TAMPA, FL 33619

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

IMPORTANT

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

Dated this 5 day of September, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
21-008892 - NaP
September 13, 20, 2024 24-02757H

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. 29-2021-CA-002987 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF W. R. REDISH, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 09, 2024, and entered in 29-2021-CA-002987 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF W. R. REDISH, DECEASED; CHARLENE L. REDISH ; KATELYNN D. REDISH; TAYLOR REDISH; KENDAL CHEYENNE REDISH; W.S. BADCOCK CORPORATION; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on October 02, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 1 AND 2, IN BLOCK 2 OF HOOKER SUBDIVISION, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2301 MOODY AVE, PLANT CITY, FL 33563

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

IMPORTANT

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

Dated this 5 day of September, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
20-079916 - NaC
September 13, 20, 2024 24-02756H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006618 DIVISION F

TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. ESTATE OF TAMISHA CELESTE WORLDS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED; DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DE'VONI WORLDS, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

TO: ESTATE OF TAMISHA CELESTE WORLDS, DECEASED (Current Residence Unknown) (Last Known Address) 3809 WHITTIER STREET TAMPA, FL 33619
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED (Last Known Address) 3809 WHITTIER STREET TAMPA, FL 33619
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 3809 WHITTIER STREET TAMPA, FL 33619

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 17, IN BLOCK 1, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF

PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A: 3809 WHITTIER STREET, TAMPA, FL 33619.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before OCTOBER 10, 2024, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

WITNESS my hand and the seal of this Court this 4 day of September, 2024.

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

FIRST INSERTION

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

CASE NO: 23CA015429 - Div H FIRST COMMERCE, LLC, an Oregon limited liability company, Plaintiff, vs. 3401 W FLETCHER AVE, LLC, a Florida limited liability corporation, MATTHEW KRUSZEWSKI, MATTHEW KRUSZEWSKI, DDS, PLLC, ADAM GROMAK, D.D.S., VINCENT DELLE DONNE, D.M.D., STEVEN T. SHWER, CARROLLWOOD GROVE PROFESSIONAL PARK ASSOCIATION, INC., UNKNOWN TENANT NO. 1, and UNKNOWN TENANT NO. 2, Defendants,

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment of Foreclosure dated August 19, 2024, in the Thirteenth Circuit Court in and for Hillsborough County, Florida, wherein FIRST COMMERCE, LLC, an Oregon limited liability company is the Plaintiff, and granted against the Defendants, 3401 W FLETCHER AVE, LLC, a Florida limited liability corporation, MATTHEW KRUSZEWSKI, MATTHEW KRUSZEWSKI, DDS, PLLC, ADAM GROMAK, D.D.S., VINCENT DELLE DONNE, D.M.D., STEVEN T. SHWER, and CARROLLWOOD GROVE PROFESSIONAL PARK ASSOCIATION, INC. in Case No. 23CA015429, the Clerk of this Court, Cindy Stuart, will at 10:00 a.m. on the 26th of September, 2024 offer for sale and sell to the highest bidder for cash at www.hillsborough.realforeclose.com in accordance with Section 45.031, Florida Statutes, the real property situate and being in Hillsborough County, Florida more particularly described as:

A Portion of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 28 South, Range 18 East, Hillsborough County, Florida, more particularly described as follows: Commence at the intersection of the West boundary of said East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 with the South boundary of the North 325.0 feet of said East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4; thence on said South boundary N 89°48' 51" E a distance of 248.52 feet; thence S

00°11'09" E, a distance of 176.49 feet for a POINT OF BEGINNING.
Thence N 79°58'34" E a distance of 54.67 feet; thence S 10°01'26" E a distance of 60.00 feet; thence S 79°58'34" W a distance of 54.67 feet; thence N 10°01'26" W a distance of 60.00 feet to the POINT OF BEGINNING.

Said sale will be made pursuant to and in order to satisfy the terms of said Amended Final Judgment of Foreclosure.

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

NOTICE TO PERSONS WITH DISABILITIES

"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."

Please refer to Florida Rule of Judicial Administration 2.526 regarding accessibility requirements for court documents.

DATED: September 5, 2024
Respectfully Submitted,
SAAVEDRA | GOODWIN
Counsel for Plaintiff
888 SE 3rd Avenue, Suite 500
Fort Lauderdale, FL 33316
Tel: 954-767-6333
Fax: 954-767-8111
Email: glindsay@saavlaw.com
Service Email: eservice@saavlaw.com
By: /s/ Glen Lindsay, Esq.
GLEN LINDSAY, ESQ.
FBN: 59200
September 13, 20, 2024 24-02758H

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-005117 THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-AC4, ASSET-BACKED CERTIFICATES, SERIES 2003-AC4, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ENRIQUE SKINNER, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 05, 2024, and entered in 19-CA-005117 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 SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-AC4, ASSET-BACKED CERTIFICATES, SERIES 2003-AC4 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ENRIQUE SKINNER, DECEASED; HILLSBOROUGH COUNTY; MARINA SKINNER; JUAN SKINNER 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 October 01, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 1 AND 2, BLOCK 1, TOWSLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF

IN PLAT BOOK 36, PAGE 6, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 1984 DOUBLEWIDE MOBILE HOME WITH VIN#S GH08069A & GH08069B AND RP DECAL #S R0068220 AND R0068321. MAKE/MODEL: 1984 COM-CAMP. VIN/SERIAL #: GH08069A&B
Property Address: 14711 30TH STREET, LUTZ, FL 33559

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

IMPORTANT

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

Dated this 5 day of September, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
18-230490 - NaC
September 13, 20, 2024 24-02755H

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. 24-CA-002122 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. JAMES L. MADDEN A/K/A JAMES MADDEN AND MICHELLE MADDEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2024, and entered in 24-CA-002122 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and JAMES L. MADDEN A/K/A JAMES MADDEN; MICHELLE MADDEN; ST. CHARLES PLACE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 30, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 125 OF ST. CHARLES PLACE PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE(S) 274 THROUGH 280, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6942 HAWTHORNE TRACE LANE, GIBSONTOWN, FL 33569

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

IMPORTANT

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

Dated this 5 day of September, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-181415 - MiM
September 13, 20, 2024 24-02753H

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 23-CA-011571
MIDFIRST BANK
Plaintiff, v.
ANDRIA NICOLE WALKER;
CORDELL DONALD WALTON;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
NORTHGATE PROPERTY OWNERS ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 19, 2024, and Order Rescheduling Foreclosure Sale entered on August 08, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 19, BLOCK 1, NORTHGATE PHASE I, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 129, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 7615 SUNSHINE BRIDGE AVE, GIBSONTON, FL 33534-5694

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on Oc-

tober 10, 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 9th. day of September, 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

1000008813

September 13, 20, 2024 24-02792H

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

CASE NO. 23-CA-008931
LIMA ONE CAPITAL, LLC
Plaintiff, v.
SARAH WILSON KOMOLL;
CHRISTOPHER CHARLES WILSON A/K/A CHRISTOPHER WILSON;
WILSON HOME REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY;
2200 E BIRD ST LLC, A FLORIDA LIMITED LIABILITY COMPANY;
UNKNOWN TENANT 1 N/K/A CHRISTINA RODRIGUEZ;
UNKNOWN TENANT 2;
UNKNOWN TENANT 3 N/K/A MALCOLM BELL;
UNKNOWN TENANT 4;
UNKNOWN TENANT 5 N/K/A JON MARTINEZ;
UNKNOWN TENANT 6;
UNKNOWN TENANT 7 N/K/A BRANDON AUGUSTIN;
UNKNOWN TENANT 8 N/K/A BRANDON WALKER;
706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY;
CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION;
HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
PHOENIX CONSTRUCTION GROUP LLC;
KEITH SAVAGE;
COREY STEINER
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 02, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: LOT 173, LESS THE SOUTH 20.00 FEET THEREOF, AND

ALL OF LOTS 174 & 175, KATHRYN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 2200 E BIRD ST, TAMPA, FL 33604-3519

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on October 02, 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 9th. day of September, 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

10000088565

September 13, 20, 2024 24-02780H

FIRST INSERTION

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

CIVIL DIVISION: F
CASE NO.: 23-CA-013979
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
GARY R NORMAN, UNKNOWN SPOUSE OF GARY R NORMAN;
UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 23-CA-013979, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, SPECIALIZED LOAN SERVICING LLC, is the Plaintiff and GARY R NORMAN, UNKNOWN SPOUSE OF GARY R NORMAN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this 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 30th day of October 2024, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 95 FEET OF THE NORTH 1190 FEET OF THE WEST 200 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 22 EAST,

LESS RIGHT OF WAY FOR WIGGINS ROAD. Property Address: 606 S WIGGINS RD, PLANT CITY, FL 33566

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

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

Dated this 9th day of September 2024.

By /s/ Ian Norych

Ian Norych, Esq.

Bar Number: 56615

DELUCA LAW GROUP, PLLC

2101 NE 26th Street

FORT LAUDERDALE, FL 33305

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

service@delucalawgroup.com

23-05633

September 13, 20, 2024 24-02771H

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 DIVISION
CASE NO.
292024CA003762A001HC
DIVISION: H
RF -Section II

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
BRIAN JONATHAN SAUNDERS A/K/A BRIAN SAUNDERS;
LIDIA SAUNDERS; CREEK PRESERVE 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 August 29, 2024, and entered in Case No. 292024CA003762A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is Plaintiff and BRIAN JONATHAN SAUNDERS A/K/A BRIAN SAUNDERS; LIDIA SAUNDERS; CREEK PRESERVE 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, 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 October 4, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 651, CREEK PRESERVE PHASE 9, ACCORDING TO

THE PLAT AS RECORDED IN PLAT BOOK 140, PAGE 186, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED September 4, 2024.

By: /s/ Ian Dolan

Ian C. Dolan

Florida Bar No.: 757071

Roy Diaz, Attorney of Record

Florida Bar No. 677700

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

1496-201405 / SR4

September 13, 20, 2024 24-02770H

FIRST INSERTION

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

DIVISION
CASE NO. 24-CA-005385
DIVISION: O
EQUITY PRIME MORTGAGE LLC,
Plaintiff, vs.
ALICIA PIA A/K/A ALICIA R. PIA A/K/A ALICIA RENEE PIA, et al.,
Defendant.

To: ALICIA PIA A/K/A ALICIA R. PIA A/K/A ALICIA RENEE PIA 5403 PEACH AVENUE, SEFFNER, FL 33584 UNKNOWN SPOUSE OF ALICIA PIA A/K/A ALICIA R. PIA A/K/A ALICIA RENEE PIA 5403 PEACH AVENUE, SEFFNER, FL 33584

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose mortgage covering the following real and personal property described as follows, to-wit:

THE SOUTH 1/2 LESS THE SOUTH 100 FEET OF LOT 55, KENNEDY HILL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 114, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NUMBER: U-34-28-20-269-000000-00055.1

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk

of the above-styled Court on or before OCTOBER 10, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 9 day of SEPTEMBER, 2024.

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

CINDY STUART

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: Isha Tirado-Baker

Deputy Clerk

MCALLA RAYMER

LEIBERT PIERCE, LLC

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

24-10043FL

September 13, 20, 2024 24-02749H

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

PROBATE DIVISION
File No. 24-CP-2813
IN RE: ESTATE OF RONALD EDWIN ROBERTS,
Deceased

The administration of the estate of Ronald Edwin Roberts, deceased, whose date of death was January 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 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

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-002063
Wells Fargo Bank, N.A.
Plaintiff, vs.
A. Gordon Tunstall, III; et al
Defendants.

TO: A. Gordon Tunstall, III and Unknown Spouse of A. Gordon Tunstall, III

Last Known Address: 17912 Singing Wood Pl, Lutz, FL 33548

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

LOT 69, BLOCK 1, CRYSTAL LAKES MANORS (PER SUBDIVISION NAME CERTIFICATE AFFIDAVIT RECORDED IN O.R. BOOK 4648, PAGE 1318, ORIGINALLY PLATTED AS THE MANORS OF CRYSTAL LAKES) RECORDED IN PLAT BOOK 58, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND A PORTION OF LOT 67, BLOCK 1, CRYSTAL LAKES MANORS (PER SUBDIVISION NAME CERTIFICATE AFFIDAVIT RECORDED IN O.R. BOOK 4648, PAGE 1318, ORIGINALLY PLATTED AS THE MANORS OF CRYSTAL LAKES) RECORDED IN PLAT BOOK 58, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERN-MOST CORNER OF SAID LOT 67; THENCE NORTH 78 DEGREES 20' 58" WEST, 160.47 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN SAID LOT 67 AND LOT 69, BLOCK 1 OF SAID SUBDIVISION TO THE SOUTHWEST-

ERLY CORNER OF SAID LOT 67, THENCE N. 01 DEGREES 11' 54" EAST, 42.13 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 67; THENCE SOUTH 64 DEGREES 30' 18" EAST, 173.14 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 it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before September 30, 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on August 23, 2024.

Cindy Stuart

As Clerk of the Court

(SEAL) By /s/ Mustafa Divan

As Deputy Clerk

Julie York, Esquire

Brock & Scott, PLLC.

the Plaintiff's attorney

2001 NW 64th St,

Suite 130

Ft. Lauderdale, FL 33309

File # 21-F00988

September 13, 20, 2024 24-02744H

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. 21-CA-006663
BANK OF AMERICA, N.A.,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREAMON ROWLAND, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2024, and entered in 21-CA-006663 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREAMON ROWLAND, DECEASED; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF TAMPA, FLORIDA 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 30, 2024, the following described property as set forth in said Final Judgment, to wit:

THE WEST 8.7 FEET OF LOT 8 AND THE EAST 21.0 FEET OF LOT 9, BLOCK 31 OF REVISED MAP OF MACFARLANE'S ADDITION TO WEST TAMPA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE CURRENT PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-002633
Division: A
IN RE: ESTATE OF
MARK STEVEN GULBRANDSEN
Deceased.

The administration of the estate of MARK STEVEN GULBRANDSEN, deceased, whose date of death was July 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by 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 September 13, 2024.

Julie A. Johnson,
Personal Representative
c/o 3917 W. Bay to Bay Blvd.
Tampa, Florida 33629
/s/ Laurie C. Satel, Esq.
Laurie C. Satel, Esq.
Florida Bar No: 124841
Satel Law, PLLC
3903 Northdale Blvd. Ste. 100E
Tampa, Florida 33624
Phone: 813.563.0636
Fax: 833.801.5443
E-Service: laurie@satelawfirm.com
Attorney for Petitioner
Sept. 13, 20, 2024 24-02805H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-002546
Division: A
IN RE: ESTATE OF
TODD DOUGLAS GOODMAN,
Deceased.

The administration of the Estate of Todd Douglas Goodman, deceased, whose date of death was September 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 13, 2024.

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, Florida 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
September 13, 20, 2024 24-02800H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 24-CP-002812
IN RE: ESTATE OF
SHEILA LORRAINE NIELSEN,
Deceased.

The administration of the estate of Sheila Lorraine Nielsen, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 September 13, 2024.

Malissa Jesso
11515 Crestlake Village Drive
Riverview, FL 33569
Attorney for Personal Representative
Steven L. Hearn, Esquire
Florida Bar No. 350801
Frederick L. Hearn, Esquire
Florida Bar No. 105987
STEVEN L. HEARN, P.A.
600 S. Magnolia Avenue, Suite 200
Tampa, FL 33606
Telephone: (813) 222-0003
slh@estatedisputes.com
flh@estatedisputes.com
melr@estatedisputes.com
Sept. 13, 20, 2024 24-02806H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005236
DIVISION: G

U.S. BANK NATIONAL ASSOCIATION, Plaintiff,
vs.

VICTOR FEBUS MOLINA, JR., et al., Defendants.

TO: VICTOR FEBUS MOLINA, JR. LEIDA FEBUS

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

LOT 5, BLOCK 1, OF COLLEGE VILLAGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 10, 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 OCTOBER 14, 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

WITNESS my hand and the seal of this Court this 6 day of September, 2024.

Hillsborough County Courthouse
800 E. Twigg 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
24-01870
September 13, 20, 2024 24-02791H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005980
DIVISION: F

AFL HECM LLC, Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GUY R. KOTZIN, DECEASED, et al., Defendants.

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIAINE SHIRLEY KOTZIN A/K/A JULIAINE ELNER KOTZIN, DECEASED UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GUY R. KOTZIN, DECEASED

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN DAVID KOTZIN, DECEASED

Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Hillsborough County, Florida:

Lot 3, Block 11, Tilsen Manor Subdivision, according to the map or plat thereof as recorded in Plat Book 32, Page 100, Public Records of Hillsborough County, Florida.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 1905 MERIDEL AVE, TAMPA, FL 33612 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before OCTOBER 9, 2024 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Hillsborough, Florida on this 3 day of September, 2024.

CINDY STUART
HILLSBOROUGH
CLERK OF COURT
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By: /s/ Isha Tirado-Baker
Deputy Clerk

HARRIS S. HOWARD, ESQ.
HOWARD LAW
Plaintiff's attorney
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
September 13, 20, 2024 24-02746H

FIRST INSERTION

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

CASE NO. 20-CA-3420
MOLLY Y. HOFACRE, TRUSTEE OF THE MOLLY Y. HOFACRE SEPARATE TRUST UTD APRIL 9, 2008, et al., Plaintiffs, vs.

FLORIDA TRUST SERVICES LLC f/k/a TRUST LOYALTY LLC, a Florida Limited Liability Company as Trustee of the CLEWIS AVENUE LAND TRUST #4501 DATED AUGUST 14, 2019, et al., Defendants.

Cases Consolidated
CASE NO. 20-CA-6600
HAROLD L. ROSSITER, SR., Plaintiff, v.

HC FINANCIAL CORP., a Florida corporation, et al. Defendants.

NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, December 4, 2023, in this case, in the Circuit Court of Hillsborough County,

Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

The South 210 feet of the following tract, beginning at the Southwest Corner of the Northeast (NE 1/4) quarter of the Southwest (SW 1/4) quarter of section six (6), township twenty-nine (29) South, Range twenty (20) East, Hillsborough County, Florida; Running thence North 1,999.45 feet; thence East on Subdivision Line 705.54 feet; thence South 663.88 feet; thence West 87.46 feet; then South 1,399.3 feet; Thence West 620 feet, to point of beginning less Road Right-of-Ways on South and East sides thereof, less the following parcel; the East 242 feet of the West 620 feet of the South 210 feet of the Northeast (NE 1/4) quarter of the Southwest (SW 1/4) quarter of section six (6), township twenty-nine (29) South, range twenty (20) East, less road Right-of-Way on

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2024-CA-001733A
Division: C

U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Petitioners, v. MIGUEL BARCENILLA, LUIS GARCIA PEREZ, DUNIER RODRIGUEZ, YARIBEY MARTINEZ AGUILA, & YULIESKY DIAZ MARTINEZ, Respondents,
To the following Defendant(s):
MIGUEL BARCENILLA
Last Known Address: 3601 30TH AVE N APT 10 APT 10 ST PETERSBURG FL 33713.

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about June 24, 2023, on North 19th Street and the intersection of East 2nd Avenue in Tampa, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before October 14, 2024, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

This notice is provided pursuant to Administrative Order No. 07-97-32-05 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail.

Administrative Office of the Courts
Attention: ADA Coordinator
800 E. Twigg Street
Tampa, FL 33602
Phone: 813-272-7040
Hearing Impaired: 1-800-955-8771
Voice impaired: 1-800-955-8771
E-mail: ADA@fljud13.org

WITNESS my hand and the seal of this Court this 6 day of September, 2024.

CINDY STUART
CLERK OF THE COURT
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
(SEAL) By /s/ Isha Tirado-Baker
As Deputy Clerk

Kelley Kronenberg,
Attorney for Petitioners
1511 N. Westshore Blvd.,
Tampa, FL 33607
September 13, 20, 2024 24-02781H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-005246
Division J

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST Plaintiff, vs.

JESSICA PAEZ A/K/A JESSICA M PAEZ, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF VICTOR DAVILA A/K/A VICTOR MIGUEL DAVILA, DECEASED, BERTHA ZOILA DAVILA A/K/A BERTHA ZOILA VEGA A/K/A ZOILA DAVILA, AS KNOWN HEIR OF VICTOR DAVILA A/K/A VICTOR MIGUEL DAVILA, DECEASED, GIANCARLO DAVILA, AS KNOWN HEIR OF VICTOR DAVILA A/K/A VICTOR MIGUEL DAVILA, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF VICTOR DAVILA A/K/A VICTOR MIGUEL DAVILA, DECEASED CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 44, BLOCK 3, OF SUMMERFIELD VILLAGE 1, TRACT 11, PHASE 1 AND 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 96, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 10839 HOFFER EDGE DR, RIVERVIEW, FL 33579 has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before SEP 25 2024, (or 30 days from the first date of publication, whichever is later) 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.

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

Dated: 8/20/2024.

CINDY STUART
CLERK OF THE COURT
800 Twigg Street,
Tampa, Florida 33602
(COURT SEAL)
By: /s/ Isha Tirado-Baker
Deputy Clerk

Ryan Sutton
Kass Shuler, P.A.
plaintiff's attorneys
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
246300/2424755/and
September 13, 20, 2024 24-02748H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 22-CA-007881
Division: D
ADVANTA IRA SERVICES, LLC f/b/o IRA #8004820, as successor-in-interest to MODESTO AND ELSA LEON, Plaintiffs vs. ISRAEL CONDE, individually; ANTONIO GONZALEZ, individually; UNKNOWN SPOUSE OF ISRAEL CONDE; UNKNOWN SPOUSE OF ANTONIO GONZALEZ; CITY OF TAMPA; CASSANDRA R. GONZALEZ, individually; SUNCOAST CREDIT UNION f/k/a SUNCOAST SCHOOLS FEDERAL CREDIT UNION; BANK OF AMERICA, N.A.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; HILLSBOROUGH COUNTY CLERK OF COURT on behalf of the STATE OF FLORIDA; HILLSBOROUGH COUNTY, STATE OF FLORIDA; JOHN DOE and JANE DOE, Defendants.

Notice is hereby given that, pursuant to the Amended Uniform Final Judgment of Foreclosure entered in this cause on September 6, 2024, the Clerk of the Court will sell the real property situated in Hillsborough County, Florida, described as:

Lot 6, Edgewood, according to the map or plat thereof as recorded in Plat Book 10, Page 17, of the Public Records of Hillsborough County, Florida Folio #: 173624.0000
Property Address: 3707 N. 36th

Street, Tampa, FL 33610 at public sale, to the highest and best bidder, for CASH, such sale to be held online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 a.m. on October 22, 2024. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Thirteenth Judicial Circuit ADA Coordinator [external website link]
Phone: (813) 272-7040 or ADA@fljud13.org

/s/ Steven F. Thompson, Esq. Florida Bar No. 0063053 sthompson@thompsonclg.com Tyler J. Caron, Esq. Florida Bar No. 0100185 tcaron@thompsonclg.com Thompson Commercial Law Group 615 W. DeLeon Street Tampa, Florida 33606 Telephone: (813) 387-1821 Telecopier: (813) 387-1824 Attorneys for the Plaintiff September 13, 20, 2024 24-02796H

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION
CASE NO.: 24-CP-002493
DIVISION: B
IN RE: THE ESTATE OF: LYNN L. GOLDSTEIN-PENLAND, Deceased.

The administration of the Estate of LYNN L. GOLDSTEIN-PENLAND, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgcombe Court-house, Attn: Probate Department, P.O. Box 989, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-002925
IN RE: ESTATE OF JOANNE MARIE KEARNS aka JOANNE M. KEARNS Deceased.

The administration of the estate of JOANNE MARIE KEARNS aka JOANNE M. KEARNS, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1019
IN RE: ESTATE OF JUDY EASTMAN Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: JUDY EASTMAN, File Number 2024-CP-1019.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida, 800 E. Twigg Street, Tampa, FL 33602.

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.

Date of death of the decedent is: January 5th, 2024.

The date of first publication of this notice is: September 13, 2024

The second week of publication is: September 20, 2024

Personal Representative(s): Judy E. Johnston.

Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 September 13, 20, 2024 24-02823H

--- ESTATE ---

FIRST INSERTION

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

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

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

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

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

The 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 September 13, 2024.

ALISON ISABELLA BUSH Personal Representative

127 Candace Lane Chatham, New Jersey 07928 GUY ROBERT PENLAND Personal Representative 233 Pleasant St. SW Vienna, Virginia 22180

KNOWLTON LAW FIRM, P.L. /s/Horace A. Knowlton IV, Esq. HORACE A. KNOWLTON IV, Esquire Attorney for Personal Representatives Florida Bar No.: 817945 14502 North Dale Mabry Highway Suite 200 Tampa, Florida 33618 813-253-3013 Knowltonlawfirmpl@gmail.com September 13, 20, 2024 24-02787H

FIRST INSERTION

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002660
Division: A
IN RE: ESTATE OF KATHERINE ANN ANTHONY Deceased.

The administration of the estate of Katherine Ann Anthony, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33612. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 September 13, 2024.

Personal Representative: RYAN SHAWN KEARNS

28210 Paseo Drive, #190 Wesley Chapel, FL 33543 Attorney for Personal Representative: LORI VELLA, ESQ. Attorney for Petitioner Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com September 13, 20, 2024 24-02790H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002818
Division: B
IN RE: ESTATE OF JEFFREY RAY LASH Deceased.

The administration of the estate of Jeffrey Ray Lash, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first Publication of this notice is September 13, 2024.

Personal Representative:

Kyle A. Lash 30647 Walker Cup Place Wesley Chapel, FL 33543 Attorney for Personal Representative: Christina C. Hebert Florida Bar Number: 0065005 Christina Hebert Law 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618 Telephone: (813) 240-2468 E-Mail: christina@chebertlaw.com September 13, 20, 2024 24-02822H

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002862
Division B
IN RE: ESTATE OF PRESTON LEE LAWRENCE Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PRESTON LEE LAWRENCE, deceased, File Number 24-CP-002862, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601; that the decedent's date of death was September 6, 2023; that the total value of the estate is \$100 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
DeAnna Royal	11403 Andy Dr. Riverview, FL 33569
Preston L. Lawrence, Jr.	8119 N. 11th St. Tampa, FL 33604

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom

provision for full payment was made in the Order of Summary Administration must file their claims or objections with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 September 13, 2024.

Person Giving Notice:

DeAnna Royal 11403 Andy Dr. Riverview, Florida 33569 Attorney for Person Giving Notice Melinda L. Budzynski, Attorney Florida Bar Number: 97831 11256 Boyette Rd. Riverview, FL 33569 Telephone: (813) 850-0025 Fax: (813) 850-0040 E-Mail: mindy@summerfieldlaw.com September 13, 20, 2024 24-02826H

FIRST INSERTION

Notice of Public Board Meeting
Reserve at Pradera Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, September 26, 2024, at the office of Rizzetta and Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 at 10:30 a.m.

The meeting will be 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 in progress without additional notice of a date, time, and location to be stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, 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 this same 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.

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
September 13, 2024 24-02825H

FIRST 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 30, 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.mtercdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

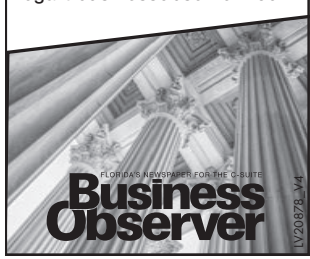
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Matthew Huber District Manager September 13, 20, 2024 24-02819H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com



Q&A
What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 24-CA-002262
MCLP ASSET COMPANY, INC., Plaintiff, vs.
AGUIRRE ST. VII; DEIDRE ERIN MCLAIN; RACHAEL GENE MCLAIN; JOHN DAVID MCLAIN; THE HAMPTONS AT BRANDON CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 20, 2024 in Civil Case No. 24-CA-002262, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MCLP ASSET COMPANY, INC. is the Plaintiff, and AGUIRRE ST. VII; DEIDRE ERIN MCLAIN; RACHAEL GENE MCLAIN; JOHN DAVID MCLAIN; THE HAMPTONS AT BRANDON CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on Oc-

tober 22, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: UNIT 552, BUILDING 7 OF THE HAMPTONS AT BRANDON, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 16387, PAGE 330, AND ALL EXHIBITS AND AMENDMENTS, THEREOF 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.

IMPORTANT

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

Dated this 10 day of September, 2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally Signed by Zachary Ullman
Date: 2024.09.10
14°51'18"-004'00"
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-3391B
September 13, 20, 2024 24-02816H

FIRST INSERTION

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

CASE NO.: 2023-CA-012536
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 2, 2024, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the October 2, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGAI8091A AND PSHGAI8091B. A/K/A 10005 COWLEY COVE DR RIVERVIEW FL 33569

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 10 day of September, 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 - 23-003534
September 13, 20, 2024 24-02812H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 13-CA-007006

WELLS FARGO BANK, NA, Plaintiff, vs.
DEDORAH GAYLE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 31, 2024, and entered in Case No. 13-CA-007006 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, NA, is the Plaintiff and, Bahia Lakes Homeowners Association, Inc., Unknown Spouse Of Dedorah Gayle, Deborah Gayle, Unknown Tenant, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the September 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 283, OF BAHIA LAKES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 79-86, AS AFFECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN BOOK 19909, PAGE 1815, OF THE PUBLIC

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 1405 PARKER DEN DRIVE, RUSKIN, FL 33570

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 10 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 - 16-015551
September 13, 20, 2024 24-02815H

FIRST INSERTION

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

CASE NO.: 29-2019-CA-003456
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2007-1, Plaintiff, vs.
HECTOR GIRALDO, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 8, 2024, and entered in Case No. 29-2019-CA-003456 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which The Bank of New York Mellon f/k/a The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1, is the Plaintiff and Hector Giraldo, Tanya Giraldo, Buchhorn Preserve Homeowners Association, Inc., Unknown Party#1 N/K/A Thierry Oliveira, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the September 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 25, BLOCK 7, BUCKHORN PRESERVE- PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES

67-1 THROUGH 67-6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

A/K/A 4106 BALINGTON DR., VALRICO, FL 33594

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 10 day of September, 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 - 19-004693
September 13, 20, 2024 24-02813H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-003786

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
BRIAN ERIC PERRINE AKA BRIAN E. PERRINE, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in Case No. 24-CA-003786 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Brian Eric Perrine aka Brian E. Perrine, Florida Housing Finance Corporation, Hillsborough County Clerk of the Circuit Court, State of Florida, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the October 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST 72.15 FEET OF THE EAST 567.90 FEET OF THE NORTH 140.0 FEET OF TRACT 9 IN THE NW 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 10.0 FEET THEREOF FOR RIGHT OF WAY OF 32ND AVE. A/K/A 6815 S. 32ND AVENUE, 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 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 11 day of September, 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 - 24-007285
September 13, 20, 2024 24-02814H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002902 Division A IN RE: ESTATE OF ROSE-ELLEN HORAN a/k/a ROSE E. HORAN, Deceased.

The administration of the estate of ROSE-ELLEN HORAN a/k/a ROSE E. HORAN, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 13, 2024.

LAURA J. RICARDO f/k/a LAURA J. CIARDI Personal Representative
674 Uniontown Road
Phillipsburg, NJ 08865
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: lhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
September 13, 20, 2024 24-02809H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-4269 Division B IN RE: ESTATE OF JOE ANN KING AKA JOAN KING Deceased.

The administration of the estate of Joe Ann King, also known as Joan King, deceased, whose date of death was November 6, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative: Tameka Helms
2401 Woody Trace Lane
Tampa, FL 33612
Attorney for Personal Representative:
LaShawn Strachan, Esquire
Florida Bar Number: 0321760
5118 N. 56 Street, Suite 102
Tampa, FL 33610
Telephone: (813) 606-4111
Fax: (813) 606-4112
E-Mail: lstrachanesq@msn.com
September 13, 20, 2024 24-02810H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 23-CP-002004

In re: Estate of Lex Isaiah Odum, Deceased.

The administration of the estate of Lex Isaiah Odum, deceased, case number 23-CP-002004, whose date of death was August 27, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and that 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 served within three months after the date of the first publication of this notice must file their claims with the 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 persons having claims or demands against the estate of the decedent must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 September 13, 2024.

Personal Representative: Bronson Alvarez
4706 Charro Lane
Plant City, FL 33565
Attorney for Personal Representative:
Andrew J. Wit, Esq.
FBN: 1038525
Wit Law, PLLC
2102 W. Cass St., Second Floor
Tampa, FL 33606
Email: awit@witlaw.com
Secondary Email: liz@witlaw.com
Phone: (813) 522-6069
September 13, 20, 2024 24-02824H



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

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

CASE NO.: 2024-CA-004642
DLC MORTGAGES III, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEWISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF SAM FAIN,
DECEASED, et al,
Defendants.

TO: THE UNKNOWN SPOUSE,
HEIRS, DEWISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST, THROUGH, UNDER
OR AGAINST THE ESTATE OF SAM
FAIN, DECEASED

Whose last known residence(s) is:
1205 E. Laura Street, Plant City, FL
33563-5741

And ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSE, HEIRS, HEIRS OF THE
NAMED DEFENDANTS, DEWISEES,
GRANTEES, BENEFICIARIES OR
OTHER CLAIMANTS

Whose last known residence(s) is/
are: Unknown

YOU ARE HEREBY required to file
your answer or written defenses, if any,
in the above proceeding with the Clerk
of this Court, and to serve a copy there-
of upon Plaintiff's attorney, Damian G.
Waldman, Esq., Law Offices of Damian

G. Waldman, P.A., PO Box 5162, Largo,
FL 33779, telephone (727) 538-4160,
facsimile (727) 240-4972, or email to
service@dwardmanlaw.com, within
thirty (30) days of the first publication
of this Notice in the Business Observer
or by October 1, 2024, the nature of this
proceeding being a suit for foreclosure
of mortgage against the following de-
scribed property, to wit:

LOT 3, IN BLOCK 20 MAP OF
SOUTH LINCOLN PARK, AS
PER MAP OR PLAT RECORD-
ED IN PLAT BOOK 4, PAGE 95,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
PARCEL IDENTIFICATION
NUMBER:
P-28-28-5EZ-000020-00003.0
A/K/A 1205 E. LAURA ST.,
PLANT CITY, FL 33563

If you fail to file your response or an-
swer, if any, in the above proceeding
with the Clerk of this Court, and to
serve a copy thereof upon the Plaintiff's
attorney, Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman,
P.A., PO Box 5162, Largo, FL 33779,
telephone (727) 538-4160, facsimile
(727) 240-4972, or email to service@
dwardmanlaw.com, within thirty (30)
days of the first publication of this No-
tice in the Business Observer, a default
will be entered against you for the relief
demanded in the Complaint or petition.

DATED at Hillsborough County this
26th day of August, 2024.

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

Damian G. Waldman, Esq.,
Law Offices of Damian G.
Waldman, P.A.,
PO Box 5162, Largo, FL 33779,
telephone (727) 538-4160,
facsimile (727) 240-4972,
service@dwardmanlaw.com
September 13, 20, 2024 24-02817H

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

Case No. 23-CA-014027
Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by,
through, under or against the
Estate of Robert S. Lewis, Jr. a/k/a
Robert Samuel Lewis, Jr., Deceased,
et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 23-CA-014027 of the Cir-
cuit Court of the THIRTEENTH Ju-
dicial Circuit, in and for Hillsborough
County, Florida, wherein Wells Fargo
Bank, N.A. is the Plaintiff and The Un-
known Heirs, Devisees, Grantees, As-
signees, Lienors, Creditors, Trustees,
and all other parties claiming interest
by, through, under or against the Es-
tate of Robert S. Lewis, Jr. a/k/a Robert
Samuel Lewis, Jr., Deceased; Antoinette
L. Lewis a/k/a Antoinette Louise
Butler a/k/a Antoinette L. Butler a/k/a
Antionette L. Butler; Meadowglen
Homeowner's Association, Inc. a/k/a
Meadowglen Homeowners Association,
Inc. are the Defendants, that Cindy Stur-
art, Hillsborough County Clerk of Court
will sell to the highest and best bidder
for cash at, [http://www.hillsborough.
realforeclose.com](http://www.hillsborough.realforeclose.com), beginning at 10:00
AM on the 26th day of November,
2024, the following described property
as set forth in said Final Judgment, to
wit:

LOT 9, BLOCK 2, MEADOW-
GLEN, ACCORDING TO THE

PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 63, PAGE (S)
23, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

TAX ID:
U-18-28-18-13R-000002-00009.0

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 Ad-
ministrative Office of the Court at least
(7) days before your scheduled court ap-
pearance or other court activity of the
date the service is needed. Complete
the Request for Accommodations Form
and submit to 800 E. Twiggs Street,
Room 604 Tampa, FL 33602.

You may contact the Administrative
Office of the Courts ADA Coordinator
by letter, telephone or e-mail. Admin-
istrative Office of the Courts, Atten-
tion: ADA Coordinator, 800 E. Twiggs
Street, Tampa, FL 33602. Phone: 813-
272-7040. Hearing Impaired: 1-800-
955-8771. Voice impaired: 1-800-955-
8770. E-mail: ADA@fjud13.org

Dated this 10th day of September,
2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00948
September 13, 20, 2024 24-02808H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on
10/01/2024 at 09:00 AM the following
vehicles(s) may be sold at public sale at
1111 E CASS ST UNIT B TAMPA FL
33602 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.

5UXFG8C56EL592939 2014
BMW 374L00

The name, address and telephone
number and public sale location of
the repair shop claiming the lien for
unpaid charges is:

Lienor Name: DOWNTOWN
TAMPA AUTO CARE LLC
Lienor Address: 1111 E CASS ST
UNIT B, TAMPA, FL 33602
Lienor Telephone #: 813-492-
3625
MV License #: MV105532
Location of Vehicles: 1111 E
CASS ST UNIT B, TAMPA, FL
33602

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 claim-
ing an interest in or lien on a vehicle
may file a demand for a hearing with
the Clerk of Court in the HILLSBOR-
OUGH County where the vehicle is
held to determine whether the vehicle
has been wrongfully taken or with-
held 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 in-
voice with the Clerk of Circuit Court
where the disputed transaction oc-
curred.
September 13, 2024 24-02820C

NOTICE

Notice is hereby given that the South-
west Florida Water Management
District has received Environmental
Resource permit application number
901539 from MSC Properties, LLC,
North of Big Bend in Tampa, FL. Ap-
plication received August 26, 2024.
Proposed activity: Construction of a
6,000 SF medical dental Office on a
0.9-acre property. Project name: Dr.
Ahrens Dental Office. Project size: 0.9
Acres. Location: Section(s) 11 Township
31, Range 19, in Hillsborough County.
Outstanding Florida Water: No. Aquat-
ic preserve: No]. The application is
available for public inspection Monday
through Friday at Tampa Service Office,
7601 Highway 301 North, Tampa, FL
33637-6759. Interested persons may
inspect a copy of the application and
submit written comments concerning
the application. Comments must in-
clude 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 adminis-
trative hearing regarding the application,
you must send a written request refer-
encing the permit application number
to the Southwest Florida Water Man-
agement District, Regulatory Support
Bureau, 2379 Broad Street, Brooksville,
FL 34604-6899 or submit your request
through the District's website at [www.
watermatters.org](http://www.watermatters.org). The District does not
discriminate based on disability. Any-
one requiring accommodation under
the ADA should contact the Regulation
Performance Management Department
at (352)796-7211 or 1(800)423-1476,
TDD only 1(800)231-6103.
September 13, 2024 24-02821H



Q What is a public notice?

A 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.

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

A 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.

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

**PUBLISH
YOUR
LEGAL NOTICE**

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

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

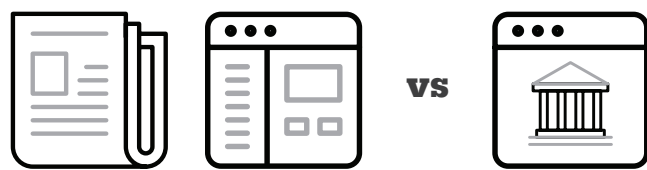
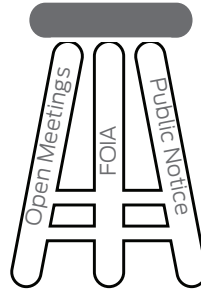


**OFFICIAL
COURTHOUSE
WEBSITES**

- manateeclerk.com
- sarasotaclerk.com
- charlotteclerk.com
- leeclerk.org
- collierclerk.com
- hillsclerk.com
- pascoclerk.com
- mypinellasclerk.gov
- polkcountyclerk.net
- myorangeclerk.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

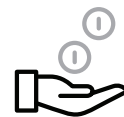


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD INSERTION

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

JASMINE IRVIN; AND RICKY JAMES, Defendants. To THE LENDING GROUP, INC.; AND RICKY JAMES:

N 56.3 FT TO POB More commonly known as: 2510 North 13th Street, Tampa, FL 33605

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.

ately 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.

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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 23, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.

PUBLIC STORAGE# 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:30 AM

1069 - wilson, nathaniel; 2016 - Roberds, Matthew; 3014 - Biddies, Christopher; 6008 - Hudson, Kyle; 6026 - Holloway, Marshall; 6043 - garcia, Yesferson; 6059 - Bryant, Maurice; 6079 - Johnson, Ethel; 7071 - Newman, Theodore; 7077 - Bacoat, Sherise; 7092 - Broomall, Alistair; 8033 - AquaBlue Business Solutions Dobson, Tina

PUBLIC STORAGE# 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824 Time: 10:00 AM

B001 - Glenn, Catisha; B051 -Wayne, Bruce; B081 - De Armond, Katherine; 8116 - Gray, Kyler; C007 - sheffield, allynson; E022 - Valerio, Fany ventura; E027 - Oyola, Camilo; E040 - Duzdar, Ciara; E050 - Martinez, David; E052 - Rivera, Ailin; E069 - Lewis, Jacquelyn; E086 - Cooner, Lisa; E093 - Green, April; FOOS - Spooner, Bernard; F066 - Godwin, Katrisha; F081 - Seo, David; F083 - Barber, Luz; G007 - Jackson, Chozeba; G008 - Mccrae, Brian; G020 - Shartz, Ken; G067 - Mccullough, katrina; G089 - Mccrae, Brian; G093 - Mccrae, Brian; G100 - Aviles, Bluette; H019 - Cruz, Vilma; H032 - valero, luis; H043 - Juarez, Adolfo; H064 - Jimenez, Melissa; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J068 - Ramirez, Christina

PUBLIC STORAGE# 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681 Time: 10:15 AM

1066 - Fergus, Shyanka; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1258 - Tozzi, Cailey; 1318 - Moore, Taylor; 2044 - Paulino, Rafael; 2065 - Pitchford, Ashley; 2087 - Martinez, Belmarie; 2155 - Llenas, Silvio; 2223 - Farrell, Russell; 2253 - DE ARMOND, KATHERINE; 2273 - White, Omar; 2296 - Amiel, Nichole; 2325 - DE ARMOND, KATHERINE; 2354 - Mason, Eron; 2390 - Bautista, Salvador; 2395 - Morales, Giovanni; 2411 - Cartagena, Starlene; 2434 - Llanos-Rivera, Betzaida; 3027 - Montes, Edna; 3122 - campbell, Sheletha; 3125 - Davis, Kendon; 3126 - German, Israel; 3128 - Kelly, Donisha; 3282 - Carrington, Lisa; 3301 - The R Taylor Law Firm Taylor Jr, Robert; 3305 - DE ARMOND, KATHERINE; 3308 -Aguilar Jr, Felix; 3316 - Nash, Ronald G; 3327 - DE ARMOND, KATHERINE; 3358 - Torres, Brenda; 3372 - Grant, Beverly; 3392 - Lersundy, Carlos; B145 - Clemetson, Andrea; D103 - Felder, Ishakia; E015 - Schmidt, Gary; E022 - Jackson, Sandra; E036 - Meginnis, Terrance; E040 - Broxton, Oris; E059 - Ward, Mia; E078 - Edwards, Shannon; F073 - Steele, Keith; F087 -Wood, Patience; F096 - ruiz, jose; F100 - Mckinney, Deja R; F103 - Melendez pizarro, Jose; F107 - Jones, Lakeisha; F114 - Smith, Natalie; F160 - lawson, nicolas; F165 - LOGIURATO, ROCCO; F171 - Beck, Chandra

PUBLIC STORAGE# 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137 Time: 10:30 AM

A003 - Reed, Ebony; A004 - Knight, Brittany; A005 - Johnson- Streater, Herbrinia; A007 - johnson, herbert; A066 - Clark, Michael; B029 - Goldsmith, Annie; B057 - Hall, Alantra; B074 - McKenzie, Ajani; B078 - Joseph, Rebecca; C007 - MCCREA, Geonna; C057 - Mathieu, Nancy; C134 - DOUGLASS, ALTON; C140 - CAMPBELL, LEROY; D003 - stevens, DELORES; D004 - Smith, Chisa; D023 - Anderson, Nathan; D064G - stinson, carol; D075 - Boyd, David; D088 - Williams, Nat sha; D100 - melle_ma, tara; D123 - Medu ie, Sharon L; E017 - Val, Ralph; E023 -Wooden, Rasheedah; E026 - smith, Jamie; E054 - Ham, Dlsheka; E075 - ford, Isaiah

PUBLIC STORAGE# 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985 Time: 10:45 AM

1010 - Morales, Marlene; 1012 - Giroux, Christina; 1015 - andino, Jennifer; 1021 - Weaver, Elise; 1065 - Jenkins, Erica; 1070 - Abreu, Yhusyth; 1080 - douglas, peter; 1107 - Anderson, Tameka; 1108 - Rose, Amber; 1114 - HERNANDEZ, EDUARDO; A009 - Brown, Kimberly; A015 - zimmerman, Rashad; B006 - Gilmore Jr, John; C024 - Garay, Ricardo; C026 - Colon, Elizabeth; C029 - Carden, Catherine; C031 - Sial, Bisma; C061 - pulido, Omar; C073 - High Rise Ceilings LLC Tavares, Brian; D001 - JOSEPH, LATRICIA; D022 - Simeon, Sophie; D039 - strickland, Bill; D048 -VECIANA, Geovani; D050 - Blair, Eddie; D055 - Caraballo, Sarataicha; D065 - Maurer, Lisabeth; D079 - strickland, Bill; F005 - Vila, Daily; F016 - Sudney, Brian; F021 - Diaz Nunez, Samat; F039 - Carr, Lisa

PUBLIC STORAGE# 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473 Time: 11:00 AM

A003 - Mustard, Lewis; B004 - Shear, Julia; C026 - Fisher, Misty; D035 - Ingram, TKeyah; E043 - Herring, Willie; E060 - Sharp, Amber; E111 - Conrad, Richard; E126 - Moody, Brandon; G054 - Durant, Prince; G063 - Mutura, Victoria Marie; G067 - BROXTON, HERMAN; G082 - Rodriguez, Karla; G089 - Martinez, Nina; G118 - Camacho, Ginaida; G120 - Mitchell, Thomas; G130 - cady, yvesverne

PUBLIC STORAGE# 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466 Time: 11:15 AM

A015 - Tapia, Yeury; A019 - HERNDERSON, MAYKAYLA; A021 - Coleman, Dennis; A022 - Johnson, Amya; A026 - Roser, Jeffrey; A028 - Etienne, Guerland; A038 - Puello, Eli; A042 - Leyva, Hector; A055 - overall, Mark; A057 - Nadeem, Sayyed; A058 - jernigan, sharae; A061 - ARTHUR, DE MELO; A065 - Lloyd, Sabrena; B006 - Cobbs, Denice; 8023 - Keith, Eric; B035 - Vazquez, Pedro; B039 - Pareta, Amado; B042 - Fernandez, Sheila; C013 - Bradshaw, Rico; E002 - Williams, Ebony; F006 - Triana, Yanellys; F016 - perez, Indiana; G005 - Sepulveda, Edwin; G033 - Gomez, julio; G046 - Ordenez Lopez, Manfred Alexander; G055 - collins, Daniel; H005 - Galindo, Jennifer; H010 - joachim, Jeffrey; H015 - Benjamin, Nellisa; H016 - Todd, Edward; H020 - Boyd, Barbara; H034 - Hobley, Jo'queria; H058 - Johnson, Jonathan; H077 - white, Demetries; H083 - Jefferson, Edward; 1002 -Wilson, Ambrosia; 1021 - Bradley, Tonisha; 1029 - Holmes, Stacie; J014 - Melson, Justin; J050 - Dent, Jalena; J066 - Sullivan, Jaimie; J082 - Perales, Maria; K021 - Taki, Bassem; K029 - lavar, Joel; P025 - Cruz, Gamaliel

PUBLIC STORAGE# 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182 Time: 11:30 AM

0114 - Soler, Yajaira; 0122 - Williams, Jalynne; 0131 - Baldwin, Andrea; 0229 - Mattear, Christopher; 0247 - Sheppard, De-Nai; 0254 - Anderson, Chantel; 0325 - westfall, lee ann; 0329 - Eleam, Candis; 0342 - ARIAS, NOEL; 0353 - Braddy, Silvia; 0378 - Causey, Isaac; 0414 - spell, Joshua; 0416 - Denson, Shantieria; 0423 - walker, Lauren; 0449 - Owens, Verlon; 0453 - Boutwell, Natalie; 0460 - Osuji, Ndidi; 0504 - Williams, Bill; 0510 - Cotton, Adrain; 0518 - Mitchell, Garry; 0526 - Zayas, Ashley; 0538 - Daniel, Janice; 1018 - Young, Katy; 1021 - Solomon, Cynteria; 1027 - Coleman, Sabrina M; 1031 - williams, cedricia; 1044 - Christian, Adrienne; 1118 - Parham, Natalie; 1131 - White, Shakara; 1154 - Jones, Jacqueline; 1158 - lawrence, Naquisha; 1187 - Mcdaniel, Joseph; 1252 - Hamilton, Precious; 1287 - Cabrera, Augustin; 1296 - milliner, victor; 1300 - Smith, Malik; 1409 - Szima, Yvonne; 1410 - Daniels, Valerie; 1500 - Reese, Michelle

PUBLIC STORAGE# 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129 Time: 11:45 AM

0114 - Oliveira, Jusclian; 0121 - Holler, Melody; 0149 - Carr, Mark; 0153-Valdes, Yoxi; 0170-Cleveland, William; 0209 - Figueroa, Eddie; 0229 - Stevenson, Roderick; 0302 - Divico, Aimee; 0408 - Hopkins, Ross; 0422 - Guzman, Jessy; 0435 - Young, Dymon; 0445 - Haynes Jr, Charles; 0529 - Hinds, Brittany; 0611 - KA, Martirne; 0624 - Collazo, Angel; 0640 - Smith, Natalie; 0665 - May, Kay; 0668 - Serrano, Elizabeth; 0702A - Robinson, Danielle; 0705A - Rodriguez, Destiny; 0816 - Pryor, Dayna; 0904 - Smith, Natalie; 1007 - Mills, Jerry; 1054 - Walker, Adrena

PUBLIC STORAGE# 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139 Time: 12:00 PM

A0116 - Hesterberg, Chris; A0232 - Woodard, NJimi; A0254 - Ward, Antwan; A0259 - Turner, Diara; A0269 - Camble, Richard; A0289 - cotera, Alyssa; A0301 - Osborn, Larry; A0302 - Horne, Vintanique; A0339 - Walker, Caprina; A0357 - Sepulveda, Susana; A0411 - BRINEZ, HUGO; A0449 - Fletcher, Jacque; A0467 - Brown, Michael; A0529 - Piazza, Angelo; A0538 - Richardson, Deshawn; A0546 - Contreras, alfredo; B0158 -Vera La Cruz, Carla Andreina; C0126 -Valdez Rodriguez, Angel Stephane; C0609 - Garrison, Tara; C0635 - Simpson, Tamera; C0649 - Fay, Margaret Mary; C0660 - Mannella, Michael; C0711 - Llopiz, Dunia; C0712 - DIAZ, Theresa; C0718 - Henry, Gregory; C0791 - Harris, Christopher

PUBLIC STORAGE# 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832 Time: 12:15 PM

1102 - Nunez Ladron Dr Guevara, Jessica; 1126 - Smith, Britannia; 1144 - Davis, Samantha; 1210 - Hill, Brandon; 1218 - Ayub, Kadir; 1254 -Vega, Elaine; 1509 - mack, Chaffonda; 1516 - Daniels, Antoine; 1565 - Runarsdottir, Gudrun; 1568 - Petit, Alberto; 2002 - Dorman, Ted; 2046 - Miller, Coco; 2052 - Hart, Marisse J; 2073 - langston, sharrod; 2074 - atxury, Alberto; 2149 - Love, Angelique; 2150 - POTOCHNEY, ROBERT; 2173 - Jackson, Andrea; 2181 - Rivera, Jasmine; 3010 - meregildo, Richard; 3014 - tomljanovich, Joseph; 5003 -Witt, David; 5119 - Hunter, Dominique; 5122 -Vazquez, Jose; 5405 - Hale, Mercedes; 5511 - Napier, Jascenta

PUBLIC STORAGE# 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471 Time: 12:30 PM

1076 - Byrne, Robert; 1088 - Ngouh, Lionel; 2011 - Bennett, Shana; 2043 - Williams, Demay; 2114 - Montgomery, michelle; 2137 - pastor, William; 2162 - Sussman, Terri; 3004 - Hatchett, Raymond; 3007 - Samba, Liz; 3012 - jernigan, Fredrick; 3078 - Oliver, Anthony; 3159 - Rolle, Ranard; 4033 - McPhelin, Mark; 4039 - Horton, Felicia; 4042 - garcia, roberto A; 4096 - Gomez, Yvonne; 4140 - Galarza, Wilmilee; 4142 - Speights, Almetra; 5032 - Benson, Tiffany; 5054 - Willingham, Deandra; 5103 - Garcia, Francheska; 5186 - Barriera, Frank

PUBLIC STORAGE# 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098 Time: 12:45 PM

1039 - Bradford, Ashley ; 1049 - VARGAS, MELANIA; 1102 - Gomez, Cruz; 1150 - Weaver, Roger; 1204 - Britton, Allen; 2041 - Harris, Lisa; 2070 - eldemire, Craig; 2234 - HUED, LUIS; 2252 - Johnson, Jasmine; 2292 - Perez, Betsy; 2373 - Lopez, William; 2375 - Mehl, Candyce; 2376 - Greene, Kevonna

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (813) 244-8080.

September 6, 13, 2024

24-02718H



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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

address are: James P. Hines, Jr., Esq., Hines Norman Hines, P.L., 315 S. Hyde Park Ave, Tampa, FL 33606

a scheduled court proceeding if the time before the scheduled appearance is less than 7 days.

As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk

James P. Hines, Jr., Esq., Hines Norman Hines, P.L., 315 S. Hyde Park Ave, Tampa, FL 33606

TO: ROBERT GORDON BLACK, II Unknown YOU ARE NOTIFIED that a Petition for Establishment and Probate of Lost or Destroyed Will and Appointment of Personal Representative has been filed in this court.

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.

SECOND INSERTION

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

4305 E Clifton St Hillsborough, FL 33610 UNKNOWN PARTY #2 N/K/A JANE DOE

Business Observer. **See the Americans with Disabilities Act In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR-23-001531 September 6, 13, 2024 24-02702H

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 19 OF EAST HENRY HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

MEMORIAL HIGHWAY, TAMPA, FL 33615 TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES R OSTERTAG

the relief demanded in the complaint or petition filed herein. If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Clerk of the Circuit Court BY: Isha Tirado-Baker DEPUTY CLERK

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE NORTHWESTERLY 4 FEET OF LOT 7, ALL OF LOT 6 AND THE SOUTHEASTERLY 5 FEET OF LOT 5, BLOCK 1 BAY CREST PARK, UNIT NO. 14 PER MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 40 PAGE 68 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

--- PUBLIC SALES ---

SECOND 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.

- A-250 Sheryl Valdespino
A-260 Steven Baynard
A-267 Shirley Sykes
A-303 Elena Jackson
B-449 Christopher Thomas
B-518 Deisy Martinez
B-522 Davandlyn Doster
B-528 Lauren Matthews
C-562 John Oliver-Casillo Sr
C-626 Tavarus Clark
C-628 Paris Wiggins
C-649 Joseph Unkovic
D-748 Tampa Hillsborough Action Plan
D-759 Tommy Cutler
D-775 Chastity Evers
17-6 Elluz Renteria
A-275 Doug Cole
B-428 Doug Cole
D-771 Doug Cole

- Appliances, Furniture, Electronics
Woodwork, Cabinetry
Furniture, Tools, Totes
Boxes
Boxes, Totes, Fridge
Appliance
Furniture, Boxes, Car Parts
Couch, Boxes, Books
Boxes, Household Items
Boxes, Totes, Television
Instruments, Furniture, Boxes
Magician Goods, Boxes, Furniture
Machinery, Appliances, Furniture
Wooden Doors
Fishing Gear, Sporting Goods, Furniture
Clothes, Decor, Bags
Furniture, Woodwork, Tools
Toolboxes, Furniture, Totes
Woodwork, Machinery, Tools

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. September 6, 13, 2024 24-02688H

--- TAX DEEDS ---

THIRD 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:

KIES SUBDIVISION LOT 3 AND 1/2 CLOSED ALLEY ABUTTING ON WEST PLAT BK / PG : 29 / 34 SEC - TWP - RGE : 30 - 28 - 19

Unless such certificate shall be 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.

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Aug. 30; Sept. 6, 13, 20, 2024 24-02613H

THIRD 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.: 1819300000 Certificate No.: 2021 / 14022 File No.: 2024-671 Year of Issuance: 2021

THIRD 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:

THIRD 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

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:

THIRD 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.: 0710210000 File No.: 2024-634 Certificate No.: 2022 / 6767 Year of Issuance: 2022

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:

THIRD 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

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:

THIRD 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.: 0710210000 File No.: 2024-634 Certificate No.: 2022 / 6767 Year of Issuance: 2022

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:

THIRD 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

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:

THIRD 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

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:

THIRD 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

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:

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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.

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Aug. 30; Sept. 6, 13, 20, 2024 24-02610H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storage-treasures.com. 1027 - Talavera, Ashley; 1054 - Steve, Erica; 1072 - Horn, Jennifer; 1105 - Talavera, Ashley; 1108 - Paulino, Rafael; 1130 - HERRERA ALVAREZ, FELIPE; 1131 - Raaheim, Felix; 2023 - Ward, Dylan; 2072 - Fecht, Daniel; 2111 - Nalezynski, Tarsha; 2147 - DE ARMOND, KATHERINE; 2167 - Nonnenberg, Janae; 3012 - Cruz, Cassaundra; 3040 - Amegadje, Yawo; 3072 - Guiste, Nardine; 3093 - Hernandez, Walter; 3138 - Brookins, Lynesha PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM Sale to be held at www.storage-treasures.com. 1022 - Harris, Marie; 1149 - DeArmas, Anastasia; 2018 - OConner, Donald; 3008 - Hardy, Rantrellea; A004 - Greathouse, Alejandra; A096 - Dampier, Buddy; B209 - MOELLER, RICHARD; C307 - Barr, Yeidy; C361 - Otero, Andrew; D405 - Sirmans, Parris; D406 - harris, franklin; E528 - Werner, Katherine; E548 - Amaya, Mickaella; E557 - Green, Edward; F627 - OConner, Donald; F648 - Cieslak, Cole PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 11:15 AM Sale to be held at www.storage-treasures.com. 0141 - Richardson, Michael; 0152 - Minardi, Joseph; 101A - Statzer, Eric; 1098 - MALONEY, TOM; 1110 - Ortiz Jr, Angel; 1238 - Peterson, Beaux; 1320 - Rice, Nicole; 1335 - Brewer, David; 1346 - Cappelletti, Amber; 219 - dalda, Meyli; 258 - King, Kris; 309 - Williams, Brian; 340 - Snyder, Warren; 343 - Gibson marine group llc gibson, william; 825 - lazo, Carlos; 981 - Lancaster, Byron Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. September 6, 13, 2024 24-02719H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002663
Division A
IN RE: ESTATE OF
ROBERT M. EIDSVVOOG, aka
ROBERT MICHAEL EIDSVVOOG
Deceased.

The administration of the estate of ROBERT M. EIDSVVOOG, also known as ROBERT MICHAEL EIDSVVOOG, deceased, whose date of death was September 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: September 6, 2024.

GRACE SALDANA EIDSVVOOG
Personal Representative
6706 Leeward Isle Way
Tampa, FL 33615

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413350
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
rhartt@hnh-law.com
September 6, 13, 2024 24-02700H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
STATE OF FLORIDA
PROBATE, GUARDIANSHIP,
MENTAL HEALTH AND TRUST
DIVISION
FILE NO: 24-CP-001938
IN RE: ESTATE OF
TERRY GAIL BREYMAN,
Deceased.

The administration of the Estate of TERRY GAIL BREYMAN, deceased, whose date of death was March 16, 2024, File Number 292024CP001938, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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 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 SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 6 day of September, 2024.

/s/ DUSTIN RYAN BREYMAN
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 352-2708
gerald@hemness.com
September 6, 13, 2024 24-02714H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 2697
Division Probate B
IN RE: ESTATE OF
WINSTON BARNEY HASPER
Deceased.

The administration of the estate of WINSTON BARNEY HASPER, also known as WINSTON B. HASPER, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: September 6, 2024.

Signed on this 9th day of August, 2024.

/s/ JEFFREY L. HASPER
Personal Representative
2196 S. Bellaire St
Denver, CO 80222

/s/ Katie L. Cok
Attorney for Personal Representative
Florida Bar No. 1032226
Hamilton Price, PA
2400 Manatee Ave W
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Katie@hamiltonpricelaw.com
Secondary Email:
Ellen@hamiltonpricelaw.com
September 6, 13, 2024 24-02713H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002737
Division W
Florida Bar No. 144663
IN RE: ESTATE OF
JOSEPHINE G. LORES
Deceased.

The administration of the estate of JOSEPHINE G. LORES, deceased, whose date of death was May 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is SEPTEMBER 6, 2024.

Personal Representative
Name: **DOREEN MACCA**
Address: 2818 Hammock Dr.,
Plant City, FL 33566

Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
19216
September 6, 13, 2024 24-02732H

--- PUBLIC SALES ---

THIRD 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

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 23-DR-15718
DIVISION: J
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD: INFANT S.A.

TO: Juan Luis Medina, or any known or unknown legal or biological father of the male child born on November 13, 2024, to Alycia St. Angelo
Current Residence Address: Unknown
Last Known Residence Address: Unknown except for Florence, Kentucky

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Heart of Adoptions, Inc., 418 West Platt Street, Suite A, Tampa, Florida 33606, regarding a minor male child born to Alycia St. Angelo on November 13, 2024, in Naples, Collier County, Florida. The legal father, Juan Luis Medina is Hispanic, 41 years old, approximately 6'1" tall, weighs approximately 195 pounds, with black hair and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or

SECOND INSERTION

biological father are unknown and cannot be reasonably ascertained.
There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on November 19, 2024, at 11:00 a.m. eastern time, before Judge Robert A. Bauman, at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 402 Tampa, Florida 33602. The Court has set aside 15 minutes for the hearing. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes. The hearing will be held via Zoom the following link and Meeting ID Number: <https://zoom.us/j/8207378005>, Meeting I.D.: 820-737-8005

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before October 8, 2024, a date which

THIRD 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 records call or fax:

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

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

SECOND INSERTION

Notice Of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2024 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Wednesday, September 25, 2024 after 10:00 AM 112 Jerome Gray
September 6, 13, 2024 24-02720H

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2024 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday September 18, 2024 @ 10:00 AM.
B-7 Matthew Howard
E-19 Steve Harangi
G-18 Steve Harangi
J-28 Angelisa Crawford
L-9 Clyde Fisher
September 6, 13, 2024 24-02741H

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 26, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

0033 - hiclman, LaMarkus; 0040 - Crews, Sabria; 0131 - Glover, Yvonne; 0292 - Fitzhenry, David; 0323 - Kennedy, Willa; 1012 - kutz, Kylie; 1044 - Butler, Carleane; 1067 - Local transport corp McElroy, Vince; 2048 - Nunez, Gina; 3027 - Meadows, Frank; 3036 - Suarez, Rebecca; 4001 - Montague, Eula; 4017 - Minnis, Simona; 4043 - Justice, John; 5003 - Epping, Michelle; 5017 - Martinez, Luis

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

0285 - Bebnowski, Jennifer; 0405406 - Rodriguez, Darilys; 0432 - Rose, Danny; 0452453 - Charpentier, Amy; 0463 - Mainer, Crystal; 2054 - Aldrich, Issac; 2114 - Santiago, Jorge Rivera

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

01012 - carey, suzette; 01069 - Walters, Avery; 01120 - Green, Johnny; 01171 - Edwards, Tavarise; 02019 - Daye, Natae; 02054 - Hollis, Janell; 02057 - moore, Kathleen; 02114 - Rivera, William; 02165 - Millan, Michel; 02222 - Yarborough, Zedrick; 03140 - Carr, James; 03188 - Soto, Caitlyn; 03224 - Sanders, James; 03296 - MCRAE, WADE; 08005 - Hartung, Rick; 08023 - Bennett, Eugene

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 10:30 AM

Sale to be held at www.storage-treasures.com.

0208 - Slobodzian, Joseph Christopher; 0402 - Ruge, Alyssa; 0422 - Clark, Latoya; 0446 - Barrett, Jacqueline; 1003 - Leverett, Valerie; 1032 - Wilson, Denster; 2019 - Garcia, Omayra; 2026 - Peoples, Detreanna; 3003 - Joseph, Steven; 3016 - Paul, Jeanne; 3039 - Stewart, Gaye

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

1038 - Cartagena-Cruz, Marlyn; 1072 - Haley, Franklin; 1159 - Griffin, Yolanda; 1174 - mode-louisaint, Olguine; 2083 - Green, Angela; 2123 - Tillman, Stephanie; 2135 - Herbst, Donna; 2144 - Carver, Allyson; 2154 - Burroughs, Mia; 3084 - Allen, Quincy; 3091 - Marin, Yariza; 3093 - White, Dominique; 3099 - Pinkowski, Phoenix; 3135 - barnett, Chelsey; 3179 - Rodgers, Dawn; 3193 - Johnson, Khadijah; 3194 - Clark, Jazmin

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:45 AM

Sale to be held at www.storage-treasures.com.

A048 - King, Brigitte; A072 - Ramjit, Adam; B032 - Larkin, Robert; C009 - Etheridge, Claude Edward; C019 - Golden, Ieishia; C023 - Thomas, Stranesha; C028 - Fedrick, Eugenia; C029 - Williams, Evelyn; C032 - Williams, Brittany; C034 - Cacador, Sabrina D; C046 - Gaynor, Jeremiah; C058 - Dent, D'marcus; C080 - Houston, DEVONTRE; C092 - Creighton, Tatiana; C100 - Schwartz, Evan; D089 - Burney, Reginald; D090 - Denomme, Cora; I030 - Marston, Robert; J031 - Kalunta, Coltrina; I042 - Pruitt, Jonathan; J017 - Byrd, Pippi; J025 - vess, Aliceimy; J039 - hansley, Tammie; J046 - Anderson, Katlyn; J058 - Morales, Angel; J086 - Brown, Amaya; J105 - Byrd, Pippi; J115 - Mickens, Ciara; J145 - harvey, Jessica; J177 - Her Collateral Beauty LLC Gilbert, Whitney; K018 - Jones, April; K025 - Moreno, Naomi; K031 - Carter, Gerai; L007 - Campbell, Lashell; L033 - Jackson, Miosha; L052 - Vega, Loida

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 12:00 PM

Sale to be held at www.storage-treasures.com.

0020 - Skinner, Candance; 0024 - Anderson, Shearon Webb; 0060 - Dresser, Lucas; 0113 - Howard, Ashley; 0234 - Gray, Reginald; 0358 - Sims, Qweotta; 0421 - soria, Margurite; 0438 - Rentz, Herman; 0441 - Daiels, Arian; 0451 - black, alfred; 0507 - Lowe, Tamara; 0515 - Norrington, Lesley; 0518 - Mann, Kimberly; 0522 - Parker, Karen; 0523 - Welch II, Stuart Scott; 0528 - jackson, Angela; 0561 - Littles, Cevin; 0578 - montano, David; 0621 - Sepulveda, Damian; 0658 - Pardue, Stephen; 0746 - Ramirez, Monique; 0748 - Brown, Carlton; 0773 - Harden, Allison; 0780 - Seals, Latonja Rochella; 0808 - Marc, Vassay; 0831 - Coringrato, Albert; 0840 - Geddes, Downan; 0855F - Miller, Georgia; 0857I - Johnson, Jennell; 0858A - Joseph, Lindsay; 0860E - Ganan, Ornella; 0881 - Creaser, Brandy; 0932 - Huewiiit, Marcus; 1006 - Rivera, Kristina

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 12:15 PM

Sale to be held at www.storage-treasures.com.

1013 - Lyons, Gloria; 1016 - Hardy, Howard; 1020 - Tavaliccio, Daniel; 1046 - Bowman, LaDarrian; 1066 - Lopez, Christina; 1127 - Landry, Amelia; 1247 - Brewton, Vonteka; 1249 - Forgie, Charissa; 1261 - Martinez Solano, Javier; 1268 - Escoto, Rocio; 1275 - Chavez, Ashley; 1299 - Collins, Monterell; 1420 - Haynes, Spencer; 1455 - Thompson, Christopher; 229 - Lewis, Linda; 32 - Kelley, Jade; 325 - Yancey, Alexis; 340 - Salazar, Corina; 407 - Walker, Ethan; 448 - Kelly, Antourios; 461 - thomas, Kyli; 485 - Reed, Christopher; 528 - Abraham, Neiham; 541 - Moore, James; 546 - Rabb, Anquan; 565 - Check, Daniel; 569 - Forgie, Lawrence; 614 - Scorpion Financial Services Carr, Wayne; 679 - Rodriguez, Jonathan; 726 - Thompson, Shanique; 730 - Davis, Quenette; 732 - howard, Madison; 951 - Forgie, Lawrence; 971 - mccall, Kaisha

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

Time: 12:45 PM

Sale to be held at www.storage-treasures.com.

A014 - irineo, Christopher; B001 - Johnson, Jeffery; B014 - reddick, harold; B038 - costello, rosie; B047 - Reyes, Frank; C003 - Parker, Roderick; C009 - allen, jimmy; C011 - Williams, Atoya; C012 - williams, myquise; C016 - Harper, Corey; C024 - salas, Joann; C026 - Robinson, Kiara; C027 - Davis, Jean; C046 - Berry, Cynthia; C060 - Mneal, Zavein; E052 - Johnson, demetrius; E073 - anderson, mooses; E083 - simon, Lydia; E087 - Brown, Briona; E088 - thomas, Alayah; E089 - Anderson, Joquana; E106 - marchena, maria; E151 - house, Teawanna; E173 - Medina, Diane; E186 - Maddox, Jennifer M; F021 - Graham, Jovan; F050 - Mini Jay's LLC Jones, Atuaneisha; F053 - hopkins, deidra; F054 - slaughter, jermain; F060 - linot, Jean; F066 - Simpson, laura J; G016 - Robinson, Lola; G018 - Lehr, Paul; G023 - smith, Jazmin; G036 - adisme, Nadia; G045 - adisme, Myrtha; G061 - Gouin, Jhoney; H004 - Aurora multiservice alvarez, Jesus; H008 - Thomas, Destiny; H043 - ramnarace, karina; J007 - lloyd, Shakayla; J009 - campbell, Eric; J019 - Thomas, Roberta; J035 - MENENDEZ, JANAKA; J044 - Hammond, Demtrius; J049 - Outlaw, Chelsie; J050 - Scott, Maya
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

September 6, 13, 2024

24-02726H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

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Business Observer
10/2024

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23CA01740 DIVISION: F TBW MORTGAGE-BACKED TRUST 2006-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ANTHONY J. PITA; HIRAM RODRIGUEZ, AS TRUSTEE OF THE 3701 N. BOULEVARD LAND TRUST; L. RODRIGUEZ, AS TRUSTEE OF THE 3701 N. BOULEVARD LAND TRUST; UNKNOWN SPOUSE OF ANTHONY J. PIT A; UNKNOWN TENANT I; UNKNOWN TENANT 2, et. al. Defendant(s).

TO: ANTHONY J. PITA (Current Residence Unknown) (Last Known Address(es)) 3701 N BLVD TAMPA, FL 33603 3502 N PERRY AVE TAMPA, FL 33603 1032 W CORAL ST TAMPA, FL 33603 8502 N BRANCH AVE TAMPA, FL 33604 1008 W CORAL ST TAMPA, FL 33602 64 WILKHA VEN TRL WAYNESVILLE, NC 28785 5201 N ROME AVE TAMPA, FL 33603 UNKNOWN SPOUSE OF ANTHONY J. PITA NIKIA ESTHER AGUILAR (Current Residence Unknown) (Last Known Address(es)) 3701 N BLVD TAMPA, FL 33603 64 WILKHAVEN TRL WAYNESVILLE, NC 28785 1008 W CORAL ST TAMPA, FL 33602 8502 N BRANCH AVE TAMPA, FL 33604

1032 W CORAL ST TAMPA, FL 33603 3502 N PERRY AVE TAMPA, FL 33603 5201 N ROME AVE TAMPA, FL 33603 HIRAM RODRIGUEZ, AS TRUSTEE OF THE 3701 N. BOULEVARD LAND TRUST (Current Residence Unknown) (Last Known Address(es)) 3701 N BLVD TAMPA, FL 33603 968 CARR KM 2 #5 RIO GRANDE, PR 00745 L. RODRIGUEZ, AS TRUSTEE OF THE 3701 N. BOULEVARD LAND TRUST (Current Residence Unknown) (Last Known Address(es)) 3701 N BLVD TAMPA, FL 33603-4623 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 23, REVISED MAP OF LOUISA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 10, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 5 FEET THEREOF FOR RIGHT-OF-WAY OF NORTH BOULEVARD. A/K/A: 3701 N BLVD, 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 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before OCTOBER 10, 2024, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or

immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance

in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. WITNESS my hand and the seal of this Court this 4 day of September, 2024. CINDY STUART As Clerk of the Court and/or Comptroller Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) /s/ Isha Tirado-Baker Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442. Attorney for Plaintiff 24-51319 September 6, 13, 2024 24-02742H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-015106 DIVISION: G NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. JENNIFER RUIZ INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN A MCFARLANE A/K/A JOHN ALEXANDER MCFARLANE, JR.; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JAMES MURRAY MCFARLANE, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN A MCFARLANE A/K/A JOHN ALEXANDER MCFARLANE, JR. AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JAMES MURRAY MCFARLANE, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you

in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: Unit 26-A5, Northbay Village Condominiums, A Condominium, And An Undivided, Interest Or Share In The Common Elements Appurtenant Thereto, In Accordance With And Subject To The Covenants, Conditions, Restrictions, Easements, Terms And Other Provisions Of The Declaration Of Condominium As Recorded In Official Records Record Book 3595, Page 385, As Amended; And The Plat Thereof Recorded In Condominium Plat Book 2, Page 48, Both Of The Public Records Of Hillsborough County, Florida. Property address: 6326 Newtown Circle, 26 A5, Tampa, FL 33615 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DATED this the 29 day of AUGUST, 2024. CINDY STUART CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-008920-1 September 6, 13, 2024 24-02730H

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 19-CA-011746 WELLS FARGO BANK, NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PRI TRUST, Plaintiff, vs. GARY J. GIBSON; CARIDAD M. GIBSON; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed July 24, 2024 and entered in Case No. 19-CA-011746, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WELLS FARGO BANK, NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PRI TRUST is Plaintiff and GARY J. GIBSON; CARIDAD M. GIBSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on September 27, 2024, the fol-

lowing described property as set forth in said Final Judgment, to wit: LOT 1 IN BLOCK 9 OF CARROLLWOOD VILLAGE, SECTION 1, UNIT NO. 6, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 49, PAGE 39, SAID LANDS SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29th day of August 2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01750 SPS V6.20190626 September 6, 13, 2024 24-02694H

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 22-CA-006598 MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF REUBEN GREEN A/K/A RUEBEN GREEN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GLORIA F. SPIKE; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN, AS PETITIONER OF THE ESTATE OF REUBEN GREEN A/K/A RUEBEN GREEN, DECEASED; LATOYA DOUGLAS; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY; A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; TORIANO L. MACKEY; STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 26, 2023, in this case, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: LOT 14, IN BLOCK 10, OF DEL RIO ESTATES, UNIT 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 4415 DOLPHIN DR, TEMPLE TERRACE, FL 33617-8303 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 26, 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@fjud13.org Dated at St. Petersburg, Florida this 30th. day of August, 2024. eXL Legal, PLLC Designated Email Address: efilng@exlegal.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 111160103 September 6, 13, 2024 24-02729H

FLORIDA. a/k/a 4415 DOLPHIN DR, TEMPLE TERRACE, FL 33617-8303 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 26, 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@fjud13.org Dated at St. Petersburg, Florida this 30th. day of August, 2024. eXL Legal, PLLC Designated Email Address: efilng@exlegal.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 111160103 September 6, 13, 2024 24-02729H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 2018-CA-000398 DIVISION: B JPMorgan Chase Bank, National Association Plaintiff, vs. Gregory Wayne Callahan a/k/a Gregory Callahan a/k/a Greg Callahan; Christina Callahan; Florida Housing Finance Corporation; Summer Breeze Roofing, LLC dba Summer Breeze Roof; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-000398 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Gregory Wayne Callahan a/k/a Gregory Callahan a/k/a Greg Callahan 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 21, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 5, BLOCK 3, GREENMOOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.* *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLSERVICE@logs.com* LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLSERVICE@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 17-309359 FCO1 CHE September 6, 13, 2024 24-02682H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-000869 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. AMERICA HOWARD; VINCENTE LOPEZ, JR. A/K/A VICENTE LOPEZ, JR.; UNKNOWN SPOUSE OF VINCENTE LOPEZ, JR. A/K/A VICENTE LOPEZ, JR.; SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 20, 2024 entered in Civil Case No. 24-CA-000869 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and AMERICA HOWARD; VINCENTE LOPEZ, JR. A/K/A VICENTE LOPEZ, JR.; UNKNOWN SPOUSE OF VINCENTE LOPEZ, JR. A/K/A VICENTE LOPEZ, JR.; SUN CITY CENTER COMMUNITY ASSOCIATION, INC. 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 January 13, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 26, BLOCK 2, SUN CITY CENTER - UNIT 46, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN

PLAT BOOK 53, PAGE(S) 69, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1913 W Del Webb Blvd, Sun City Center, FL 33573 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealp@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M24010 September 6, 13, 2024 24-02716H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2014-CA-006255 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MELINDA L. MCKENNEY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2021, and entered in 2014-CA-006255 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MELINDA L. MCKENNEY A/K/A MELINDA LYNN JOHNSON A/K/A MELINDA LYNN JOHNSON-MCKENNEY A/K/A MELINDA L. JOHNSON; THEODORE J. MCKENNEY; UNKNOWN SPOUSE OF MELINDA L. MCKENNEY A/K/A MELINDA LYNN JOHNSON A/K/A MELINDA LYNN JOHNSON-MCKENNEY A/K/A MELINDA LYNN JOHNSON A/K/A MELINDA LYNN JOHNSON-MCKENNEY are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 23, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 6, LESS THE SOUTH 20.00 FEET THEREOF; ALL OF LOT 7; AND LOT 8; LESS THE SOUTH 33.33 FEET THEREOF; ALL IN BLOCK 1 OF NORTH GIBSON TERRACE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 69, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1211 NIAGARA STREET, PLANT CITY, FL

33563 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 29 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 15-060575 - GrS September 6, 13, 2024 24-02699H

Q&A What is a public notice? A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. The West Orange Times carries public notices in Orange County, Florida.

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. 24-CA-000713
NAVY FEDERAL CREDIT UNION, Plaintiff, vs. ROBERT HOLT, III A/K/A ROBERT M. HOLT, III, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000713 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and Robert Holt, III a/k/a Robert M. Holt, III, 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 26th day of September, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 14 and 15, Block Q, MAP OF CASTLE HEIGHTS, according to the Oat thereof, as recorded in Plat Book 10, Page 32, 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
23-08662FL
September 6, 13, 2024 24-02695H

SECOND INSERTION

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

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

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

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order Rescheduling May 14, 2024 Foreclosure sale dated August 15, 2024 and the Amended Final Judgment of Foreclosure and Damages dated May 2, 2024, and entered in Case No. 23-CA-002041 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MUTINY HALL, LLC, a Florida limited liability company is Plaintiff and GLHC, LLC a Florida limited liability company; JASON WOODS; and DUNCAN GROVE HOMEOWNERS' ASSOCIATION, INC. are the Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court will sell to the highest bidder for 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 mortgage.

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

LIEBLER, GONZALEZ & PORTUONDO Counsel for Plaintiff Mutiny Hall, LLC Courthouse Tower - 25th 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 September 6, 13, 2024 24-02725H

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. 19-CA-013016
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ESQUE DENNARD DOLLAR, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 28, 2024 in Civil Case No. 19-CA-013016 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ESQUE DENNARD DOLLAR, 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 30th day of September, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, BLOCK 9, PARK CREEK PHASE 2B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE 207, 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
22-04999FL
September 6, 13, 2024 24-02696H

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. 24-CA-001188
MIDFIRST BANK, Plaintiff, vs. ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 01, 2024 in Civil Case No. 24-CA-001188 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Ileana Encarnacion-Zegarra a/k/a Ileana Encarnacion Zegarra, 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 30th day of September, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 04, in Block 02, of WYNNMERE EAST PHASE 1, according to the Plat thereof, as recorded in Plat Book 125, Page 198, 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
24-09048FL
September 6, 13, 2024 24-02697H

SECOND INSERTION

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

CASE NO. 24-CA-003352
CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, Plaintiff, vs. ROLANDA MCDUFFIE, et al., Defendant.

To: ROLANDA MCDUFFIE, 4603 LIMERICK DR, TAMPA, FL 33610 UNKNOWN SPOUSE OF ROLANDA MCDUFFIE, 4603 LIMERICK DR, TAMPA, FL 33610 UNKNOWN TENANT IN POSSESSION 1, 4603 LIMERICK DR, TAMPA, FL 33610

UNKNOWN TENANT IN POSSESSION 2, 4603 LIMERICK DR, TAMPA, FL 33610 UNKNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 4, BLOCK 3 OF PALMETTO COVE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 7 THROUGH 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk

of the above-styled Court on or before SEPTEMBER 6, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 1 day of August, 2024.

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

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-06181FL September 6, 13, 2024 24-02736H

SECOND INSERTION

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

CASE NO.: 24-CA-004623
DIVISION: E
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, v. COASTAL POINTE HOMES, INC., A FLORIDA CORPORATION, et al., Defendants.

TO: UNKNOWN TENANT #1 UNKNOWN TENANT #2 Last Known Address: 3508 W BaJlast PT Blvd., Tampa, FL 33611

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Hillsborough County, Florida:

Lot 4, Block 1, Gandy Boulevard Park Addition, according to the plat thereof as recorded in Plat Book 30, Page 90, Public Records of Hillsborough County, Florida.

including the buildings, appurtenances, and fixture located thereon. Property Address: 3508 W BaJlast PT Blvd., Tampa, FL 33611 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before OCTOBER 9, 2024 (no later than 30 days from the date of the first publication of this Notice of

Action) 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 seal of this Court at Hillsborough, Florida on this 3 day of September, 2024.

Cindy Stuart HILLSBOROUGH CLERK OF COURT HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) BY: /s/ Isha Tirado-Baker Deputy Clerk

HARRIS S. HOWARD, ESQ. HOWARD LAW Plaintiff's attorney 4755 Technology Way, Suite 104 Boca Raton, FL 33431 September 6, 13, 2024 24-02679H

SECOND INSERTION

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

CASE NO. 23-CA-013106
SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDALE CIVIC ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 31, 2024 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDALE CIVIC ASSOCIATION, INC.; are defendants.

CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on September 30, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTHDALE SECTION E UNIT NO. 3,

A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, 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. This notice is provided pursuant to Administrative Order No. 2.065.

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

Dated this 29th day of August 2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 20-00860 SPS V6.20190626 September 6, 13, 2024 24-02693H

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 2024CA001434
SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DHANRAGIE SEEJATTAN, SASENARINE S. RADHAY, et al., Defendant(s).

TO: Sasenarine S. Radhay Unknown Parties in Possession 5015 Jagged Cloud Dr Wimauma, FL 33598

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Hillsborough County, Florida:

Lot 11, in Block 2, of DG FARMS PHASE 1B, according to the plat thereof, as recorded in Plat Book 124, Page 104, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, SHAYLA J. MOUNT, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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: August 26, 2024.

Cindy Stuart CLERK OF COURT & COMPTROLLER (SEAL) BY: /s/ Mustafa Divan Deputy Clerk

Shayla J. Mount, Esq. ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 September 6, 13, 2024 24-02710H

SECOND 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-004943
DIVISION: K
CODA HOLDINGS & INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. RAFAEL RAMIREZ PEREZ; et al., Defendants.

TO: RAFAEL RAMIREZ PEREZ Last Known Address: 4410 Pine Street, Lot E, Valrico, FL 33596

Current Address: unknown YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home VIN #GAFL407 A52831BH31, Title #93135463, located at 4410 Pine Street, Lot E, Valrico, FL 33596 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 Christian Savio, Esq., Law

Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mlspa.com, on or before OCTOBER 10, 2024 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said Court this 4 day of September, 2024.

CINDY STUART Clerk of the 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 September 6, 13, 2024 24-02739H

SECOND INSERTION

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

CASE NO.: 23-CA-014959
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; 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 a Final Judgment dated August 28, 2024 entered in Civil Case No. 23-CA-014959 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DECEASED 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 20, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 14, BLOCK 60, SULPHUR SPRINGS WITH THE EAST 1/2

OF A CLOSED ALLEY ABUTTING THEREON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8010 N 14th St, Tampa, FL 33604

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

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

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

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ktrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M23334-JMV Case No.: 23-CA-014959 September 6, 13, 2024 24-02681H

SAVE TIME
legals@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 24-CP-002320
DIVISION: A
IN RE: The Estate of SUSAN M. ROAZZI, Deceased.

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

The administration of the estate of SUSAN M. ROAZZI, deceased, whose date of death was June 16, 2024, and whose social security number is XXX-XX-3950, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative 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 LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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. 732.221.

The date of first publication of this Notice is September 6, 2024.

/s/ Gabrielle J. Pribula
GABRIELLE J. PRIBULA, ESQ.
As Personal Representative and Attorney
1154 Ocean Spray Drive
Ruskin, FL 33570
Tel: 1-646-957-2215
E-mail: gabrielle.pribula@gmail.com
Florida Bar No. 1038879
September 6, 13, 2024 24-02709H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002785
Division B
IN RE: ESTATE OF STEVEN EDWARD ZDAWCZYNSKI
A/K/A STEVEN ZDAWCZYNSKI, Deceased.

The administration of the estate of Steven Edward Zdawczynski a/k/a Steven Zdawczynski, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Steven E. Zdawczynski, Jr.
14045 Arbor Knoll Cir.
Tampa, Florida 33625
Attorney for Personal Representative:
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
September 6, 13, 2024 24-02706H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-002418
Division: B
IN RE: ESTATE OF NANCY COOPER WULBERN, Deceased.

The administration of the estate of NANCY COOPER WULBERN, deceased, whose date of death was July 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 6, 2024.

Signed on this 26th day of August, 2024.

JOHN COOPER WULBERN
Personal Representative
4103 W. Kensington Avenue
Tampa, Florida 33629
PEGGY CLARIE
Attorney for Personal Representative
Florida Bar No. 0727946
Clarie Law Offices P.a.
1101 Pasadena Avenue South, Suite 3
South Pasadena Florida 33707
Telephone: 727-345-0041
Email: enotify@clarielaw.com
Secondary Email:
email@clarielaw.com
September 6, 13, 2024 24-02712H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24 cp-001000
IN RE: ESTATE OF DOROHY MAE SAM, Deceased.

The administration of the estate of DOROHY MAE SAM, Deceased, whose date of death was January 11, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twigg St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

RHONDA TYLER,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9045
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
September 6, 13, 2024 24-02711H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-002797
Division: A
IN RE: ESTATE OF DEBORAH MARY FELTY, Deceased.

The administration of the Estate of Deborah Mary Felty, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Melinda Ingles
829 W. Arrowhead Drive
Ashland, Kentucky 41102
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
September 6, 13, 2024 24-02717H

SECOND INSERTION

a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: September 6, 2024.

NICHOLAS KOUTSOLIONTOS
Personal Representative
53 Mystic Circle
Bay Shore, NY 11706
MICHELE KOUTSOLIONTOS
Personal Representative
53 Mystic Circle
Bay Shore, NY 11706
Robert D. Hines, Esq.
Attorney for Personal Representatives
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
September 6, 13, 2024 24-02715H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number 24-CP-002652
Division W
Florida Bar No. 144663
IN RE: ESTATE OF KAROLY CALASZ a/k/a CHARLES HALASZ
Deceased.

The administration of the estate of KAROLY HALASZ a/k/a CHARLES HALASZ, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001498
Division A
IN RE: ESTATE OF BETTY LEE MACGREGOR, Deceased.

The administration of the estate of Betty Lee MacGregor, deceased, whose date of death was November 24, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Paul D. MacGregor
3819 Cold Creek Dr.
Valrico, Florida 33596
Attorney for Personal Representative:
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
September 6, 13, 2024 24-02731H

--- ACTIONS ---

SECOND INSERTION

following described property located in Hillsborough County, Florida:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: FROM THE NW CORNER OF LOT 2 OF WAYNE THOMAS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN EAST 165 FEET AND SOUTH 200 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 96 FEET, THENCE EAST 105 FEET, THENCE NORTH 96 FEET AND THENCE WEST 105 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY OVER THE WEST 20 FEET THEREOF; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS

THE EAST 20 FEET OF THE WEST 185 FEET OF THE NORTH 200 FEET OF SAID LOT 2 OF WAYNE THOMAS SUBDIVISION.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before October 1, 2024; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 26th day of August.

Cindy Stuart
As Clerk of said Court
(SEAL) By: Mustafa Divan
As Deputy Clerk
Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South,
Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(24-001195-01)
September 6, 13, 2024 24-02680H



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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PINELLAS • POLK • LEE
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