

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Bullfrog Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at The Ventana CDD Clubhouse located at 11101 Ventana Groves Blvd. Riverview FL 33578 on the following dates at 6:00 p.m.:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

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 interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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 (407) 566-1935, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence upon which the appeal is based.

Michael Perez
District Manager
September 20, 2024

24-02838H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Highlands Community Development District will hold their regular monthly meetings for the Fiscal Year 2024/2025 at 6:00 p.m. and will be held at the Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd., Wimauma, FL 33598. The meeting dates are as follows:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

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 meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Kristee Cole
District Manager
September 20, 2024

24-02852H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Waterset South Community Development District (the "District") will hold their regular meetings for Fiscal Year 2024/2025 at 9:00 a.m. at the Offices of Rizzetta and Company, located at 2700 South Falkenburg Rd., Suite 2745, Riverview, FL 33578 on the following dates:

October 10, 2024
November 14, 2024
December 12, 2024
January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 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 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours.

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.

Ruben Durand
District Manager
September 20, 2024

24-02846H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bahia Lakes Community Development District will hold their regular meetings for the for Fiscal Year 2024/2025 at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin, Florida 33570 on the following dates:

October 14, 2024
December 9, 2024
February 10, 2025
April 14, 2025
June 9, 2025
August 11, 2025

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested 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. 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) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (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.

Bahia Lakes Community Development District
Ruben Durand, District Manager
September 20, 2024

24-02840H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

CHANNING PARK COMMUNITY DEVELOPEMENT DISTRICT

The Board of Supervisors of the Channing Park Community Development District will hold its regular monthly meetings for Fiscal Year 2024/2025 at 4:30 P.M. at the Channing Pak Recreation Center, located at 17358 Chelsea Downs Circle, Lithia, FL 33547. The schedule is as follows:

January 23, 2025
April 17, 2025
August 21, 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 for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website:

<https://www.channingparkcdd.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.

Ruben Durand
District Manager
September 20, 2024

24-02841H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Carlton Lakes Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579 on the following dates at 6:00 p.m.:

October 3, 2024
November 7, 2024
December 5, 2024
January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 3, 2025
August 7, 2025
September 4, 2025

FISCAL YEAR WORKSHOPS 2024/2025

October 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
June 12, 2025
July 17, 2025
August 21, 2025
September 18, 2025

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 interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence upon which the appeal is based.

Kristee Cole
District Manager
September 20, 2024

24-02839H

FIRST INSERTION

NOTICE OF MEETINGS RIVERBEND

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Riverbend Community Development District will hold their meetings for Fiscal Year 2025 at 6:00 p.m. at Riverbend Amenity Center, 2502 Dakota Rock Drive, Ruskin, FL 33570 on the second Thursday of each month as follows:

October 10, 2024
November 14, 2024
December 12, 2024
January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 2025

The meetings are 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 a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

Jordan Lansford
Governmental Management Services - Tampa
September 20, 2024

24-02842H

FIRST INSERTION

NOTICE OF BOARD MEETING

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harbor Bay Community Development District will hold their meetings for Fiscal Year 2024-2025 on the third Thursday of every month at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572. The meeting dates are as follows:

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

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

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

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

Jordan Lansford
District Manager
September 20, 2024

24-02843H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

WATERSET NORTH COMMUNITY DEVELOPEMENT DISTRICT

The Board of Supervisors of the Waterset North Community Development District will hold its regular monthly meetings for Fiscal Year 2024/2025 at 6:00 P.M. at The Landing, located at 7012 Sail View Ln, Apollo Beach, FL 33572. The schedule is as follows:

October 22, 2024
November 19, 2024
December 17, 2024 * Changed due to Christmas Holiday
January 28, 2025
February 25, 2025
March 25, 2025
April 22, 2025
May 27, 2025
June 24, 2025
July 22, 2025
August 26, 2025
September 23, 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 for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website:

<https://www.watersetnorthcdd.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.

Ruben Durand
District Manager
September 20, 2024

24-02844H

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE OCTOBER 28, 2024 TAMP FLORIDA KENWORTH 6905 E DR MARTIN LUTHER KING JR BLVD 2020 PTRB 1NPCX4EX9LD664096 \$27475.20 2015 HINO 5PVNV8JV1F4S55001 \$6603.71 NORTHGATE AUTO REPAIR 515 W WATERS AVE 2010 MERZ WDDHF5HB5AA104426 \$5,160.82 September 20, 2024 24-02883H

FIRST INSERTION
NOTICE
This Property, to wit: the listed vehicles below are unlawfully upon public property known as The Port Richey Police Department, 6333 Ridge Rd, Port Richey, FL 34668 and must be removed within 5 days; otherwise, it will be removed and disposed of pursuant to Chapter 705, Florida Statutes. The owner will be liable for the costs of removal, storage and publication of notice. Dated this: Sept 20, 27 2024. 2003 BUIC 2G4WF521231260612 REGAL 2007 PONT 1G2ZH36NX74136101 G6 2002 FORD 1FAPF38302W325405 FOCUS 2006 DODG 1B3EL46X46N151090 STRATUS 2006 CHEV 1GIAK15F867733312 COBALT 2015 BASH LHJTLBBN8FB000673 SPORTS50 2004 ACUR 19UUA66264A027361 TL 1988 CHEV 1GBEG25K1J7137520 G20 2008 CHRY 2C3KA43R68H123935 300 2002 HOND 2HKRL180X2H560039 ODYSSEY (NO CAT) 1998 LINC 1LNF8M1W9WY727028 TOWNCAR 2006 BUIC 5GADS13S76222838 RAINIER 2000 CHEV 2GCEK19V5Y1167989 SILVERADO 2005 SUZI JS1GN7CA552115891 GSX Such public auction will be held at the Tampa Machinery Auction, Inc. located at 11720 US Highway 301 North, Thonotosassa, Florida, at 9:00 A.M. on October 12, 2024. The Port Richey Police Dept/Tampa Machinery Auction, Inc. reserves the right to reject any or all bids. ALL BIDS SHOULD BE "AS IS" AND WITHOUT ANY COVENANTS OR WARRANTY OR OTHERWISE ON THE PART OF THE PORT RICHEY POLICE DEPT/ TAMP MACHINERY AUCTION, INC. Sale items will be on display from 7:30 A.M. to 9:00A.M. on the day of the sale. Signed: Robert Lovering, Chief of Police, Port Richey Police Department, 6333 Ridge Rd, Port Richey, FL 34668 727-835-0970. September 20, 27, 2024 24-02888H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 10/14/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 3904 N FLORIDA AVE TAMPA, FL 33603 pursuant to Florida Statute 713.585. 2G1FBIE39E9315477 2014 CHEV 11823.00 1FAPF42X13F313864 2003 FORD 6155.50 Lienor Name: SHALOM AUTO BODY LLC Lienor Telephone #: 813-697-1791 MV License #: MV105919 Location of Vehicles: 3904 N FLORIDA AVE TAMPA, FL 33603 September 20, 2024 24-02864H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/25/2024 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. 4T3ZE11A19U09482 2009 TOYOTA VENZA 1C4RJFBG2EC518599 2014 JEEP GRAND CHEROKEE LIMITED 2G1FD3D35F9265363 2015 CHEVROLET CAMARO LT JTEU14R66806705 2006 TOYTA 4RNNUNER September 20, 2024 24-02905H



FIRST INSERTION
NOTICE OF PUBLIC SALE
Florida Wholesale LLC DBA: Budget Motorcars gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 10/21/2024 at 8:30 AM at 13720 N Nebraska Ave, Tampa, FL 33613. Phone (813) 600-3355 for due in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 2011 BMW VIN# WBAFR9C52BC599784 for \$3,866.71 2015 MERZ VIN# 4JGDF6EE6FA503313 for \$8,453.05 September 20, 2024 24-02876H

FIRST INSERTION
NOTICE OF MEETINGS
CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District will hold their meetings for Fiscal Year 2025 at 7:00 p.m. at the Vista Palms Clubhouse located at 5019 Grist Mill Court, Wimauma, FL 33598, on the fourth Tuesday of each month as follows, unless indicated otherwise: October 22, 2024 November 26, 2024 January 28, 2025 February 25, 2025 April 22, 2025 May 27, 2025 June 24, 2025 July 22, 2025 August 26, 2025 September 23, 2025 The meetings are 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 a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619. A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings 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. Jordan Lansford, District Manager Cypress Creek of Hillsborough County Community Development District September 20, 2024 24-02859H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Plate & Dish located at 5706 S MacDill Avenue, Suite 200, in the County of Hillsborough, in the City of Tampa, Florida 33611 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough County, Florida, this 12th day of September, 2024. Dakota Products, LLC September 20, 2024 24-02849H

FIRST INSERTION
LEGAL ADVERTISEMENT
Effective Aug. 1, 2024, Steven Rives, DO, will no longer be practicing medicine at WellMed. Patients of Dr. Rives may continue care at WellMed at Sheldon. Patients can obtain copies of their medical records at: WellMed at Sheldon 11924 Sheldon Rd Tampa, FL 33626 Phone: 1-813-926-2177 Fax: 1-813-926-7489 Sept. 20, 27; Oct. 4, 11, 2024 24-02851H

FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the WaterSet Central Development District will hold their regular monthly meetings for the Fiscal Year 2024/2025 at the office of Rizzetta & Company, located at 2700 South Falkenburg Rd., Suite 2745, Riverview, FL 33578 at 11:00 AM on the dates as follows: October 10, 2024 November 14, 2024 December 12, 2024 January 9, 2025 February 13, 2025 March 13, 2025 April 10, 2025 May 8, 2025 June 12, 2025 July 10, 2025 August 14, 2025 September 11, 2025

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested 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. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 or by calling the District Manager at (813)533-2950. 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)533-2950, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 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. Ruben Durand District Manager September 20, 2024 24-02845H

FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Mira Lago West Community Development District will hold its regular meetings for Fiscal Year 2024/2025 at 7:00 PM at the South-Shore Regional Library, located at 15816 Beth Shields Way, Ruskin, Florida 33573 on the dates as follows: December 2, 2024 March 3, 2025 June 2, 2025 August 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. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record at the meeting. 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 (407) 566-1935, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office. A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which such appeal is to be based. Kristee Cole District Manager September 20, 2024 24-02861H

FIRST INSERTION
NOTICE OF MEETINGS
RIVERBEND COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Riverbend Community Development District will hold their meetings for Fiscal Year 2024/2025 at 6:00 p.m. at Riverbend Amenity Center, 2502 Dakota Rock Drive, Ruskin, FL 33570 on the second Thursday of each month as follows: October 10, 2024 November 14, 2024 December 12, 2024 January 9, 2025 February 13, 2025 March 13, 2025 April 10, 2025 May 8, 2025 June 12, 2025 July 10, 2025 August 14, 2025 September 11, 2025

The meetings are 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 a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619. A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings 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. Jordan Lansford Governmental Management Services - Tampa September 20, 2024 24-02860H

FIRST INSERTION
LEGAL ADVERTISEMENT
Effective Oct. 11, 2024, Daniel Lumpuy, MD, will no longer be providing care at Optum. Patients of Dr. Lumpuy may continue care at Optum - Brandon. Patients can obtain copies of their medical records at: Optum - Brandon 1989 W. Lumsden Road Brandon, FL 33511 Phone: 1-813-653-3111 Sept. 20, 27; Oct. 4, 11, 2024 24-02850H

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 All Hallows' Masquerade Ball located at 110 E Madison Street, Suite 200 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of September, 2024. Bay Area Marketing Alliance, Inc. Jeremy C. Perkinson September 20, 2024 24-02827H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 10/14/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 2717 N 34TH ST, TAMPA, FL 33605 pursuant to Florida Statute 713.585. 5FNRL387X6B049878 2006 HOND 1321.27 Lienor Name: TAMPA'S FIN-EST AUTO SALES Lienor Telephone #: 813-697-1791 MV License #: MV99619 Location of Vehicles: 2717 N 34TH ST, TAMPA, FL 33605 September 20, 2024 24-02868H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 10/14/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 7310 NORTH FLORIDA AVE TAMPA, FL pursuant to Florida Statute 713.585. JTHBF1D28E504185 2014 LEXS 7396.78 1FT7W2ATX-GEA63976 2016 FORD 10930.50 19UUB1F57HA002470 2017 ACUR 10893.23 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 NORTH FLORIDA AVE TAMPA, FL 33604 September 20, 2024 24-02865H

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 Kybele Capital, located at 2904 W Leroy St, in the City of Tampa, County of Hillsborough, State of FL, 33607, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17 of September, 2024. JTAB HOLDINGS LLC 2904 W Leroy St Tampa, FL 33607 September 20, 2024 24-02891H

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that TIMOTHY M ADAMS, OWNER, desiring to engage in business under the fictitious name of GOLDEN YEARS RETIREMENT SOLUTIONS located at 10908 FENWEN GLEN CT, RIVERVIEW, FLORIDA 33578 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. September 20, 2024 24-02877H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 10/14/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619 pursuant to Florida Statute 713.585. 1HGCV1F-43NA01916 2022 HOND 19599.59 3HHPK7G4JU222781 2018 HOND 12107.33 Lienor Name: CT AUTOMOTIVE REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV11971 Location of Vehicles: 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619 September 20, 2024 24-02863H

FIRST INSERTION
NOTICE OF PUBLIC SALE
PUBLIC NOTICE IS HEREBY GIVEN, that beginning on the date as below stated, seller will hold a public auction to sell personal property described below belonging to those individuals listed below. Location: 4911 S. 50th Street, Tampa, Florida 33619. Date and time of sale: Friday October 5, 2024, at 9:00AM. Former Tenant: Boston Market Corporation Description of goods: Coca Cola Fountain 8 Flavor, Gold Tea dispensing unit, minute maid dispensing unit, (2) 4 door stainless cabinet 100 inch, (2) 36-inch round table with base, (2) 42-inch square table with base, (17) table chairs, 16-inch square trash receptacles, 36-inch rollaway shelves, PAR POS system, 6 pan eagle steatable, 48-inch stainless steel shelving with sneeze guard, 39-inch stainless shelving unit, 36x14-inch metro shelve unit, (2) 18x30-inch rollaway shelves, (3) Pan table top steamer, 4x3-foot stainless table, (3) alto sham, (4) chicken roaster, frymaster, (5) 6-foot x 24-inch metro shelve unit, (3) 3-cooler metro shelve units, 9-foot compartment sink with rinser, 36-inch stainless steel table, 76-inch compartment stainless sink, 48-inch stainless steel rollaway table, Bunn ice tea brewer, (2) 5-foot x 24-inch metro shelves, soft-drink BIB system regulator, profusion IS, TOA mixer-amplifier. The above information to be published once each week for two weeks, said sale to be under and by virtue of the statutes of the State of Florida, in such case made and provided. September 20, 27, 2024 24-02882H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 10/14/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 4902 16TH AVE S, SUITE F TAMPA, FL 33619 pursuant to Florida Statute 713.585. 1GAHG39U141163853 2004 CHEV 1522.81 Lienor Name: EXOL, INC Lienor Telephone #: 813-697-1791 MV License #: MV-110316 Location of Vehicles: 4902 16TH AVE S, SUITE F TAMPA, FL 33619 September 20, 2024 24-02866H

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 Texas Glory Tampa Bay located at 6019 Watercolor Drive, in the County of Hillsborough, in the City of Lithia, Florida 33547 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lithia, Florida, this 12th day of September, 2024. Philip Harrison September 20, 2024 24-02848H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of St. John XXIII Residence located at c/o Diocese of St. Petersburg, Inc., 6363 Ninth Avenue N., in the County of Hillsborough in the City of Tampa, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at St. Petersburg, Florida, this 12th day of September, 2024. Diocese of St. Petersburg, Inc. September 20, 2024 24-02862H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 10/14/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 7004 CAUSEWAY BLVD TAMPA, FL 33619 pursuant to Florida Statute 713.585. 3GNEC16Z83G160417 2003 CHEV 1606.91 Lienor Name: AUTOMATIC MULTICONCEPT LLC Lienor Telephone #: 813-697-1791 MV License #: MV-89765 Location of Vehicles: 7004 CAUSEWAY BLVD TAMPA, FL 33619 September 20, 2024 24-02867H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Elizabeth Powers / EA AESTHETICS will engage in business under the fictitious name THE ESTHETICS STUDIO, with a physical address 8108 Rothbury Hills Place Gibsonton, FL 33534, with a mailing address 8108 Rothbury Hills Place Gibsonton, FL 33534, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. September 20, 2024 24-02890H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: 1972 Mobile Home, VIN OF22395 and the contents therein, if any, abandoned by previous owner and tenant, Cynthia Crownover. On October 10, 2024 at 9:00am at Floral Village Mobile Home Park, 1503 W. Risk Street (a/k/a 3 W. Risk Street), Plant City, Florida 33563. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Floral Village By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com September 20, 27, 2024 24-02889H

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that Adrian Valenzuela, Jason Cervantes, and Carlos Garcia, desiring to engage in business under the fictitious name of "Vantage Commerce" intend to register the said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. September 20, 2024 24-02847H

--- PUBLIC SALES ---

FIRST INSERTION

**Notice of Public Meeting
Wynnemere East Community
Development District**

The Board of Supervisors of the Wynnemere East Community Development District ("Board") will hold its regular Board Meeting on Wednesday, October 2, 2024, at 6:00 p.m. at the Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours, or from the District's website <http://wynnemereeastodd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Stephanie DeLuna
District Manager
September 20, 2024 24-02886H

**OFFICIAL
COURTHOUSE
WEBSITES**

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002900
Division B
IN RE: ESTATE OF
EVELYN H. BROWN AKA
EVELYN ANNETTE BROWN AKA
EVELYN MARSH BROWN
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 EVELYN H. BROWN aka EVELYN ANNETTE BROWN AKA EVELYN MARSH BROWN, deceased, File Number 24-CP-002900, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601; that the decedent's date of death was July 12, 2024; that the total value of the estate is \$75.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
STEVEN GLENN BROWN
333 Crosswinds Drive
Palm Harbor, FL 34683
SAMUEL EUGENE BROWN
6206 Andreozzi Lane
Windermere, Florida 34786
SCOTT HENDERSON BROWN
1902 Peppertree Drive
Oldsmar, Florida 34677

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 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.

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.

The date of first publication of this Notice is September 20, 2024.

**Person Giving Notice:
STEVEN GLENN BROWN**
333 Crosswinds Drive
Palm Harbor, Florida 34683
Attorney for Person Giving Notice
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
September 20, 27, 2024 24-02858H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002086
IN RE: ESTATE OF
BERNADETTE MARTIN,
Deceased.**

The administration of the estate of BERNADETTE MARTIN, deceased, whose date of death was December 14, 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 20, 2024.

ISAIAH STEWART
Personal Representative
926 Old Aiken Road
North Augusta, SC 29841
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 20, 27, 2024 24-02885H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002361
IN RE: ESTATE OF
JOSEPH LAWRENCE BOWMAN
Deceased.**

The administration of the estate of Joseph Lawrence Bowman, deceased, whose date of death was 2/18/2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Probate Division, 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 the 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 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 20, 2024.

Personal Representative:
Anna Kirchner
4320 Woodland Road
Vine Grove, KY 40175
Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
Attorneys for Personal Representative
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamcdonald@pensacolalaw.com
mstmstner@pensacolalaw.com
September 20, 27, 2024 24-02836H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2024-CP-003007
DIVISION: A
IN RE: ESTATE OF
MARTHA LEE RUSSELL
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 MARTHA LEE RUSSELL, deceased, File No. 2024-CP-003007 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602.; that the decedent's death was July 22, 2024; that the total value of the estate is \$32,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

ROSE MERCEDES HEMANI - 100% Interest
8329 Iberia Place
Tampa, Florida 33637

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS NOT SO FILED 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 20, 2024.

**Petitioner
ROSE MERCEDES HEMANI**
8329 Iberia Place
Tampa, Florida 33637
Attorneys for Petitioner
D. Michael Lins, Esquire
Fla. Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No. 1011033
14497 N. Dale Mabry Highway,
Suite 160-N
Tampa, FL 33618
Tel: (813) 386-5768
Fax: (813) 968-9426
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Attorneys for Petitioner
September 20, 27, 2024 24-02833H

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-2625
IN RE: ESTATE OF
ISAURA DE LA PAZ
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 who have 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: ISAURA DE LA PAZ, File Number 2024-CP-2625.

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: July 1st, 2024.

The date of first publication of this notice is: September 20, 2024.

The second week of publication is September 27, 2024.

**Personal Representative(s):
Candita Martin.**
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 20, 27, 2024 24-02835H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-001870
IN RE: ESTATE OF
KENNETH HERNIMAN
Deceased.**

The administration of the estate of KENNETH HERNIMAN, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002780
Division A
IN RE: ESTATE OF
HELEN ALLENE WILLIAMS,
Deceased.**

The administration of the estate of HELEN ALLENE WILLIAMS, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, 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

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

The date of first publication of this notice is September 20, 2024.

Signed on this 16th day of September, 2024.

Personal Representative:
**/s/ Donna Smith
DONNA SMITH**
2320 Hilda Ann Road
Zephyrhills, FL 33540
Attorney for Personal Representative:
/s/ Tiffani K. Thornton
Tiffani K. Thornton, Esq.
FBN: 1007807
THE LAW OFFICE OF
TIFFANI K. THORNTON
10150 Highland Manor Dr.,
Suite 200
Tampa, Florida 33610
Telephone: 813-337-7349
Primary email: tiffani@tktlaw.org
Attorney for Personal Representative
September 20, 27, 2024 24-02854H

FIRST INSERTION

**Notice to Creditors
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
File Number: 24-CP-002807
IN RE: ESTATE OF
JEROME MESSERMAN
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 JEROME MESSERMAN, deceased, File Number 24-CP-002807; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602; that the decedent's date of death was May 2, 2024; that the total value of the estate is \$75,000.00 consisting of tangible personal property (White 2023 Mercedes-Benz EQS-Class Sedan) and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:
LOU ANN MESSERMAN
3203 Bayshore Boulevard #701
Tampa, Florida 33629

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 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.

The date of first publication of this Notice is September 20, 2024.

**Persons Giving Notice:
Bruce B. Messerman**
12207 Garden Lake Circle
Odessa, Florida 33556
Debra Lynn Thro
1226 Trinity Church Road
Wrightsville, Pennsylvania 17368
Attorney for Persons Giving Notice:
Jamil G. Daoud
Florida Bar No. 25862
Foley & Lardner LLP
100 North Tampa Street, Suite 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
September 20, 27, 2024 24-02834H

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2024-CP-002904
DIVISION: B
IN RE: ESTATE OF
ROSE MARIE LIMAGE
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 ROSE MARIE LIMAGE, deceased, File No. 2024-CP-002904 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602.; that the decedent's death was on October 28, 2021; that the total value of the estate is \$0 [not including exempt homestead] and that the names and addresses of those to whom it has been assigned by such order are:

JOANNE THOMAS
1905 Marvy Avenue
Tampa, Florida 33612
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS NOT SO FILED 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 20, 2024.

**Petitioner
JOANNE THOMAS**
1905 Marvy Avenue
Tampa, FL 33612
Attorney for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
September 20, 27, 2024 24-02832H

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.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
FILE NO. 24-CP-002422
PROBATE DIVISION
IN RE: ESTATE OF
BRUCE E. PAPALIA,
Deceased.

The administration of the estate of BRUCE E. PAPALIA, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 24-CP-002422, the address of which is Hillsborough County Clerk of Court, 419 N. Pierce St., Tampa, FL 33602. The name and address of the Personal Representative and of the Personal Representative's attorneys 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 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 20, 2024.

Lorraine Sciortino
f/k/a **Lorraine Papalia**
145 Rocky Ledge Drive
Struthers, OH 44471
Personal Representative
BERNICE S. SAXON, ESQUIRE
bsaxon@saxongilmore.com
Florida Bar No. 341762
SAXON GILMORE & CARRAWAY,
P.A.
201 E. Kennedy Blvd., Ste. 600
Tampa, FL 33602
PH (813) 314-4500
FAX (813) 314-4555
Co-Counsel for Petitioner
JAMES D. PALERMO, ESQUIRE
jpalermo@debartoloholdings.com
Florida Bar No. 60827
DEBAROLO HOLDINGS, LLC
3820 Northdale Boulevard, Suite 100B
Tampa, FL 33624
PH (813) 908-8400
FAX (813) 908-2206
Co-Counsel for Petitioner
September 20, 27, 2024 24-02884H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024-CP-002992
IN RE: ESTATE OF
LOUIS DAVIS NAFFZIGER III
Deceased.

The administration of the estate of Louis Davis Naffziger III, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

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 20, 2024.

Personal Representative:
/s/ Clifton Brant Adams
3203 Taralawn Ct
Tampa, Florida 33618
Attorney for Personal Representative:
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@spinkslawfirm.com
September 20, 27, 2024 24-02837H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002522
Division A
IN RE: ESTATE OF
WALDEN GREEN,
Deceased.

The administration of the estate of WALDEN GREEN, deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732-2211, 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 first publication of this notice is September 20, 2024.

Personal Representative:
PATIENCE GREEN
163 Orange Tpke #2FL
Sloatsburg, NY 10974
Attorney for Personal Representative:
Patrick Hogan, Esq.
Florida Bar Number: 0099090
PTH LAW FIRM PLLC
13014 N Dale Mabry Hwy., #741
Tampa, FL 33618
Telephone: (813) 235-4501
E-Mail: h@pthlawfirm.com
September 20, 27, 2024 24-02857H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-2863
IN RE: ESTATE OF
CAROL ANN COCCIOLONE
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 who have 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: CAROL ANN COCCIOLONE, File Number 2024-CP-2863.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida. 800 E. Twiggs 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: December 5th, 2023.

The date of first publication of this notice is: September 20, 2024

The second week of publication is: September 27, 2024

Personal Representative(s):
Maria Cocciolone.
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 20, 27, 2024 24-02875H

--- 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-012711

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Plaintiff, -vs.-

Larry L. Gunning; Claressa A. Gunning; 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-012711 of the Circuit Court of the 13th 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 RCAF Acquisition Trust, Plaintiff and Larry L. Gunning 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 17, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 18, RIVER BLUFFS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE

13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

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:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
23-328762 FC01 SLE
September 20, 27, 2024 24-02871H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 24-CA-5698
REAL REALTY SOLUTIONS INC,
PLAINTIFF, VS.
GOLDRICK INC. AS TRUSTEE
OF THE 16-617 LAND TRUST,
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 12, 2024, and entered in 2024-CA-5698 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Real Realty Solutions Inc. is the Plaintiff and Goldrock Inc as Trustee of the 16-617 Land Trust, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on October 10, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 5 Block 13, SPYGLASS AT RIVER BEND, according to the Plat thereof, as recorded in Plat Book 106, Page 206, of the Public Records of Hillsborough County, Florida.

Street Address: 125 Orange Mill Ave., 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 in accordance with Florida Statutes, Section

45.031.

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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 12th day of September, 2024.

Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
10150 Highland Manor Dr. Ste 200
Tampa, FL 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
September 20, 27, 2024 24-02829H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
UCN#: 292024CP002564A001HC
Ref. #: 24-CP-002564
In Re the Estate Of:
Benedetta M. DeAnnuntis,
Deceased.

The administration of the estate of BENEDETTA M. DEANNUNTIS, Deceased, File 24-CP-002564 UCN#: 292024CP002564A001HC, is pending in the Probate Court, Hillsborough County, Florida, the address of which is: Clerk of the Circuit Court, Probate, PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's 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 LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is September 20, 2024.

Personal Representative:
/s/ Christopher P. DeAnnuntis
CHRISTOPHER P. DEANNUNTIS,
Personal Representative
Attorney for Personal Representative:
/s/ Russell K. Boring
RUSSELL K. BORING, ESQ.
Attorney for Personal Representative
Russell Boring, P.A.
P.O. Box 66656
St. Pete Beach, Florida 33736
(727) 800-2440
FBN: 0362580
Primary e-mail:
Russ@boringlawyer.com
Secondary e-mail:
Rboringlawyer@gmail.com
September 20, 27, 2024 24-02831H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 23-CA-001366

Division D
RESIDENTIAL FORECLOSURE
Section I

GO MORTGAGE, LLC, A Foreign Limited Liability Company Plaintiff, vs.
EVERETT D. WARREN,
individually; CAREYANN S. HARVEY, individually, UNKNOWN PARTIES IN POSSESSION, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 9, 2024, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 5, FORTUNA ACRES SUBDIVISION UNIT A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 46, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (PARCEL # U-02-30-19-IQU-000000-00005.0 FO-LIO # 048883-501) A/K/A 5010 S 66TH ST, TAMPA, FL 33619.

and commonly known as: 5010 S 66TH ST, TAMPA, FL 33619; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on OCTOBER 15, 2024 at 10:00 AM.

Any persons 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.

Dated: September 13, 2024

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
339256/2322962/wll
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
September 20, 27, 2024 24-02853H



Who benefits from legal notices?

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 24-CA-003266
KIAVI FUNDING INC., Plaintiff, v. SCARLETT OAKS REAL ESTATE, LLC, a Florida Limited Liability Company; LORI CARTER, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 21, 2024 entered in Civil Case No. 24-CA-003266 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAVI FUNDING INC., Plaintiff and SCARLETT OAKS REAL ESTATE, LLC, a Florida Limited Liability Company; LORI CARTER, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on October 22, 2024 the following described property as set forth in said Final Judgment, to-wit:
 LOTS 4 AND 5, BLOCK 5, STALEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 89, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 7419 E Comanche Ave, Tampa, FL 33610
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

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

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. 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.

Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: 3843.000008
 September 20, 27, 2024 24-02874H

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-004165
J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

LAURA M. MURPHY A/K/A LAURA MURPHY, et al Defendants.

UNKNOWN SPOUSE OF LAURA M. MURPHY A/K/A LAURA MURPHY 6003 CHELLAS COURT LUTZ, FLORIDA 33558
 UNKNOWN TENANT #1 6003 CHELLAS COURT LUTZ, FLORIDA 33558
 UNKNOWN TENANT #2 6003 CHELLAS COURT LUTZ, FLORIDA 33558
 LAST KNOWN ADDRESS: STATED, CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
 LOT 63 OF CHEVAL WEST

VILLAGE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 35, 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 Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before October 15, 2024 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) BY: /s/Mustafa Divan
 Deputy Clerk

Orlando Deluca,
 Deluca Law Group, PLLC,
 2101 NE 26th Street,
 Fort Lauderdale, FL 33305
 PHONE: (954) 368-1311
 FAX: (954) 200-8649
service@delucalawgroup.com
 24-06101-1
 September 20, 27, 2024 24-02869H

FIRST INSERTION

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

CASE NO. 24-CA-004159
DIVISION: D

MIDFIRST BANK Plaintiff, v. JENNILIN DEANDA, ET AL. Defendants.

TO: JENNILIN DEANDA, Current residence unknown, but whose last known address was:
 7893 NIAGARA AVE, TAMPA, FL 33617-8369

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

UNIT 1701 IN BUILDING 17 OF RIVER OAKS CONDOMINIUM II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORD BOOK 3817, PAGE 512 THROUGH 584 AND AMENDED IN OFFICIAL RECORD BOOK 3947, PAGE 220, AS AMENDED FROM TIME TO TIME AND CONDOMINIUM PLAT BOOK 3, PAGE 48 AND CONDOMINIUM PLAT BOOK 4, PAGE 35; ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE PERCENT OF COMMON ELEMENTS PERTAINING THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North,

Suite 200, St. Petersburg, FL 33716, on or before October 15, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602, 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 petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: 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; or e-mail: ADA@fjud13.org

WITNESS my hand and seal of the Court on this 9th day of September, 2024.

Cindy Stuart
 Clerk of the Circuit Court
 (SEAL) BY: /s/Mustafa Divan
 Deputy Clerk

eXL Legal, PLLC
 Plaintiff's attorney,
 12425 28th Street North, Suite 200,
 St. Petersburg, FL 33716
 1000010170
 September 20, 27 2024 24-02870H

FIRST INSERTION

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-012136

PLANET HOME LENDING, LLC, Plaintiff, vs.

KEISY JIMENEZ; UNKNOWN SPOUSE OF KEISY JIMENEZ; BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN SPOUSE OF BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 2; JOANNE M. DILORENZO, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 9, 2024 and entered in Case No. 19-CA-012136, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and KEISY JIMENEZ; UNKNOWN SPOUSE OF KEISY JIMENEZ; BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN SPOUSE OF BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 2; JOANNE M. DILORENZO; 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 October 16, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOTS 4 AND 5, TOGETHER WITH THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTH, BLOCK 10, MAP OF CAMPOBELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16th day of September 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.: 19-01400 PHL
 V6.20190626
 September 20, 27, 2024 24-02879H

FIRST INSERTION

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

CASE NO. 24-CA-000315
NATIONSTAR MORTGAGE LLC; Plaintiff, vs. TIFFANY CUTINI, JOSHUA TULLY, ET AL.; Defendants

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated August 2, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on October 11, 2024, the following described property:

Lot 17 of Triple Creek Phase 1 Village D, according to the Plat thereof, as recorded in Plat Book 114, Page 162, of the Public Records of Hillsborough County, Florida.
 Property Address: 13178 ROYAL PINES AVE, RIVERVIEW, FL 33579

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.

/s/Andrew Arias
 FBN: 89501
 Attorneys for Plaintiff
 Marinosci Law Group, P.C.
 100 West Cypress Creek Road,
 Suite 1045
 Fort Lauderdale, FL 33309
 Phone: (954) 644-8704;
 Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
 MLG No.: 23-04827
 September 20, 27, 2024 24-02830H

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
Case No: 23-CA-008629
Division: C

ASHLEY MICHELLE SCHULZ Plaintiff, v. KBS DELIVERY, INC., and ARCELLIO DAMIEN WEEKS Defendant.

TO: ARCELLIO DAMIEN WEEKS
 Whose Residences are: Unknown
 Whose last Known Mailing Address is:
 7702 N. Branch Ave., Apt B-2, Tampa, FL 33604

YOU ARE HEREBY NOTIFIED that an action regarding an auto accident in Hillsborough County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, on Plaintiff's attorney, Ralph M. Guito, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi & Guito, P.A., 1228 E. 7th Avenue, Suite 100, Tampa, Florida 33605, on or before 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 day of, 2024.
 Clerk of Court, Hillsborough County, Florida

By:
 Deputy Clerk
 Ralph M. Guito, III, Esq.
 McIntyre Law
 1228 E. 7th Avenue, Suite 100
 Tampa, Florida 33605
 813-223-0000
rtlit@mcintyrefirm.com
 September 20, 27, 2024 24-02855H

FIRST INSERTION

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

PROBATE DIVISION

Case No.: 21-CP-004660

In Re The Estate of CHARLES E. SCHMOYER, Deceased.

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment on Attorney Fees, Charging Lien, and Directing Clerk of Court to Sell Property entered on Sept. 17, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, the Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida, and described as:

Legal Description: Lot 6, Block 2, ANSLEY PARK, according to the map or plat thereof recorded in Plat Book 52, Page 6, of the Public Records of Hillsborough County, Florida.
 c/k/a: 8421 Camden Street, Tampa, Florida 33614

at a public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com> on October 11, 2024, at 10:00 a.m.

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. Twigg 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: Sept. 17, 2024.
 s/ Leonardo B. Perez III
 Leonardo B. Perez III
 FBN 84562
 PO Box 2274
 Pinellas Park, FL 33780
 Tel: (727) 306-0626
 Fax: (727) 451-9966
Leo@PerezLegalServices.com
 September 20, 27, 2024 24-02887H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF MECHANIC'S LIEN TAMPABAY CAR CARE CENTER LIMITED LIABILITY COMPANY
 MV 107234

1317 E HILLSBOROUGH AVE
 TAMPA, FL 33604
 (HILLSBOROUGH County)
 813-932-5900

Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.

Date of Sale: 10/7/2024 @ 10:30 AM TO TAKE PLACE AT:

LOCATION OF SALE: 1317 E HILLSBOROUGH AVE, TAMPA, FL 33604
 CURRENT LOCATION OF VEHICLE: 1317 E HILLSBOROUGH AVE, TAMPA, FL 33604

2017 MERCEDES-BENZ E300 #WD-DZF4JBSHA084454 AMOUNT TO REDEEM \$9197.00

The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.

Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.

Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.
 September 20, 2024 24-02906H

FIRST INSERTION

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

CASE NO.: 11-CA-015966
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff, v.

TARYA A. TRIBBLE, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated September 9, 2024 entered in Civil Case No. 11-CA-015966 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff and TARYA A. TRIBBLE; LAKE ST. CHARLES MASTER 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 November 5, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 26, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6940 Freeport Road, 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.

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.

Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: M140368
 September 20, 27, 2024 24-02873H

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. 2022-CA-001637
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QSS, Plaintiff, vs.

Kenneth C. Peterson a/k/a Kenneth Peterson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022-CA-001637 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QSS is the Plaintiff and Kenneth C. Peterson a/k/a Kenneth Peterson; Gray Gables Neighborhood Association, Inc.; Unknown Tenant 1 are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 13th day of November, 2024, the following described property as set forth in said Final Judgment, to-wit:

12, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

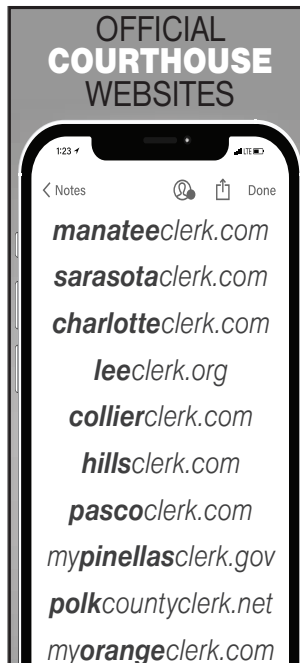
TAX ID: A-22-29-18-3MP-000000-00044.0

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 Administrative Office of the Court 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.

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

Dated this 11th 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-F02186
 September 20, 27, 2024 24-02828H



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION AND HEARING ON PETITION FOR ADOPTION OF ADULT BY STEPPARENT IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-008058

DIVISION: D
IN THE MATTER OF THE ADOPTION OF: SAMANTHA LYNN SANDS AN ADULT.

TO: Robert Wayne Trice, Jr.
Current Residence Address: Unknown
Last Known Residence Address: 5371 96th Terrace, Pinellas Park, FL 33782

YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Adult by Stepparent has been filed by Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606 and phone 813-258-3355 regarding a female, Samantha Lynn Trice, born to Michelle Marie Trost on July 20, 1995, in St. Petersburg, Pinellas County, Florida. The legal/biological father, Robert Wayne Trice, Jr. is Caucasian, forty-eight (48) years old, approximately 6' 6" tall, weighs approximately 200 pounds, with blonde hair and blue 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 biological father are unknown and cannot be rea-

sonably ascertained.

There will be a hearing on the Petition for Adoption of Adult by Stepparent on November 4, 2024, at 11:00 a.m. (Florida time), before Judge Kelly A. Ayers at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 401, Tampa, Florida 33602. Parties will appear via Zoom. The Judge's Zoom link is <https://zoom.us/j/5092959300>; Meeting ID: 509 295 9300. The Court has set aside 15 minutes for the hearing.

You may appear at the hearing.

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 at Tampa, Hillsborough County, Florida on September 11, 2024.

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

Sept. 20, 27; Oct. 4, 11, 2024

24-02856H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 20-CA-007931
DIVISION: J
RF-Section II

TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.

REDBRICK FINANCIAL GROUP INC.; AQUA FINANCE, INC.; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER KITSCHKE, DECEASED; CREIGHTON BEDFORD REED; 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 June 3, 2024 and an Order Resetting Sale dated September 9, 2024 and entered in Case No. 20-CA-007931 of the Circuit Court in and for Hillsborough County, Florida, wherein TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is Plaintiff and REDBRICK FINANCIAL GROUP INC.; AQUA FINANCE, INC.; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER KITSCHKE, DECEASED; CREIGHTON BEDFORD REED; 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 November 14, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 5 FEET OF LOT 9 AND ALL OF LOT 10 AND THE WEST 1/2 OF LOT 11, BLOCK 5, OF SPEEDWAY PARK, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 15A, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1975 CRIM MOBILE HOME, VEHICLE ID #2657714 AND TITLE #10701074

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 13, 2024.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1162-174327 / SR4
September 20, 27, 2024 24-02878H

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-16156

TEXAS 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 3, 2024, in Case No. 23-CA-16156, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Texas 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 December 5, 2024, the following described property situated in Hillsborough County, Florida:

Lot 57 of FERN CLIFF, according to the Map or Plat thereof as recorded in Plat Book 11, Page 21 of the Public Records of Hillsborough County, Florida.
Street address: 8006 N. Marks St., Tampa, FL 33604
Parcel Number: A-30-28-19-

46T-000000-00057.0

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. 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: September 17, 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@hynslaw.com
Counsel for Plaintiff
September 20, 27, 2024 24-02894H

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-004252
DIVISION: H

CARLOS JENKINS, Plaintiff, vs. NADIA SELLERS, Defendant.

NOTICE is hereby given that a civil action commenced on or about May 24, 2024, and is now pending as case number 2024-CA-004252 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:

Nadia Sellers
12631 Flatwood Creek Drive
Gibsonton, FL 33534

and the nature of the proceeding is a Partition of Real Property.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is P.O. Box 429, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint

or petition.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 17 day of 9/2024.

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

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
P.O. Box 429
Riverview, FL 33569
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
September 20, 27, 2024 24-02893H

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-001928

Trust Bank, Plaintiff, vs. David Wells, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-001928 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Trust Bank is the Plaintiff and David Wells; Janet L. Wells a/k/a Janet Wells; David Wells; Barrington Oaks East Homeowners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 22nd day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 2, BARRINGTON OAKS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-35-29-20-2JV-000002-00006.0

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 Administrative Office of the Court 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.

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

Dated this 17th 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 # 24-F00141
September 20, 27, 2024 24-02892H

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-005290

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006 HEI, Plaintiff, vs. MARTYE SHINAR GATTIE A/K/A MARTYE GATTIE, et al. Defendant(s).

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

TO: WILANEISHA SHAZAIL ALBURY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

closed herein.

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

LOT 9 IN BLOCK 4 OF CORRECTED MAP OF SPRING HILL ADDITION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, ON PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before October 23, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 17th day of September, 2024

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-205192
September 20, 27, 2024 24-02896H

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-006236
DIVISION: D

JULIO SALAZAR, Plaintiff, v. ERICKA MARTINEZ, Defendant.

NOTICE is hereby given that a civil action commenced on August 1, 2024, and is now pending as case number 2024-CA-006236 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:

ERICKA MARTINEZ
LAST KNOWN ADDRESSES
18812 Holly Pine Trail,
Lithia, FL 33547

and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578 on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the com-

plaint or petition.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 18 day of SEPTEMBER, 2024

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

/s/Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
September 20, 27, 2024 24-02903H

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 24-CP-002941
DIVISION: B
IN RE: The Estate of BONNETTE SERGENT, Deceased.

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

The administration of the estate of BONNETTE SERGENT, deceased, whose date of death was October 30, 2023, and whose social security number is ***-**-8578, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is September 20, 2024.

/s/ Uldrick R. Sergent, Jr.
ULDRICK R. SERGENT, JR., As
Personal Representative

Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal
Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
September 20, 27, 2024 24-02904H



Who benefits from legal notices?

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

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

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer

--- ESTATE ---

--- SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case #2024-CP-002683
IN RE: ESTATE OF Luca Vynhal, deceased

The administration of the estate of Luca Vynhal, deceased, File Number 2024-CP-002683, 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 name and address of the personal representative and his attorney are set forth below.

ALL CREDITORS OF THE DECEDENT ARE NOTIFIED THAT:

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 must file a written statement of their claim with the court WITHIN THE LATER OF THREE 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, even though the personal representative has recognized the claim or demand by paying a part of it or interest on it or otherwise.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED EVEN THOUGH NO OBJECTION TO THE CLAIM IS FILED UNLESS THE COURT EXTENDS THE TIME IN WHICH THE CLAIM MAY BE FILED. AN EXTENSION MAY BE GRANTED ONLY UPON GROUNDS OF FRAUD, ESTOPPEL, OR INSUFFICIENT NOTICE OF THE CLAIMS PERIOD.

The date of first publication of this Notice is September 20, 2024.

Personal Representative
s/Mark Vynhal
14315 Moon Flower Drive
Tampa, Florida 33626
Attorney for the Personal Representative
/s/David R. Woods
David R. Woods
David R. Woods, Esquire
Florida Bar No. 155209
612 East Colonial Drive,
Ste. 190
Orlando, Florida 328
(407) 481-2993
September 20, 27, 2024 24-02902H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 24-CP-002749
Div. B
IN RE: ESTATE OF JUSTINIANO ALBINO ALMODOVAR, DECEASED.

The administration of the estate of Justiniano Albino Almodovar, deceased, whose date of death was March 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No. 24-CP-002749, the address of which is 800 Twigg Street, Rm. 206, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorneys 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 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

DATE OF FIRST PUBLICATION of this Notice to Creditors: September 20, 2024.

/s/Concepcion Albino Morales
CONCEPCION ALBINO MORALES
7811 Pleasant Lane
Riverview, Florida 33569
Personal Representative
/s/Miles C. Gardner
Miles C. Gardner
Florida Bar No. 1012063
Merritt A. Gardner
Florida Bar No. 210900
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tel: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
September 20, 27, 2024 24-02909H

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002750
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN; EMILIO GUZMAN; LUISA E. MAYER; MARIA R. ELLIOTT; GARRETT P. MESSINEO; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:
LOT 15 AND THE EAST 5.50 FEET OF LOT 16, AND THE

WEST 4.00 FEET OF LOT 14, BLOCK 5, GANDY GARDENS 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 93, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 4728 W. Trilby Ave., Tampa, FL 33616

at public sale, to the highest and best bidder, for cash, online at www.hillsborough.realforeclose.com, at 10:00 a.m. on October 4, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

"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 ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or

voice impaired, call 711. Thirteenth Judicial Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twigg St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894
SOLICITUDES DE ALOJAMIENTO POR PERSONAS CON DISCAPACIDAD
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Coordinador de ADA, Hillsborough County Courthouse, 800 E. Twigg St., Sala 604, Tampa, Florida 33602, (813) 272-7040, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

DEMANN POU AKOMODASYON POU MOUN KI GEN ENFIMITE
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w kab patisipe nan pwosedi sa a, ou gen dwa, san ou pa bezwen peye okenn lajan, pou w jwenn yon sèten èd. Tanpri kontakte Hillsborough County Courthouse, 800 E. Twigg St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kòdonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fe sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fe sa imedyatman apre ou fin resevwa konvokasyon an si dat ou gen pou w parèt nan tribinal la mwens pase 7 jou; si ou gen pwoblèm pou w tande byen oswa pou w pale klè, rele 711."
NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED this 3rd day of September, 2024
Jeffrey C. Hakanson, Esquire
For the Court

/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff
September 20, 27, 2024 24-02899H

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 24-CA-002749
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN; EMILIO GUZMAN; LUISA E. MAYER; MARIA R. ELLIOTT; GARRETT P. MESSINEO; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

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WEST 4.00 FEET OF LOT 14, BLOCK 5, GANDY GARDENS 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 93, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 4728 W. Trilby Ave., Tampa, FL 33616

at public sale, to the highest and best bidder, for cash, online at www.hillsborough.realforeclose.com, at 10:00 a.m. on October 4, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

"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 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

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DEMANN POU AKOMODASYON POU MOUN KI GEN ENFIMITE
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w kab patisipe nan pwosedi sa a, ou gen dwa, san ou pa bezwen peye okenn lajan, pou w jwenn yon sèten èd. Tanpri kontakte Hillsborough County Courthouse, 800 E. Twigg St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kòdonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fe sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fe sa imedyatman apre ou fin resevwa konvokasyon an si dat ou gen pou w parèt nan tribinal la mwens pase 7 jou; si ou gen pwoblèm pou w tande byen oswa pou w pale klè, rele 711."
NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED this 3rd day of September, 2024
Jeffrey C. Hakanson, Esquire
For the Court

/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff
September 20, 27, 2024 24-02899H

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 24-CA-002749
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN; EMILIO GUZMAN; LUISA E. MAYER; MARIA R. ELLIOTT; GARRETT P. MESSINEO; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

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WEST 4.00 FEET OF LOT 14, BLOCK 5, GANDY GARDENS 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 12113 MIDLAKE DR., TAMPA, FL 33612

at public sale, to the highest and best bidder, for cash, online at www.hillsborough.realforeclose.com, at 10:00 a.m. on October 14, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

"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 ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or

voice impaired, call 711. Thirteenth Judicial Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twigg St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894
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DEMANN POU AKOMODASYON POU MOUN KI GEN ENFIMITE
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NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED this 3rd day of September, 2024
Jeffrey C. Hakanson, Esquire
For the Court

/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff
September 20, 27, 2024 24-02899H

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002750
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN; EMILIO GUZMAN; LUISA E. MAYER; MARIA R. ELLIOTT; GARRETT P. MESSINEO; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
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Property Address: 12113 MIDLAKE DR., TAMPA, FL 33612

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NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED this 3rd day of September, 2024
Jeffrey C. Hakanson, Esquire
For the Court

/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff
September 20, 27, 2024 24-02899H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-013961
TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs.
THOMAS M. GRIER A/K/A THOMAS GRIER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 20, 2024 in Civil Case No. 23-CA-013961 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and Thomas M. Grier a/k/a Thomas Grier, 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 17th day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 8, Block 6, EVERINA

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002795
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED; JOSEPH P. RUSSO, JR.; RACHEL RUSSO MCLEOD; ADRIENNE RUSSO; NADINE RUSSO ROKOYAK; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002795
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED; JOSEPH P. RUSSO, JR.; RACHEL RUSSO MCLEOD; ADRIENNE RUSSO; NADINE RUSSO ROKOYAK; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002795
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED; JOSEPH P. RUSSO, JR.; RACHEL RUSSO MCLEOD; ADRIENNE RUSSO; NADINE RUSSO ROKOYAK; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002795
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED; JOSEPH P. RUSSO, JR.; RACHEL RUSSO MCLEOD; ADRIENNE RUSSO; NADINE RUSSO ROKOYAK; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2024-CA-002795
HHI-NFHB, LLC,
Plaintiff, -vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECEASED; JOSEPH P. RUSSO, JR.; RACHEL RUSSO MCLEOD; ADRIENNE RUSSO; NADINE RUSSO ROKOYAK; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:
LOTS 25 AND 26, IN BLOCK 22, GOLFLAND OF TAMPAS NORTHSIDE COUNTRY CLUB

PUBLISH YOUR LEGAL NOTICE

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

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

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

Business Observer

--- 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. 24-CA-001630

CMG MORTGAGE, INC.,
Plaintiff, vs.**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF NORA
MILLER, DECEASED, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2024, and entered in 24-CA-001630 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CMG MORTGAGE, INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORA MILLER, DECEASED; JAMES MICHAEL MILLER; ANGELETTE LORRAINE KENT; JUDITH SUE COCHRAN; RUDOLPH AUGUST MILLER; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at

www.hillsborough.realforeclose.com, at 10:00 AM, on October 09, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, ORANGE COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 31, PAGE 26, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THAT PART OF VACATED ALLEY LYING NORTH OF LOTS 2 & 3, BLOCK 8, CLARKS ADDITION TO PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 120, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF BLOCK 1, CLARKS ADDITION TO PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 120, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID CLARK'S ADDITION TO PLANT CITY FOR A DISTANCE OF 106.00 FEET; THENCE CONTINUE SOUTH ALONG SAID EAST BOUNDARY LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHEAST COR-

NER OF LOT 1, BLOCK 8, OF SAID CLARKS ADDITION TO PLANT CITY; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 8 FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH BOUNDARY LINE FOR A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 15.00 FEET TO THE SOUTH BOUNDARY OF ORANGE COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 70.00 FEET; THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING.

Property Address: 803 VALENCIA ROAD, 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 re-

quest such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 16 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: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-084451 - NaC
September 20, 27, 2024 24-02895H

FIRST INSERTION

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

CASE NO. 24-CA-000176

PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.**JENNIFER GARCIA, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 14, 2024 in Civil Case No. 24-CA-000176 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Jennifer Garcia, 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 15th day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5, Block 8, TWIN CREEKS
PHASES 1 AND 2, according

to the Plat thereof, recorded in Plat Book 129, Page(s) 179 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
23-08738FL
September 20, 27, 2024 24-02907H

FIRST INSERTION

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

Case #: 2009-CA-027494

DIVISION: H

**Federal National Mortgage
Association ("FNMA"),
Plaintiff, -vs.-
Jeffrey Allan Grimes; JPMorgan
Chase Bank National Association, as
Successor by Merger with
Provident Financial Corporation
d/b/a First Select Corporation;****Unknown Parties in Possession #1;
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. 2009-CA-027494 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Federal National Mortgage Association, Plaintiff and Jeffrey Allan Grimes 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 17, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 14, BLOCK 5, NORTH
POINTE, ACCORDING TO
THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT
BOOK 45, PAGE 5, OF THE
PUBLIC RECORDS OF HILL-
SBOROUGH COUNTY, FLOR-
IDA.

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

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

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

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:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
09-156066 FC01 ALW
September 20, 27, 2024 24-02900H

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-005745

DIVISION: G

**U-HAUL CO. OF FLORIDA AND
U-HAUL CO. OF ARIZONA,
Petitioners, v.****OSMEL CARABEO, LISDEVVIS
MARTINEZ, ODALYS SABINO
RODRIGUEZ, INELDA
GUTIERREZ-PRADINES, MARIA
MUNOZ PRADINES, & MAYELIN
ALVAREZ TAPIA,
Respondents,**

To the following Defendant(s):
MAYELIN ALVAREZ TAPIA
Last Known Address: 2009 E Crossroads Ln, Apt 301, Olathe, KS 68062

YOU ARE NOTIFIED that an action for Declaratory Relief has been filed against you regarding a motor vehicle accident occurring on December 13, 2023, at Sheldon Road and the intersection of Memorial Highway, Tampa, Hillsborough County, Florida, 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 10/23/2024, 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. 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.

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

WITNESS my hand and the seal of this Court this 17 day of September, 2024.

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

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: 1-800-955-8771
E-mail: ADA@fljud13.org
September 20, 27, 2024 24-02901H

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND 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

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

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

The date of first publication of this notice is 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@virtualawoffice.com
Secondary Email:
penny@virtualawoffice.com
September 13, 20, 2024 24-02788H

SECOND 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 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

SECOND 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

Q&A

Who benefits from legal notices?

AYou 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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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
Jerold 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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

SECOND 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

SECOND 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

SECOND 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 Wooding 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

--- ACTIONS / SALES ---

SECOND 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: FLEService@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: FLEService@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

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; 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, GRANTEES, 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 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

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

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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH L. SMITH, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 05, 2024, and entered in 23-CA-001758 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, 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 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH L. SMITH, DECEASED; AQUA FINANCE, INC.; ERICA JOHNSON MCKINNIE; NATASHIA MUNGIN JONES STAPLES 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 21, TEMPLE BLUFF

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. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 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: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-036356 - NaP September 13, 20, 2024 24-02754H

SECOND 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. 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: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 29-2022-CA-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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2024, and entered in 29-2022-CA-005816 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 RCAF ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED; VALERIE SUZANNE MILLER; AMANDA MILLER; BANK OF AMERICA, N.A. 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: BEGIN AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 111 FEET, THENCE WESTERLY 100 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 135 FEET, THENCE SOUTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 100 FEET TO THE POINT OF BEGINNING AND FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH,

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. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 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: flmail@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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No: 22-CA-010291 Division: " B " SUPERIOR HOLDINGS LLC, Plaintiff, vs. 7801 N. NEBRASKA AVE., LLC, and THE CITY OF TAMPA Defendants NOTICE IS HEREBY GIVEN that pursuant to the Amended Uniform Final Judgment of Foreclosure entered September 5, 2024, in Case No: 22-CA-010291, pending in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein Superior Holdings LLC is the Plaintiff, and 7801 N. Nebraska Ave., LLC, et al., are the Defendants; Cindy Stuart, the Clerk of the Circuit Court, will sell the following described property to the highest cash bidder at an auction which will be held at 10:00 AM on November 12, 2024, on the World Wide Web at www.hillsborough.realforeclose.com, to-wit: Lot 1, HAMILTON SUBDIVISION, according to the plat thereof as recorded in Plat Book 9, page 25, of the Public Records of Hillsborough County, Florida, LESS the West 33 Feet thereof for Road Right-of-Way. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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. LAW OFFICE OF SHERMAN BROTHERMAN /s/ Sherman M. Brod SHERMAN M. BROD, Attorney / FL Bar # 106815 Physical: 304 S. Plant Ave., Tampa, FL 33606 Mailing: P.O. Box 18877, Tampa, FL 33679 Phone: (813) 295-8080 / Fax: (866) 520-4125 Primary email: brod@usa.com Secondary email: brod2nd@gmail.com Attorney for Plaintiff September 13, 20, 2024 24-02759H

NOTICE OF ACTION FOR: GUARDIANSHIP OF A. M. C. PERSON AND PROPERTY IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000554 Division Guardianship IN RE: GUARDIANSHIP OF A.M.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. M. C. You are the natural guardian of A. M. 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 10/01/24, 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: 8/30/2024 CLERK OF THE CIRCUIT COURT By: RYAN MARSH (SEAL) Deputy Clerk SHARON LADSON, c/o ATTORNEY DANIEL DE PAZ, 136 Fourth Street N., Suite 2213, St. Petersburg, FL 33701 PUBLICATION DATE: Sept. 13, 20, 27; Oct. 4, 2024 24-02774H

SECOND 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. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org DATED this 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: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0809 / JSchwartz September 13, 20, 2024 24-02745H



--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 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; TIFANY 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, CLAIRMEL 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

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

SECOND 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

SECOND 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

SECOND INSERTION

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

CASE NO. 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

SECOND INSERTION

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

CASE NO. 24-CA-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

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--- ACTIONS / SALES ---

SECOND 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, GIBSONTOWN, 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: efling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000008813 September 13, 20, 2024 24-02792H

SECOND INSERTION

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

CIVIL DIVISION: F CASE NO.: 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 OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 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

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-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

MCCALLA RAYMER LIBERT 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

SECOND INSERTION

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; or e-mail: ADA@fljud13.org Dated at St. Petersburg, Florida this 9th. day of September, 2024. eXL Legal, PLLC Designated Email Address: efling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000008565 September 13, 20, 2024 24-02780H

SECOND 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 AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE 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. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-201405 / SR4 September 13, 20, 2024 24-02770H

SECOND INSERTION

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

CASE NO. 24-CA-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) ACCORDING TO THE MAP OR PLAT THEREOF AS 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-P00988 September 13, 20, 2024 24-02744H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 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

Property Address: 2328 W CHERRY ST, TAMPA, FL 33607

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

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 5 day of September, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 21-111026 - NaC September 13, 20, 2024 24-02751H

SECOND INSERTION

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

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: Susan M. Funsch 17817 N US Hwy 41 Lutz, FL 33549 (813) 727-4612 Attorney for Personal Representative: /s/ Kelly M. Albanese, Esq. Kelly M. Albanese, Esq. Florida Bar No. 084280 Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 September 13, 20, 2024 24-02789H

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND INSERTION

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

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

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULAINE SHIRLEY KOTZIN A/K/A JULAINE ELSNER KOTZIN, DECEASED UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, 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, GRANTEES, 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 foreclosure 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

SECOND 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, YARIBIEY 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

SECOND 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, GRANTEES, 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, GRANTEES, 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

SECOND 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.
HCB FINANCIAL CORP., a Florida
corporation; et al.
Defendants.
NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated December 4, 2023, in this cause, 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

South side thereof, all (20) East, less road Right-of-Way on South side thereof, all lying and being in Hillsborough County, Florida.

AND The East 242 feet of the West 620 feet of the South 210 feet of the Northeast quarter of the Southwest quarter of Section 6, Township 29 South, range 20 East, less road Right-of-way on South side thereof, all lying and being in Hillsborough County, Florida.
Property Addresses: 4501 Clewis Ave., Tampa, FL 33610 and 9318 Six Mile Creek Rd., Tampa, FL 33610
at public sale, to the highest and best bidder for cash at www.hillsborough. realforeclose.com; at 10:00 a.m. on October 8, 2024, in accordance with Section 45.031 Florida Statutes.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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. YESNER LAW, P.L. Shawn M. Yesner, Esq. FBN: 0155225 Lauryn V. Fabrizio, Esq. FBN: 1015838 Countryside Colonial Center 2753 S.R. 580, Suite 106 Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950 Email: Shawn@YesnerLaw.com Email: Lauryn@YesnerLaw.com Email: Julia@YesnerLaw.com September 13, 20, 2024 24-02797H

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

FOURTH 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

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@fjud13.org

/s/ Steven F. Thompson, Esq.
Florida Bar No. 0063053
sthompson@thompsonclg.com
Tyler J. Caron, Esq.
Florida Bar No. 0100185
tearon@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

SECOND INSERTION

MTERC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the MTERC Community Development District ("District") will hold a public hearing on September 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.mterccdd.org/>.

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

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

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

Matthew Huber
District Manager
September 13, 20, 2024 24-02819H

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 Edgecombe Courthouse, 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. Twiggs Street, Tampa, FL 33602. The names and addresses of the

SECOND 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 who have 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. Twiggs 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 ---

SECOND 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.

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

SECOND 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

SECOND 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 Twiggs St., 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,

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 9/13/2024.

Personal Representative:
DocuSigned by:
/s/ Ervin Anthony
Ervin Anthony
215 NW Fairway Hills Glen
Unit #10
Lake City, Florida 32055
Attorney for Personal Representative:
DocuSigned by:
/s/ Kimberly K. Muentner
Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue,
Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
September 13, 20, 2024 24-02818H

SECOND 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

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 ---

--- ESTATE ---

SECOND INSERTION

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

CASE NO.: 24-CA-002262
MCLP ASSET COMPANY, INC., Plaintiff, vs.
AGUIRRE ST. VIL; 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. VIL; 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

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

SECOND 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, Buckhorn 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

SECOND 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

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

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

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

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

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

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

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

The date of first publication of this notice is 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: jhinesjr@hnh-law.com
 Secondary Email: mgregco@hnh-law.com
 September 13, 20, 2024 24-02809H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001768
Division B
IN RE: ESTATE OF SANDRA JEAN BOEHNING Deceased.

The administration of the estate of Sandra Jean Boehning, deceased, whose date of death was April 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
Dawn Cepro
 4093 Buttonbush Circle
 Lakeland, FL 33811
 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 24-02811H

SECOND 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

SECOND 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 Odom, Deceased.

The administration of the estate of Lex Isaiah Odom, 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 the 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
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 Phone: (813) 522-6069
 September 13, 20, 2024 24-02824H



SAVE
TIME

E-mail your Legal Notice
legal@businessobserverfl.com

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