HILLSBOROUGH PAGES 21-36

PASCO PAGES 37-52

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

FIRST INSERTION

NOTICE OF PUBLIC

MEETING DATES
BELMONT II COMMUNITY

DEVELOPMENT DISTRICT

The Board of Supervisors of the

Belmont II Community Development

District will hold its regular meetings

for the Fiscal Year 2024/2025 at

9:30 AM at the offices of Rizzetta &

Company, 2700 S. Falkenburg Road

Suite 2745, Riverview, FL 33578 at

9:30 a.m., unless otherwise indicated

October 15, 2024

November 19, 2024

December 17, 2024

January 21, 2025

February 18, 2025

March 18, 2025

April 15, 2025

May 20, 2025

June 17, 2025

July 15, 2025

August 19, 2025

September 16, 2025

The meetings will be open to the public

and will be conducted in accordance

with the 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

Copies of meeting agendas and other

documents may be obtained during regular business hours from the office

of the District Manager located at 3434

Colwell Avenue Suite 200, Tampa, FL

33614, by calling the District Manager

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 813-933-5571 at least forty-

eight (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

Any person who decides to appeal any decision made by the Board 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

the District Office.

the record.

SEPTEMBER 27 - OCTOBER 3, 2024

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 16th day of October, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Rodarte, Jesse Power circular saw, Power nail Gun, engine block Engine cam Misc engine items Bag of items; Colburn, Nicholas Cornhole set, Loveseat, Washer Dryer, Toolbox Rolling, Speakers and Subwoofers, Cabinet, Amps, Boxes, Bags,, Highchair, Shop Vac; Copas, Mindy Gun Safe, Boxes, Mattress, Generator, Pressure Washer, Hurrican Braces, Industrial Vac, Cedar Chest, Dresser, Lawnmower, Cooler, Misc Items Extension ladder, Futon Frame; Copas, Mindy 4Wheeler, Harley Davidson, Baby Stoller Wagon, Couch, Chairs, Jump Starters, Gas Can , Kids Bike, Motorcycle Seat, Bags; Smith, Melissa Beds, Clothes, Shoes, Bags, Boxes, Chairs, Medical Equipment, Toys, Misc items; Cloud, Tina Mirror, Boxes, Totes, Household Furniture, Tools, Stereo, Misc Items; Mildred Wiggins Bags, Totes, Boxes, Suitcase, Christmas items, Misc Items; Jones, Hattie Mattress, Oven, Tables, Misc Household Items; Sherman, Jarvis Couch, Beds, Totes, Clothes, Pots and pans, Boxes, TV Stand, Dresser, Tires, Misc items; Hollis, Monica Misc Items, Boxes, Bags, Totes, Lawnmower, Bed, Table Cedar Chest; Young, Me'Kesha Curve Flat Tv, Futon, Mattress, TV stand, Misc Items Sale is subject to cancellation in the event of settlement between owner and obligated party.

FIRST INSERTION

NOTICE OF BOARD MEETING

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Creek Pre-

serve Community Development District ("District") will hold a regular meeting of the Board of Supervisors on October 8, 2024, at 6:00 PM at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598.

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

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at $6:00~\rm p.m.$ but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion

regarding the security system plan.

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 fortyeight (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

Richard McGrath District Manager

September 27, 2024

24-02921H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Stonebrier Community Development District will hold their regular meetings for Fiscal Year 2024-2025 on the 2nd Thursday of the month at 6:30 PM at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway,

Lutz, FL, unless otherwise indicated as follows: October 10, 2024 November 14, 2024 December 12, 2024 January 9, 2025 February 13, 2025 March 13, 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 provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from c/o DPFG Manage ment & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 (ext. 285).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager September 27, 2024

24-02925H



FICTITIOUS NAME NOTICE

Notice is hereby given that Erica Smithberger MD, PL, desiring to engage in business under the fictitious name of "Clayton Dermatology Group" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 24-02957H September 27, 2024

testimony and evidence upon which the appeal is to be based.

Belmont II CDD Debby Wallace, District Manager September 27, 2024 24-02964H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 10/15/2024 at 09:00 AM the following vehicles(s) may be sold at public sale at 4301 N NEBRASKA AVENUE TAMPA FL 33603 for the amount owed on each vehicle to satisfy the lien for repairs. services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

1FTEW1E86AFA44043 2010 FORD 3413.13 4JGCB65E57A045319 2007 MERZ 2151.08

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

Lienor Name: 3 STARS AUTO SALES & SERVICE INC Lienor Address: 4301 N NEBRASKA

AVENUE, TAMPA, FL 33603 Lienor Telephone #: 813-965-3676

MV License #: MV75216 Location of Vehicles: 4301 N NE-BRASKA AVENUE, TAMPA, FL 33603

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

September 27, 2024 24-02967H

FIRST INSERTION

Notice of Meetings Fiscal Year 2025 Magnolia Park Community **Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025 Regular Meetings of the Board of Supervisors of the Magnolia Park Community Development District shall be held the 2nd Monday of every month at 5:30 p.m. at Hillsborough Community College at the Regent, 6437 Watson Road. Riverview. FL 33578 or Homewood Suites Tampa Brandon, 10240 Palm River Rd, Tampa, FL 33619 where noted. The meeting dates are as follows:

October 14, 2024 November 11, 2024 - Homewood Suites Tampa Brandon December 9, 2024 January 13, 2025 February 10, 2025 March 10, 2025 -Homewood Suites Tampa Brandon April 14, 2025 May 12, 2025 June 9, 2025 July14, 2025

August 11, 2025

September 8, 2025 The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Ext. 742, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act. any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132 Ext. 742. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

District Management

September 27, 2024 24-02923H FIRST INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on October 22nd 2024 at 11:00am online at: www.storageauctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE 1601 S. Kingsway Rd. Seffner, FL 33584 Tel: 813-736-1720

Unit 1726 SHARLENTHIA SHANTEL LEWIS Boxes, Furniture, Household goods, Suit-

Unit 3608 NELLY VIDAL SANCHEZ Boxes, TV, Household goods

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids. 24-02928H

Sept. 27; Oct. 4, 2024

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 Clear Key Title & Escrow, LLC located at 11151 North 56th Street in the City of Tampa, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Florida. Dated this 19th day of September,

2024. Frontier Title Group, LLC Michael Sexton September 27, 2024

24-02930H

FIRST INSERTION

Notice of FY 2024/2025 Meeting Schedule Heritage Harbor

Community Development District
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Heritage Harbor Community Development District are scheduled to be held at 5:30 P.M. on the 2nd Tuesday at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida, 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 meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Vesta District Services Vesta 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 extension 285, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act. any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District s management company office, Vesta District Services at (321) 263-0132 extension 285 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

September 27, 2024 24-02922H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW NOTICE IS HEREBY GIVEN that the

below named owner, desiring to engage in business under the fictitious name of: EGO located at 5127 W San Jose Street in the City of Tampa, Florida, doing business in Hillsborough County, Florida intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious

Dated this 27th day of September, 2024. Owner's Name:

CLUB EGO TAMPA, LLC September 27, 2024 24-02969H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Angelo's Aggregate Materials, Ltd., 14806 N 12th St., Lutz, FL 33549, desiring to engage in business under the fictitious name of GFL Environmental, with its principal place of business in the State of Florida in the County of Hillsborough will file an Application for Registration of Fictitious Name with the Florida Department of State.

September 27, 2024 24-02956H

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 G GOT IT PROFESSIONAL SERVICES located at $610~\mathrm{E}~\mathrm{ZACK}$ STREET Ste. 110-3079 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 20th day of September,

MY BIBLICAL GARDEN LLC 24-02959H September 27, 2024

FIRST INSERTION

NOTICE OF MEETINGS PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Park Creek Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Fairfield Inn & Suites, 10743 Big Bend Road, Riverview, FL 33579 at 6:00 p.m. on the 2nd Thursday of each month unless otherwise indicated as

October 23, 2024* (4th Wednesday) November 14, 2024 January 9, 2025 March 13, 2025 May 8, 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. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District

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

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

District Manager September 27, 2024 24-02924H

FIRST INSERTION

Notice of Public **Board Meeting** Reserve at Pradera **Community Development District**

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, October 10, 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 27, 2024 24-02965H HILLSBOROUGH COUNTY

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 2024-CP-002946 **Division Probate** IN RE: ESTATE OF PAUL CONWAY HISEL JR. Deceased.

The administration of the estate of PAUL CONWAY HISEL JR., deceased, whose date of death was August 22, 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.

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

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

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative:

LISA A. McCALL

920 E. Georgia St Bartow, Florida 33830 Attorney for Personal Representative: ABEL A. PUTNAM

Attorney Florida Bar Number: 024090 Putnam & Creighton, P.A. P.O. Box 3545 Lakeland, Florida 33802 Telephone: (863) 682-1178 Fax: (863) 683-3700 E-Mail: AAP@Putnampa.com Secondary E-Mail: aapservice@putnampa.com Sept. 27; Oct. 4, 2024 24-02936H

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 Yun Therapeutic Massage located at 7032 W Hillsborough Ave in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of September,

Yunrong Hou

2024.

September 27, 2024 24-02980H

FIRST INSERTION

MEETING NOTICE CHANGE IN MEETING DATES TAMPA SPORTS AUTHORITY GOLF COMMITTEE MEETING

The previously scheduled Golf Committee Meeting that was to be held on Thursday, September 26th at 12:00pm at Rogers Park Clubhouse will be moved to the following:

DATE/TIME/PLACE:

Thursday, October 10th , 2024 at 12:00pm Rogers Park Clubhouse, 7910 N.

30th Street, Tampa, FL 33610

/ss/ Eric D. Hart, President/CEO September 27, 2024 24-02986H



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

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 Travel in Stylence located at 1515 Harbour Blue St in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of September, 2024.

Tameika Fraser September 27, 2024 24-02931H

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 Down by The Bay Exterior Cleaning located at 6705 Camden Bay Dr Unit 104 in the City of tampa, Hillsborough County, FL 33635 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of September, 2024.

Dylan WIREMAN September 27, 2024

24-02933H

Joe W. Boyd, II September 27, 2024 24-02934H

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 busi-

ness under the Fictitious Name of Iri-

eXpress Mobile Signings located at 1515

Harbour Blue St in the City of Ruskin,

Hillsborough County, FL 33570 intends

to register the said name with the Divi-

sion of Corporations of the Department

Dated this 18th day of September,

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 busi-

ness under the Fictitious Name of West

Wing Chicken Kitchen located at 777 N Ashley Drive, #3007 in the City of Tam-

pa, Hillsborough County, FL 33602

intends to register the said name with the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Dated this 19th day of September,

24-02932H

of State, Tallahassee, Florida.

2024.

Tameika Fraser

September 27, 2024

FIRST INSERTION

2024.

Joe W. Boyd, II

NOTICE OF PUBLIC MEETING DATES COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Covington Park Community Development District will hold its regular meetings for Fiscal Year 2024-2025 at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572, on the following dates: October 28, 2024

November 18, 2024 December 16, 2024 January 27, 2025 February 24, 2025 March 24, 2025 April 28, 2025 May 5, 2025 (Budget Workshop) May 19, 2025 June 23, 2025 July 28, 2025 August 25, 2025

September 22, 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. Meetings may be continued in progress without additional published notice to a time, date, and location stated on the record at the meeting.

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: $\underline{\text{https://www.covingtonparkcdd.org/}}$

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

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 (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-(800) 955-8770, 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.

Covington Park Community Development District Matt O'Nolan

District Manager

September 27, 2024

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 ASG Security, located at 4609 Quail Lakes Drive, in the City of Stockton, County of Hillsborough, State of CA. 95207. intends to register the said name with the Department of State, Tallahassee, Flor-

Dated this 20 of September, 2024. ALARM SERVICES LLC 4609 Quail Lakes Drive Stockton, CA 95207

24-02958H September 27, 2024

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 INSURANCE AND TRUST located at $8548\ \mathrm{N}$ DALE MABRY HWY STE $2\mathrm{A}$ in the City of TAMPA. Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September, 2024. IAT INC

MICHAEL CHERNOFF September 27, 2024

24-02978H

PUBLISH YOUR

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 SaLuna, located at 7425 Dragon Fly Loop, in the City of Gibsonton, County of Hillsborough, State of FL, 33534, intends to register the said name with the Division orporations of the Flor ment of State, Tallahassee, Florida,

Dated this 23 of September, 2024. Josie Grace DeBerry, Riley Christine Roman

7425 Dragon Fly Loop Gibsonton, FL 33534 September 27, 2024

24-02968H

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 Global Spine Initiative located at 5036 Wesley Dr, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 23rd day of September, 2024. FLORIDA SOCIETY OF PAIN & NEUROSCIENCE, INC. September 27, 2024 24-02977H

LEGAL NOTICE Email legal@businessobserverfl.com

FIRST INSERTION

--- PUBLIC SALES ---

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on October 22nd, 2024 at 12:00pm online at: www.storageauctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE 1115 E. Hillsborough Ave.

Tampa, FL 33604 Tel: 813-708-7438

Unit# A1517 FULLER, ERI-CA SHANISE HOUSEHOLD GOODS, FURNTURE, BOXES Unit# A2402 DULCOS, PAU-LETTE MARIE HOUSEHOLD GOODS FURNITURE, BOXES Unit# A3101 VARGAS, CILIA HOUSEHOLD, BOXES, FUR-NITURE

Unit# A3306 CLAYTON, TRINITI HOUSEHOLD GOODS, FURNITURE, BOXES Unit# A3329 GILLETTE, MARQUITA VICQUE HOUSEHOLD GOODS, SUIT-VICQUE ECASE, BOXES

Unit# A3405 PONCE, PONCE YAZIRA BOXES, FURNITURE HOUSEHOLD GOODS Unit# A3414 GENDRON, ALEXANRE HOUSEHOLD GOODS, FURNITURE, BOXES Unit# A3422 GORDON, NI-COLE HOUSEHOLD GOODS, FURNITURE, BOXES

THOMAS. B1312 Unit# FRENECIA LATRICE HOUSEHOLD GOODS, FUR-NITURE, BOXES

Unit# B3213 MCGEE, BEYUN-CA SHAWNTA HOUSEHOLD GOODS, FURNITURE, BOXES Unit# B3311 BROOLS, ANT-WON HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B3601 WILLIAMS, SANDRA DENISE HOUSE-HOLD GOODS, BOXES Unit# B3610 BROWN, INITA HOUSEHOLD GOODS, AP-PLIANCES, BOXES

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

Sept. 27; Oct. 4, 2024 24-02927H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on October 9, 2024, at 7:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommoda-tions 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.

Jason Greenwood, District Manager Governmental Management Services -Tampa, LLC 24-02926H

September 27, 2024

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 **DG Farms Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the DG Farms Community Development District shall be held at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701 The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (407) 221-9153, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (407) 221-9153. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Breeze, District Management September 27, 2024 24-02976H

FIRST INSERTION

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape Maintenance Services Hillsborough County, Florida

FishHawk IV Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance services for FishHawk IV Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available

beginning September 30th, 2024, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578, for the sum of \$100.00 per Project Manual, Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on October 4th, at 10:00 a.m. at the FishHawk IV Lakehouse, 6001 Village Center Dr., Lithia, FL 33547. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory preproposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until October 9th, 2024 at 12:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifi-

cations: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the FishHawk IV CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for an initial term of one year along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on November 7th, 2024, at 10:00 a.m. at the Fishhawk IV Lakehouse, 6001 Village Center Dr., Lithia, FL 33547 to conduct said ranking. The meeting is

hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com, no later than October 10th by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), October 11th, 2024.

Firms desiring to provide services for

this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 9:00 a.m. (EST), October 24th, 2024, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project, Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

FishHawk IV Community Development District Wesley Elias, District Manager welias@rizzetta.com

September 27, 2024 24-02975H



--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT Environmental Protection Commission of Hillsborough County Draft Title V Air Operation Permit No. 0570442-023-AV

Gulf Marine Repair Corporation Hillsborough County, Florida

Applicant: The applicant for this project is Gulf Marine Repair Corporation. The applicant's responsible official and mailing address are: Richard McCreary, President; 1800 Grant Street, Tampa, FL 33605.

Facility Location: The applicant operates the existing Gulf Marine Repair facility, which is located in Hillsborough County at 1800 Grant Street, Tampa, FL 33605.

Project: The applicant applied on July 2, 2024 to the Environmental Protection Commission of Hillsborough County to renew the Title V air operation permit. They also have requested to update the facility and emission unit descriptions, update the list of insignificant activities, inactivate the emission units and remove the particulate matter (PM) emissions associated with the Tampa Marine Terminal's material handling operations, and include the PM emissions from paint coating overspray in the facility-wide PM PTE calculations. Details of the project are provided in the application and the referenced Statement of Basis.

Permitting Authority: Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, 62-213 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Environmental Protection Commission of Hillsborough County is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical/mailing address is: 3629 Queen Palm Drive, Tampa, FL $33619.\,$ The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: https://fldep.dep.state.fl.us/air/emission/apds/ default.asp and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

Notice of Intent to Issue Permit: The Permitting Authority gives notice of its intent to issue a Title V air operation permit renewal to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-21362-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Because this permitting project is a revision to the existing Title V air operation permit, the revisions detailed in the Statement of Basis are the only portions of the permit that are open for public comment or challenge. Comments received related to the remainder of the permit will not be addressed during this permitting action. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b) (2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b) (2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at http://www2.epa.gov/caapermitting/florida-proposed-title-v-permits.

September 27, 2024 24-02966H

FIRST INSERTION

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

PROBATE DIVISION File Number: 24-CP-002175 IN RE: ESTATE OF SHARON C. YANDLE Deceased.

The administration of the estate of Sharon C. Yandle, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: Lori Mento

1021 Main Street, Apartment A, Safety Harbor, Florida 34695 Attorneys for Personal Representative: LAWRENCE A. FRANCO, ESQ. Florida Bar Number:0176461 FRANCO AUGHEY, P.A. 100 NW 82 Avenue Suite 302 Plantation, Florida 33324 Telephone: (954) 617-0440 Fax: (954) 703-5423 E-Mail: larry@francoaughey.com pleadings@francoattorneys.comSept. 27; Oct. 4, 2024 24-02918H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-2963 Division B IN RE: ESTATE OF LARRY DEAN BUTLER Deceased.

The administration of the estate of Larry Dean Butler, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: /s/ Laura Dillon Beyer Laura Dillon Beyer 2045 Brighton Shores Trail Howell, Michigan 48843

Attorney for Personal Representative: Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837 BBuchert@BuchertLawOffice.com Sept. 27; Oct. 4, 2024 24-02917H

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION,

1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/19/24. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Robin Lankton; Telephone: (877) 231-8834 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, Floor 3, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street Floor 3, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. Floor 3 Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names nd addresses of the individual owners. If owned by porated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, Floor 3, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) n/a The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 08/23/24. 15. Extent and Nature of Circulation: Average No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): $5468\ (average), 5690\ (actual).$ 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 3301(average), 3193(actual). (2) In-County Paid/ Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), O(actual). (4) Distributed by Other Mail Classes Through the USPS: 4 (average), 3 (actual). C. Total Paid and/or Requested Circulation [Sum of 15B (1), (2), (3), and (4)]: 3305 (average), 3196(actual). D. Free Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 1406 (average), 1773 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Free Distribution by Other Mail Classes Through the USPS): 269 (average), 264(actual). (4) Free Distribution Outside the Mail: 97 (average), 80(actual). E. Total Free Distribution [Sum of 15D (1), (2), (3), and (4)]: 1772 (average), 2117 (actual). F. Total Distribution (Sum of 15C and 15E): 5077 (average), 5313 (actual). G. Copies Not Distributed: 391(average), 377 (actual). H. Total (Sum of 15F and 15G): 5468 (average), 5690 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 54.41% (average), 56.168% (actual). 16. Electronic Copy Circulation: (a) Paid 0 (average) 0 (actual) No. copies of Single issue Published Nearest to filing Date: O. B. Total Print Copies + Paid Electronic Copies: 3305 (average), 3196 (actual). Total Print Distribution + Paid Electronic Copies: 5077 (average), 5313 (actual). Percent Paid (Both Print and Electronic Copies) 54.41% (average), 56.168%(actual). 17. Publication of Statement of Ownership: 09/26/24. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily Walsh, Publisher.

Date 09/19/24.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002424 DIV. B IN RE: ESTATE OF

CURTIS BRITT, JR., Deceased. The administration of the estate of

Curtis Britt, Jr., deceased, whose date of death was May 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court, Attn: PROBATE DIVISION, P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 27, 2024. /s/ Janet Ann Britt Janet Ann Britt Personal Representative

c/o Barrister Law Firm 901 N. Lake Destiny Road, Suite 151 Maitland, FL 32751 /s/ Christi Leigh McCullars, Esq.

Attorney for Petitioner Florida Bar Number: 0115767 Barrister Law Firm, P.A. 901 N. Lake Destiny Road, Suite 151 Maitland, FL 32751 Telephone: (407) 205-2906 Fax: (407) 386-6621 E-Mail: christi@barlaw.com Sept. 27; Oct. 4, 2024 24-02935H

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

PROBATE DIVISION File No. 24-CP-002747 Division A IN RE: ESTATE OF

FIRST INSERTION

AUDREY DRUCILLA KERSTING Deceased.

The administration of the estate of AUDREY DRUCILLA KERSTING. deceased, whose date of death was June 17, 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

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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 27, 2024.

Personal Representative: /s/ Vanessa Giesking Vanessa Marie Giesking 4914 Ivv Glen Place Land O Lakes, Florida 34638

Attorney for Personal Representative: /s/ Kelly B. McGill Kelly B. McGill, Esq. Florida Bar Number: 1050006 AWS LAW FIRM 2202 N. Westshore Blvd. Ste 200 Tampa, FL 33607 Telephone: (813) 922-5293 E-Mail: Kellym@awslaw.org Sept. 27; Oct. 4, 2024 24-02920H



What is a public notice?

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION CASE NO.: 24-CP-002477 DIVISION: B IN RE: ESTATE OF

Deceased. The administration of the estate of HERBERT WILLIAMS, deceased, File Number 24-CP-002477, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal Representative and the personal representative's attorney are set forth below.

HERBERT WILLIAMS.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: /s/ Diane Bibb-Williams DIANE BIBB-WILLIAMS **Personal Rep.** 13633 Artesa Bell Dr.

Riverview, Florida 33579 /s/ Fehintola Oguntebi FEHINTOLA OGUNTEBI 1904 West Cass Street Tampa, Florida 33606 (813) 254-8717 kemi@oguntebilaw.com FBN: 049042 Attorney for Personal Representative Sept. 27; Oct. 4, 2024 24-02919H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-002984

Division A

IN RE: ESTATE OF

ROCCO ALEXANDER FREDA

a/k/a ROCCO A. FREDA,

Deceased.

The administration of the estate of

ROCCO ALEXANDER FREDA a/k/a

ROCCO A. FREDA, deceased, whose

date of death was July 18, 2024, is

pending in the Circuit Court for Hill-

sborough County, Florida, Probate

Division, the address of which is P.O.

Box 1110, Tampa, FL 33601-1110. The

names and addresses of the Personal

Representative and the Personal Repre-

sentative's attorney are set forth below.

other persons having claims or de-

mands 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.

and other persons having claims or de-

mands against Decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

notice is September 27, 2024 MARY ANN PANDOLFO BENTON

Personal Representative

627 S. Riverhills Dr.

Temple Terrace, FL 33617

Attorney for Personal Representative

JAMES P. HINES, JR.

Florida Bar No. 061492

315 S. Hvde Park Ave.

Tampa, FL 33606

Secondary Email:

Hines Norman Hines, P.L.

Telephone: 813-251-8659

mgreco@hnh-law.com

Sept. 27; Oct. 4, 2024

Email: jhinesjr@hnh-law.com

24-02953H

DATE OF DEATH IS BARRED.

NOTICE.

BARRED.

All other creditors of the Decedent

All creditors of the Decedent and

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 24-CP-002166

IN RE: ESTATE OF KATHI ANN ARBOGAST Deceased.

The administration of the Estate of KATHI ANN ARBOGAST, deceased, whose date of death was February 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs StTampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NAME OF PERSONAL REPRE-SENTATIVE: Judith E. Spain: 18313 Aintree Court Tampa FL 33647. RELA-TIONSHIP: caregiver and best friend.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITH-IN THE LATER OF 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE OR 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 the decedent's estate
MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 27 day of September, 2024. Personal Representative:

JUDITH E. SPAIN

18313 Aintree Court Tampa FL 33647 Attorney for Personal Representative: BRYAN R. DEVOLDER, ESQ. Florida Bar Number: 122751 Devolder Law Firm, PLLC 15310 Amberly Drive Suite 250 #300Tampa, FL 33647 Telephone: (813) 724-3880 E-Mail: eportalfl@devolderlaw.com Secondary email: paralegal@devolderlaw.com Sept. 27; Oct. 4, 2024 24-02951H FIRST INSERTION

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

File No. 23-CP-2645 IN RE: ESTATE OF MARK EDWARD FRANTZ.

Deceased. The administration of the estate of MARK EDWARD FRANTZ, deceased, whose date of death was July 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 27, 2024.

TAWNY LYNN FRANTZ Personal Representative

36770 Shore Drive Dade City, FL 33525 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@ȟnh-law.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003095 Division A

IN RE: ESTATE OF ERIC CHARLES LAMISON,

aka ERIC C. LAMISON Deceased.

The administration of the estate of ERIC CHARLES LAMISON, also known as ERIC C. LAMISON, deceased, whose date of death was July 6,2024, 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 repre-

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

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

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

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 27, 2024. LIEN LAMISON

Personal Representative 2303 S. Ardson PL

Tampa, FL 33629 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com 24-02974H Sept. 27; Oct. 4, 2024

Sept. 27; Oct. 4, 2024 24-02970H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 24-CP-2994 IN RE: ESTATE OF GERALD LYNN CAMPBELL,

Deceased.

The administration of the estate of GERALD LYNN CAMPBELL, deceased, whose date of death was April 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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

ELEARA CAMPBELL Personal Representative 11803 Sterling Road

Thonotosassa, FL 33592 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@ȟnh-law.com 24-02972H

Sept. 27; Oct. 4, 2024

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-003024 Div. A IN RE: ESTATE OF

BENNIE KAY O'BRIEN,

DECEASED. The administration of the estate of Bennie Kay O'Brien, deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No. 24-CP-003024, the address of which is 800 Twiggs Street, Rm. 206, Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorneys are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING 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 27, 2024

MATT JOSEPH O'BRIEN 3001 W. Bay Villa Avenue Tampa, Florida 33611 CHAD ROBERTS O'BRIEN 2601 W. Jetton Avenue Tampa, Florida 33629

Personal Representatives /s/ Merritt A. Gardner Florida Bar No. 210900 Miles C. Gardner

Florida Bar No. 1012063 GARDNER LAW FIRM Kennedy Square, Suite 600 4950 W. Kennedy Square

Tampa, Florida 33609 Tele: (813) 288-9600 Email: MGardner@MAGardner.com Miles@MAGardner.com Attorneys for Personal Representatives Sept. 27; Oct. 4, 2024 24-02954H FIRST INSERTION

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

FILE NO.: 2024-CP- 003058 DIVISION: B IN RE: PAMELA DENISE RACINE Deceased.

The administration of the estate of Pamela Denise Racine, deceased, whose date of death was July 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division: File No. 2024-CP-003058: the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS September 27, 2024.

Personal Representative GLENDA M. RACINE

Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com Sept. 27; Oct. 4, 2024 24-02971H FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-002238 Division O IN RE: ESTATE OF ROYCE LEE DRAWDY Deceased.

The administration of the estate of Royce Lee Drawdy, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: Carolee Rowe 815 N 6th Ave, Apt 212 Steubenville, Ohio 43952

Attorney for Personal Representative: R. Nadine David, Esq. Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail:

ndavid @ florida probate law group.comSecondary E-Mail: service@floridaprobatelawgroup.com Sept. 27; Oct. 4, 2024 24-02952H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA File No. 24-CP-002127 Division B IN RE: ESTATE OF JOSEPH LEE DUNCAN, III Deceased.

The administration of the estate of Joseph Lee Duncan, III, deceased, whose date of death was May 21, 2024, 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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM. 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: /s/ Anna Lee Duncan Anna Lee Duncan 5340 W. Kennedy Boulevard, Unit 434

Tampa, Florida 33609 Attorney for Personal Representative: /s/ Robert S. Walton Robert S. Walton Attorney for Personal Representative Florida Bar Number: 92129

Law Offices of Robert S. Walton, PL 3802 W. Bay to Bay Boulevard, Tampa, Florida 33629 Telephone: (813) 434-1960

Fax: (813) 200-9637 E-Mail: rob@attorneywalton.com Secondary E-Mail: eservice@attorneywalton.comSept. 27; Oct. 4, 2024 24-02937H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY.

FLORIDA PROBATE DIVISION File No. 24-CP-002979 IN RE: ESTATE OF SHARON THOMAS,

Deceased. The administration of the estate of SHARON THOMAS, deceased, whose date of death was August 12, 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 attor-

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 27, 2024. SHAWN COTY

Personal Representative 4701 Willard Ave. Apt. No. 1527

Chevy Chase, Maryland 20815 Ashley G. Friedrich Florida Bar No. 1007955 Attorney for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: afriedrich@hnh-law.com Sept. 27; Oct. 4, 2024 24-02973H

notice is: September 27, 2024.

nev are set forth below.

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0772852566 File No.: 2024-714 Certificate No.: 2022 / 7412 Year of Issuance: 2022

Description of Property: PARK CREEK PHASE 1A LOT 2 BLOCK 3 PLAT BK / PG: 121 / 244

SEC - TWP - RGE: 31 - 30 - 20 Name(s) in which assessed: AZIRIO INC

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

deemed according to law, the prop-erty described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 9/9/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024

24-02945H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0496970000 File No.: 2024-711 Certificate No.: 2022 / 4561 Year of Issuance: 2022

Description of Property:
GIBSONTON ON THE BAY 3RD ADDITION LOT 122 PLAT BK / PG: 10 / 61 SEC - TWP - RGE: 23 - 30 - 19 Name(s) in which assessed:

MARKET TAMPA INVEST-MENTS LLC TRUSTEE MARKET TAMPA INVEST-MENTS LLC AS THE TRUST-

UNDER THE 9907 CONNECT-ICUT ST LAND TRUST All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.real tax deed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 9/9/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024

24-02943H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0638090490 File No.: 2024-703 Certificate No.: 2022 / 6254 Year of Issuance: 2022 Description of Property: N 280.70 FT OF W 73 FT OF E

955 FT OF S 1/2 OF SE 1/4 OF NW 1/4

SEC - TWP - RGE: 02 - 29 - 20 Name(s) in which assessed: THOMAS FOLIVER JR

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/9/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024

FIRST INSERTION

NOTICE OF APPLICATION

File No.: 2024-709 Certificate No.: 2022 / 976

Description of Property: TUDOR CAY CONDOMINIUM

BUILDING B UNIT 203 TYPE

D .5440 PERCENTAGE OF OWNERSHIP IN COMMON

SEC - TWP - RGE: 34 - 28 - 17

All of said property being in the County

Unless such certificate shall be re-

deemed according to law, the property described in such certificate

will be sold to the highest bidder on

(11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

voice impaired, call 711.

Sept. 27; Oct. 4, 11, 18, 2024

Year of Issuance: 2022

PLAT BK / PG: 3 / 17

Name(s) in which assessed:

of Hillsborough, State of Florida.

ELEMENTS

ADAM BILD

24-02940H

FIRST INSERTION

HILLSBOROUGH COUNTY

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0564200000 File No.: 2024-702 Certificate No.: 2022 / 5235 Year of Issuance: 2022

Description of Property: LOT BEG 40 FT E AND 654.96 FT S OF NW COR OF SE 1/4 OF SW 1/4 AND RUN E 161 FT S 100 FT W 161 FT AND N 100 FT TO BEG

SEC - TWP - RGE: 07 - 32 - 19 Name(s) in which assessed: JUDY CRUZ VILLA MAIDA

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on

(11/7/2024) on line via the internet at

All of said property being in the County

www.hillsborough.realtaxdeed.com. 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 Clerk's ADA Coordinator. 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or

Dated 9/9/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk

voice impaired, call 711.

Sept. 27; Oct. 4, 11, 18, 2024 24-02939H

FIRST INSERTION

NOTICE OF APPLICATION

which it was assessed are:

Folio No.: 0928850200 File No.: 2024-708 Certificate No.: 2022 / 9600 Year of Issuance: 2022

Description of Property: E 294 FT OF SE 1/4 OF NW 1/4 LESS RD R/W

Name(s) in which assessed: YVONNE B SIMMONS YVONNE BERRY SIMMONS

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on

(11/7/2024) on line via the internet at

working days prior to the date the service is needed; if you are hearing or

Dated 9/9/2024

Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024

24-02941H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certifi-

FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax cates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the descripdeed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in tion of the property, and the names in which it was assessed are: Folio No.: 0065540556

which it was assessed are: Folio No.: 1120210546 File No.: 2024-713 Certificate No.: 2022 / 10544 Year of Issuance: 2022

Description of Property: VILLA SONOMA AT INTER-NATIONAL PLAZA CONDO-MINIUM UNIT 1421 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE: 16 - 29 - 18

Name(s) in which assessed: MOHAMED Z AL-SAMKARI All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser-vice is needed; if you are hearing or voice impaired, call 711.

Dated 9/9/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024

FOR TAX DEED

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

OF NE 1/4 LESS N 506 FT AND SEC - TWP - RGE: 26 - 29 - 22

LATONIA WHIGHAM

All of said property being in the County

www.hillsborough.realtaxdeed.com. 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 Clerk's ADA Coordinator. 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two

voice impaired, call 711.

Cindy Stuart

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1379910000 File No.: 2024-650 Certificate No.: 2022 / 11398 Year of Issuance: 2022 Description of Property: GANDY GARDENS 9 LOT 10

BLOCK 2 PLAT BK/ PG: 42 / 32 SEC - TWP - RGE: 17 - 30 - 18 Name(s) in which assessed: WILLIAM ALLEN PARKER

DAVID LEMUEL PARKER All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com. 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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024 24-02938H

24-02914H

FOR TAX DEED

FIRST INSERTION NOTICE OF APPLICATION

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0662125000

File No.: 2024-715 Certificate No.: 2022 / 6498 Year of Issuance: 2022 Description of Property: WHEELER ROAD SUBDIVI-SION LOTS 9 AND 10 PLAT BK / PG: 31/88 SEC - TWP - RGE: 10 - 29 - 20 Name(s) in which assessed: ESTATE OF SELENE FAY GIDDENS ROBBY GIDDENS (LIFE ESTATE) ANGELICA HART (REMAINDER) DAMION GIDDENS C/O KARETTA GREEN

(REMAINDER) All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator. 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/9/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024

24-02946H

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. 24-CC-038265 BLISSFUL TIMES INC., a Florida corporation PLAINTIFF, VS. BAM32, INC. a Florida corporation LIVING INTERIOR PLANT SERVICE, INC., A Florida

corporation. DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant

to the Default Final Judgment of Foreclosure dated September 18, 2024 and entered in 24-CC-38265 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Blissful Times Inc., is the Plaintiff and BAM32, Inc. and Living Interior Plant Service Inc. are the Defendants. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com at, 10:00 am on October 25, 2024, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

LOT 13, Block 6, WINSTON PARK UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 46, Page 42, Public Records of Hillsborough County

Florida. Property Address: 1008 S. 70th Street, 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 Statute, Section

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 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@fljud13.org.

Dated September 19, 2024 /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com Sept. 27; Oct. 4, 2024 24-02912H

FIRST INSERTION

--- ACTIONS / SALES ---

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA

STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 2024CA001569 CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, vs. STACEÝ CHRISTINA BARNES, et al..

Defendant.

Notice is given that pursuant to the Final Judgment of Foreclo-sure dated 9/19/2024, in Case No.: $2024 \hbox{CA001569}$ of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILL-SBOROUGH HOMEOWNERS AS-SOCIATION, INC., is the Plaintiff and STACEY CHRISTINA BARNES, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 2/10/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 96, in Block 27 of Cypress Creek Phase 4A, according to the Plat thereof, as recorded in Plat Book 129, Page 99, of the Public Records of Hillsborough County, Florida

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

IF YOU ARE A PERSON WITH A

DISABILITY WHO NEEDS ANY AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVER-SION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RE-CEIPT OF THIS MEDIATION CON-FERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IM-PAIRED, AND CALL-1-800-955-8770. DATED: September 19, 2024

By: /s/Shayla J. Mount Shayla J. Mount, Esquire Florida Bar No.: 108557 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Sept. 27; Oct. 4, 2024 24-02947H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2023-CP-003321 IN RE: ESTATE OF DONALD ALVIN RUSHING,

Deceased. The administration of the Estate of Donald Alvin Rushing, deceased, whose date of death was 9/7/2023 , Case Number 2023-CP-003321, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 27 day of September, 2024.

Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ.

Personal Representative: Donna Rushing

Florida Bar Number: 1031888 Counsel for Petitioner Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com case manager@elizabeth devolder.comSept. 27; Oct. 4, 2024 24-02984H

--- ACTIONS / SALES ---

Cindy Stuart

24-02942H

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL

CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-000743 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN

MORTGAGE LOAN TRUST,

MORTGAGE LOAN

SERIES 2007-FF1, Plaintiff, vs.
JOSEFINA M. HOUSE; UNKNOWN SPOUSE OF JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES,

ASSET-BACKED CERTIFICATES,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 18, 2024, entered in Civil Case No.: 23-CA-000743 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATION-AL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1. Plaintiff. and JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A PAUL HAMELTON, are Defendants.

CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough. realforeclose.com, at 10:00 AM, on the 13th day of January, 2025, the following described real property as

set forth in said Judgment, to wit:

LOT 14, IN BLOCK 2, OF DEL RIO ESTATES, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to

funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a disabil-

ity 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@fljud13.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@fljud13.org.

/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-49748

Sept. 27; Oct. 4, 2024

Dated: September 18, 2024

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 11/01/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Stat-utes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

JTEBU14R770109640 2007 TOYOTA 4RUNNER 1HGCR2F38EA293956 2014 HONDA ACCORD 1GNSCJKC3FR264208 2015 CHEVROLET C1500 SUBURBAN 4T1BF1FK9CU019970 2012 TOYOTA CAMRY JN8AS1MU4AM800817

2010 INFI FX35 September 27, 2024 24-02996H

Ш



legal@businessobserverfl.com

an Cc m



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003038 Division PROBATE IN RE: ESTATE OF JANEISY MICHELLE RIVERA **CEPERO**

Deceased. The administration of the estate of JA-NEISY MICHELLE RIVERA CEPERO, deceased, whose date of death was May 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, 800 E. Twiggs Street Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

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

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

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

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

The date of first publication of this

notice is September 27, 2024.

Personal Representative: /s/Jessica Cepero Monserrate

6502 North 78th St Tampa, Florida 33610 Attorney for Personal Representative: /s/ Daniel de Paz, Attorney Florida Bar Number: 108866 136 4th St. N., Suite 2213 St. Petersburg, Florida 33701 Telephone: (813) 367-9856 Fax: (813) 901-4856 E-Mail: e-service@depaz.law Secondary E-Mail: assistant@depaz.law Sept. 27; Oct. 4, 2024 24-02992H

FIRST INSERTION

HILLSBOROUGH COUNTY

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23CA017298

WATERLEAF OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION INC., through its Assignee, ASSOCIATION FUNDING LLC, Plaintiff, v.

FRED V. NWOKOBIA, et al.,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Final Judgment of Foreclosure dated September 18, 2024, and entered in 23CA017298 the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WATERLEAF OF HILLS-BOROUGH COUNTY HOMEOWN-ERS ASSOCIATION INC., through its Assignee, ASSOCIATION FUND-ING LLC is the Plaintiff and FRED V. NWOKOBIA is the Defendant. Association Funding, LLC, or its authorized representative, will sell to the highest and best bidder at a public sale the following described residential real property located in HILLSBOROUGH County, Florida:

Lot 2, in Block 17 of WATER-LEAD PHASE 5B, according to the plat thereof as recorded in Plat Book 130, Page 257, of the Public Records of Hillsborough County, Florida.

The sale shall occur on October 21, 2024 at 9:00 a.m., or soon thereafter, at the property: 2055 Cardinal Flower Dr. Riverview, FL 33579 as set forth in and in accordance with the Final Judgment. 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 in this matter, 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 ac-commodation, 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. Respectfully, Submitted MORTGAGE LAWYERS 7401 Wiles Road. • Suite 203 Coral Springs, FL 33067 Telephone: (954) 317-9000 Fax: (888) 305-5262

Counsel for Plaintiff

By: /s/ Kathy L. Houston Kathy L. Houston, Esquire Florida Bar Number: 56042 Sept. 27; Oct. 4, 2024 24-02913H FIRST INSERTION

--- ACTIONS / SALES ---

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

CASE NO.: 2024-CC-031858 DIVISION M HAWKS POINT HOMEOWNERS ASSOCIATION, INC. Plaintiff, vs. MINDI SANBORN

Defendant. TO: Mindi Sanborn 2411 Birds Eye Court

Ruskin, FL 33570 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowner's assessments lien recorded on September 27, 2023, in Official Records Instrument#: 20233430377, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 2411 Birds Eye Court, Ruskin, Florida 33570 LEGAL:

Lot 99, of HAWKS POINT-PHASE 1A-1 as per the plat thereof, as recorded in Plat Book 115, Pages 172-179, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before OCTOBER 16, 2024, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

If you are a person with a disability

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

DATED this 10 day of September, 2024.

> CINDY STUART Clerk of the Court (SEAL) by: /s/ Isha Tirado-Baker Deputy Clerk, Isha Tirado-Baker Hillsborough County Courthouse 800 E. Twiggs St.

Tampa, FL 33602 Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250

Tampa, FL 33609 Sept. 27; Oct. 4, 2024 24-02915H

FIRST INSERTION

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

CASE NO. 23-CA-012684 TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE,

Plaintiff, vs. LEONARD LEE CLEVENGER; UNKNOWN SPOUSE OF LEONARD LEE CLEVENGER; ASSOCIATES HOUSING FINANCE, LLC S/B/M ASSOCIATES
HOUSING FINANCE SERVICES, INC. D/B/A FORD HOUSING FINANCE SERVICES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 26, 2024, and entered in Case No. 23-CA-012684, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATION-AL ASSOCIATION AS INDENTURE TRUSTEE is Plaintiff and LEON-ARD LEE CLEVENGER; UNKNOWN SPOUSE OF LEONARD LEE CLEV-ENGER: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ASSOCIATES HOUS-ING FINANCE, LLC S/B/M ASSO-CIATES HOUSING FINANCE SER-VICES, INC. D/B/A FORD HOUSING FINANCE SERVICES: 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 23, 2024, the following described property as set forth in

said Final Judgment, to wit:
ALL THAT CERTAIN LAND SITUATE IN HILLSBOR-OUGH COUNTY, FLORIDA, VIZ:

TRACT 3: A TRACT OF LAND LYING IN TRACT 749 AND 750, RUSKIN COLONY FARMS VISION SECOND EXTEN-SION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA; COMMENCING AT

THE NORTHWEST CORNER

OF SAID TRACT 749, THENCE NORTH 89 DEG. 58 MIN.19 SEC. EAST (ASSUME BEAR-ING) ALONG THE NORTH BOUNDARY OF SAID TRACT 749, AND TRACT 750 A DIS-TANCE OF 220.00 FEET, FOR THE POINT OF BEGINNING. THENCE NORTH 89 DEG. 58 MINS 19 SEC. EAST ALONG THE NORTH BOUNDARY OF SAID TRACT 749 AND 750 A DISTANCE OF 120.00 FEET; THENCE SOUTH A DISTANCE OF 300.00 FEET, TEHNCE SOUTH 89 DEG. 58 MIN. 19 SEC. WEST A DISTANCE OF 120.00 FEET, THENCE NORTH A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING LESS ANY PORTION THEREOF LYING WITH THE RIGHT OF WAY ROAD ALONG THE NORTH BOUNDARY.

TOGETHER WITH MOBILE HOME VIN NUMBERS FL-HMLCB104016210A AND FL-HMLCB104016210B, TITLE NUMBERS 73042111 AND 73043114

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

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

Dated this 23rd 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.: 22-00732 SPS V6.20190626Sept. 27; Oct. 4, 2024 24-03960H

FIRST INSERTION

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

CASE NO. 21-CA-004621 DIVISION: J RF -Section II ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. MARLENE BAEZ: FLORIDA HOUSING FINANCE CORPORATION; PORTFOLIO RECOVERY ASSOCIATES LLC: EVERGREEN BUILDING AND CONSTRUCTION CORP;

STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; 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 a Uniform Final Judgment of Foreclosure dated September 26, 2023, and an Order Rescheduling Foreclosure Sale dated September 10, 2024, and entered in Case No. 21-CA-004621 of the Circuit Court in and for Hillsborough County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is Plaintiff and MARLENE BAEZ; FLORIDA HOUSING FINANCE CORPORATION; PORTFOLIO RECOVERY ASSOCIATES LLC; EVERGREEN BUILDING AND CONSTRUCTION CORP: STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN

PARTIES CLAIMING INTERESTS THROUGH, UNDER 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, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough. realforeclose.com, at 10:00 a.m., on November 14, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 11 AND 12, LESS THE NORTH 60.00 FEET THERE-OF BLOCK 38, TAMPA OVER-LOOK, ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17. PAGE 2; OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY FLORIDA; TO-GETHER WITH A 5.00 FOOT WIDE SANITARY SEWER EASEMENT, 2.50 FEET ON EACH SIDE OF THE FOL-LOWING DESCRIBED LINE OVER AND ACROSS THAT PORTION OF LOT 11, BLOCK 38, TAMPA OVERLOOK, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 17, PAGE 2; OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LESS THE NORTH 60.00 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF SAID LOT 11; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°29'26" WEST, A DISTANCE OF 66.02 FEET, TO THE POINT OF TERMINA-

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

Pursuant to Florida Statute 5.031(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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

DATED September 16, 2024. By: /s/ Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-178673 / TM1 Sept. 27; Oct. 4, 2024

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 24-CA-001809 DIVISION: E RF -Section I REPUBLIC BANK & TRUST

COMPANY, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEETWATER CONDOMINIUM 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 September 18, 2024, and entered in Case No. 24-CA-001809 of the Circuit Court in and for Hillsborough County, Florida, wherein REPUBLIC BANK & TRUST COMPANY is Plaintiff and THE UN-KNOWN SPOUSES, HEIRS, DEVI-SEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIM-ING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEET-WATER CONDOMINIUM ASSO-CIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www. hillsborough.realforeclose.com, 10:00 a.m., on October 9, 2024 , the following described property as set forth in said

UNIT 2-16 OF SWEETWATER TOWNHOMES CONDOMIN-

Order or Final Judgment, to-wit:

IUM PHASE TWO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RE-CORDED IN OFFICIAL RECORD BOOK 4292, PAGE 283, AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGE 18, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

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

Pursuant to Florida Statute 45.031(2), this notice shall be published 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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

DATED 9/20/2024. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 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 7236-199599 / BJB Sept. 27; Oct. 4, 2024 24-02948H

FIRST INSERTION

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

CASE NO. 23CA014990 DIV. T WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, vs.

F1 MOTOR TRANSPORT LLC, A FLORIDA LIMITED LIABILITY COMPANY; et al. Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 20, 2024 entered in Civil Case No. 23CA014990 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, is Plaintiff and F1 MOTOR TRANSPORT LLC, A FLORIDA LIM-ITED LIABILITY COMPANY; et al. are

Defendant(s).
The Clerk, CINDY STUART, will sell to the highest bidder for cash, online at www.hillsborough. realforeclose.com at public sale on December 23, 2024, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, MORE PARTICULARLY DE-

SCRIBED AS FOLLOWS: FOR A POINT OF REFER-ENCE, COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4, OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, SAID POINT OF REFERENCE BEING A FOUND SQUARE HEADED BOLT LYING N 88º34'15" E, A DISTANCE OF 1330.58 FEET FROM THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 15 AND A FOUND RAILROAD SPIKE; THENCE S 00º16'13" E, ALONG THE EAST BOUND-ARY OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 1327.41 FEET TO THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 15 AND A FOUND 3 INCH DIAM-ETER IRON PIPE; THENCE S 00º16'13" E, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 15, A DISTANCE OF 995.56 FEET TO THE POINT OF BEGINNING; THENCE N 88º32'15" EAST, A DISTANCE OF 660.00; THENCE SOUTH 00º16'13" EAST, A DISTANCE OF 331.77 FEET TO A POINT ON THE SOUTH BOUND-ARY OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15, SAID POINT LYING SOUTH

88º31'49" W, A DISTANCE OF 656.66 FEET FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15 AND A FOUND 5/8 INCH DIAMETER IRON ROD; THENCE S 88º31'49" W, A DISTANCE OF 660.00 FEET TO THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SEC-TION 15 AND A FOUND 5/8 INCH IRON ROD; THENCE S 88º29'29" W, A DISTANCE OF 1285.65 FEET TO THE EAST RIGHT OF WAY LINE OF COWART ROAD (SAID POINT BEING N 88º29'29" E, A DISTANCE OF 35.00 FEET FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 15, AND A FOUND RAILROAD SPIKE); THENCE N 00º29'06" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 72.96 FEET; THENCE DE-PARTING SAID RIGHT OF WAY LINE RUN N 88º2929" EAST, A DISTANCE OF 335.13 FEET, THENCE N 00º29'06" W, A DISTANCE OF 260.044 FEET; THENCE N 88º30'37" E, A DISTANCE OF 951.76 FEET NING AND

TO THE POINT OF BEGIN-SAID LAND FORMERLY DE-SCRIBED AS: LOT 10: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST COR-NER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 15, TOWNSHIP 29 SOUTH RANGE 22 EAST, HILLSBOROUGH COUN-TY FLORIDA, SAID POINT OF REFERENCE BEING A FOUND SQUARE HEAD-ED BOLT LYING NORTH 88º34'15" EAST, A DISTANCE OF 1330.58 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND RAILROAD SPIKE; THENCE SOUTH 00º16'13" EAST, ALONG THE EAST BOUND-ARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1327.41 FEET TO THE SOUTHEAST COR-NER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND 3 INCH DIAMETER IRON PIPE; THENCE SOUTH 00º16'13" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 813.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00º16'13" EAST, A DISTANCE OF 363.70 FEET TO A POINT LYING NORTH 00º16'13" WEST, A DISTANCE OF 150.00 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A

FOUND 5/8 INCH IRON ROD: THENCE SOUTH 88º29'29 WEST, A DISTANCE OF 1321.22 FEET' TO A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, SAID POINT LY-ING NORTH 00º29'06" WEST, A DISTANCE OF 150.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SAID SECTION 15 AND A FOUND RAILROAD SPIKE; THENCE NORTH 00º29'06" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 364.24 FEET; THENCE NORTH 88º30'59' EAST, A DISTANCE OF 1322.57 FEET TO THE POINT OF BEGINNING. SUBJECT AND LESS ANY PORTION LY-ING WITHIN MAINTAINED RIGHT-OF-WAY FOR COW-ART ROAD. AND

LOT 11: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST COR-NER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 15, TOWNSHIP 29 SOUTH RANGE 22 EAST, HILLSBOROUGH COUN-TY FLORIDA, SAID POINT REFERENCE BEING A FOUND SQUARE HEAD-ED BOLT LYING NORTH 88º34'15" EAST, A DISTANCE OF 1330.58 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND RAILROAD SPIKE; THENCE SOUTH 00º16'13" EAST, ALONG THE EAST BOUND-ARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1327.41 FEET TO THE SOUTHEAST COR-NER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND 3 INCH DIAMETER IRON PIPE; THENCE SOUTH $00^{\circ}16$ '13" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 995.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°32'15" EAST, DISTANCE OF 660.00; THENCE SOUTH 00º16'13" EAST, A DISTANCE OF 331.77 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15, SAID POINT LY-ING SOUTH 88º31'49" WEST, A DISTANCE OF 656.66 FEET FROM THE SOUTHEAST CORNER OF THE SOUTH-WEST 1/4 OF THE NORTH-EAST 1/4 OF SAID SECTION 15 AND A FOUND 5/8 INCH DIAMETER IRON ROD; THENCE SOUTH 88º31'49' WEST, A DISTANCE OF 660.00

FEET TO THE SOUTHEAST CORNER OF THE SOUTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SAID SECTION 15 AND A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 88º29'29" WEST, A DISTANCE OF 1320.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, AND A FOUND RAILROAD SPIKE; THENCE NORTH 00º29'06" WEST, ALONG THE WEST BOUND-ARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 150.00 FEET; THENCE NORTH 88º29'29' EAST, A DISTANCE OF 1321.22 FEET TO THE EAST BOUND-ARY OF THE SOUHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 00º16'13" WEST, A DISTANCE OF 181.85 FEET TO THE POINT OF BEGINNING; SUBJECT TO AND LESS ANY PORTION LYING WITHIN MAINTAINED RIGHT-OF-WAY FOR COWART ROAD.

LESS AND EXCEPT THE PORTION OF LAND CONTAINED IN THE DEEDS RECORDED IN OFFICIAL RECORDS BOOK 22443, PAGE 683 AND OFFICIAL RECORDS BOOK 22983, PAGE 1286, RECORD-ED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published

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

DATED this 20th day of September 2024. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 Sept. 27; Oct. 4, 2024 24-02962H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL ACTION Case #: 24-CA-002864 Division: J

Wells Fargo Bank, N.A. Plaintiff, -vs.-Ginifer L. Hartman a/k/a Ginifer Hartman; Unknown Spouse of Ginifer L. Hartman a/k/a Ginifer Hartman; Gini Hartman; La Portico of Sunset Park Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
TO: Ginifer L. Hartman a/k/a Gini-

fer Hartman, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 4408 West Bay to Bay Boulevard, Tampa, FL 33629, Unknown Spouse of Ginifer L. Hartman a/k/a Ginifer Hartman, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 4408 West Bay to Bay Boulevard, Tampa, FL 33629, Gini Hartman, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 4408 West Bay to Bay Boulevard, Tampa, FL 33629, Unknown Parties in Possession #1, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 4408 West Bay to Bay Boulevard, Tampa, FL 33629 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 4408 West Bay to Bay Boulevard, Tampa, FL 33629 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such

of the aforementioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more

particularly described as follows: THE WEST 26.67 FEET OF THE EAST 53.00 FEET OF LOT 1, BLOCK 7, SUNSET PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 10, PAGE 46, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 4408 West Bay to Bay Boulevard, Tam-

pa, FL 33629. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before October 24, 2024 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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." WITNESS my hand and seal of this Court on the 18 day of September, 2024. Cindy Stuart Circuit and County Courts

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

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487 24-331028 FC01 WNI Sept. 27; Oct. 4, 2024 24-03961H

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-002282 DEUTSCHE BANK NATIONAL ${\bf TRUST\ COMPANY,\ AS\ TRUSTEE}$ FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES. **SERIES 2007-1,** Plaintiff, vs.
MARQUITA V. ANGLIN A/K/A

MARQUITA ANGLIN A/K/A MARQUITA SNIPES MORGAN A/K/A MARQUITA V. SNIPES-MORGAN;

Defendants
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 17, 2024, and entered in Case No. 24-CA-002282. of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOR-OUGH County, Florida, DEUTSCHE BANK NATIONAL TRUST COMPA-NY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST. SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and MARQUITA V. ANGLIN A/K/A MARQUITA ANGLIN A/K/A MARQUITA SNIPES A/K/A MARQUITA V. SNIPES-MOR-GAN, are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOR-OUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on the 21ST day of OCTOBER, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 32, RIVER BLUFFS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 75, PAGE 13, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon nou iwen kèk èd. Tannri kontakte Adm nistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 : Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konyokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubven pale, rele 711.

Dated this 18TH day of September,

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com / s / J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 PHH19000-23/sap Sept. 27; Oct. 4, 2024 24-02916H

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. 23-CA-011869 FEDERAL HOME LOAN IORTGAGE CORPORAT TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1.

Plaintiff, vs MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; STATE OF FLORIDA DEPARTMENT OF REVENUE: BARCLAYS BANK DELAWARE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 6, 2024 and entered in Case No. 23-CA-011869, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS TRANSACTION STRUCTURED TRUST, SERIES 2019-1 is Plaintiff and MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA DEPARTMENT OF REVENUE; BARCLAYS BANK DELAWARE; 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 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 2, OF THE ROLLING MEADOWS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 45. PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

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

Dated this 20th 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.: 23-00254 SPS V6.20190626

Sept. 27; Oct. 4, 2024 24-02950H

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C, Plaintiff, v.

JOHN M. REISINGER, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 3, 2024, issued in and for Hillsborough County, Florida, in Case No. 23-CA-009907, wherein WILM-INGTON SAVINGS FUND SOCI-ETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OP-PORTUNITIES TRUST VIII-C is the Plaintiff, and JOHN M. REISINGER. HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., HUNTER'S GREEN PARCEL 6 NEIGHBOR-HOOD ASSOCIATION, INC. and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVE-LAND are the Defendants.

The Clerk of the Court, CINDY STUART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes. on December 03, 2024, at electronic sale beginning at 10:00 AM, at www. hillsborough.realforeclose.com following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 23, BLOCK 1, HUNTERS GREEN PARCEL 6, ACCORD-

ING TO PLAT THEREOF RE-CORDED IN PLAT BOOK 69, PAGE 37, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 17716 Grey Eagle Rd, Tampa, FL 33647 TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

UNCLAIMED.

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

Dated: This 20th day of September, 2024. Respectfully submitted. HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431

Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 $\hbox{E-Mail: Matthew@HowardLaw.com}$

Sept. 27; Oct. 4, 2024

SAVE **Email your Legal Notice** 24-02949H legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

HILLSBOROUGH COUNTY

FIRST INSERTION

REQUEST FOR PROPOSAL PROPERTY AND AMENITY MANAGEMENT SERVICES COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

Apollo Beach, Florida Notice is hereby given that the Covington Park Community Development District (the "District") will accept proposals from qualified entities interested in providing property and amenity management services for the District as described in the District's Request for Proposal for Property and Amenity Management Services (the "RFP"). The District owns the Covington Park Clubhouse, an amenity facility located within the District, and other amenities which require management services.

The RFP will be available beginning on September 30, 2024, beginning at 10:00 am. In order to obtain the RFP, please submit a request via email to R. David Jackson, District Counsel, at diackson@flgovlaw.com. The RFP will also be available on the District's website: covingtonparkedd.org.

The District was created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide all amenity management services as outlined in the RFP and meet the following qualifications: (i) authorized to do business in the State of Florida; (ii) be fully licensed and insured; (iii) have five or more years minimum continuous operation; and (iv) have experience with at least three other communities of a similar nature, size and amenity level to the Covington Park community, with verifiable references. Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for its own evaluation of the District's amenities. In addition, Proposer shall provide pricing for three years of service (commencement date TBD).

Any Proposer desiring to submit a proposal for this RFP must submit one (1) electronic copy of the required proposal no later than Friday, October 18, 2024, at 2:00 P.M. to R. David Jackson, District Counsel, Covington Park Community Development District, via e-mail at djackson@flgovlaw.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District's Board of Supervisors at a duly noticed public meeting on October 28, 2024, at 6:00 P.M, at the Covington Park Clubhouse, 6806 Covington Gardens Drive, Apollo Beach, FL 33572.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest to do so. The District may further postpone the award of the contract, elect not to proceed with the subject award process and/or to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to R. David Jackson at djackson@flgovlaw.com. Questions received after 4:00 p.m. on October 14, 2024, will not be answered. Answers to all questions will be provided to all proposers via e-mail. September 27, 2024

24-02985H

FIRST INSERTION

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

CASE NO.: 20-CC-068931 RUSTIC CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BEVERELY E. SHERARD and

UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Amended Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 20-CC-068931 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

UNIT 3 OF RUSTIC CON-DOMINIUM (PHASE 1), ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 4034, PAGE 574 AND AMENDMENT RE-CORDED IN OFFICIAL RE-CORD BOOK 4051, PAGE 1357 AND RECORDED IN CON-DOMINIUM PLAT BOOK 5, PAGE 26, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3426 Townhouse Court, Unit 3, Tampa, Florida 33614 ("Property") at public sale, to the highest and best bidder for cash at 10:00 a.m. on November 1, 2024. The sale shall

be conducted online at http://www. hillsborough.realforeclose.com. person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 20th day of September RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.comCounsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No.: 118857

FIRST INSERTION

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

Case No. 24-CA-001003 Division: A OCEAN CAPITAL VENTURES, INC., a Florida corporation,

Plaintiff, vs. GREATER NEW SALEM PRIMITIVE BAPTIST CHURCH, INC., a Florida not for profit corporation, BENJAMIN M. CURRY, individually, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2024-CA-001003 on July 15, 2024, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Ocean Capital Ventures, Inc., Plaintiff, and Greater New Salem Primitive Baptist Church and Benjamin M. Curry, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 28th day of October 2024, the following described property as set forth in said Final Judgment, to

wit: Lot 4, Less the West 100 feet of the South 156.7 feet thereof and Less the West 50 feet of the North 156.63 feet thereof, all of Lot 17 and the West 50 feet of Lot 18, ORAN SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 29, Page 42, Public Records of Hillsborough County, Florida. Property address: 4501 East Diana Street, Tampa, FL 33610

Sept. 27; Oct. 4, 2024 24-02963H

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

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

FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 Anthony & Partners, LLC 100 S. Ashlev Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff Sept. 27; Oct. 4, 2024 24-02989H

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-003655

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11, Plaintiff, vs.
THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2024, and entered in 24-CA-003655 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVEST-MENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11 is the Plaintiff and THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED; TUNDRA LAMAR; VERA T. SPENCER 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 17, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT 10, IN BLOCK 16 OF MADISON PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FIRST INSERTION

FLORIDA. Property Address: 1204 W BALL ST, 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@fljud13.org
Dated this 23 day of September, 2024. By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda. murphy@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-148284 - NaC Sept. 27; Oct. 4, 2024 24-02983H

FIRST INSERTION

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

COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 19-CA-009993 DIVISION: I RF -Section II

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETTERMON A/K/A RANSON L. PETTERMON, A/K/A RANSON LEE PETTERMON SR. A/K/A R.L. PETTERMON, SR. DECEASED; HOWARD WATT PETTERMON A/K/A HOWARD PETERMON A/K/A HOWARD WATT PETERMAN; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY. BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; SHIRLEY GAIL PETTERMON: WILLIE RUTH PETTERMON; RONALD J. PETTERMON A/K/A RONALD PETTERMON: HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETTERMON A/K/A GERALD PETTERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY: DESIREE PETTERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETTERMON: RANSOME

PETERMAN, JR. A/K/A RANSOM L. PETTERMON, JR.; RAYMOND LEE PETTERMON A/K/A RAYMOND LEE PETTERMON; WILLIE JAMES PETTERMON A/K/A WILLIE PETERMON; 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 a Summary Final Judgment of Foreclosure dated June 17, 2024, and an Order Rescheduling Foreclosure Sale dated September 16, 2024 and entered in Case No. 19-CA-009993 of the Circuit Court in and for Hillsborough County Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIM-ANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETTERMON A/K/A RANSON L. PETTERMON, A/K/A RANSON LEE PETTERMON SR. A/K/A R.L. PETTERMON, SR. DECEASED; HOW-ARD WATT PETTERMON A/K/A HOWARD PETERMON A/K/A HOW-ARD WATT PETERMAN: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RE-COVERY TRUST; SHIRLEY GAIL PETTERMON; WILLIE RUTH PET-TERMON: RONALD J. PETTERMON A/K/A RONALD PETTERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT: GERALD JEROME PETTERMON A/K/A GER-ALD PETTERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETTERMON A/K/A DESIREE PETERMON; STAN-LEY ERIC PETTERMON: RANSOME PETERMAN, JR. A/K/A RANSOM PETTERMON, JR.; RAYMOND LEE PETTERMON A/K/A RAY-MOND LEE PETTERMON; WILLIE JAMES PETTERMON A/K/A WIL-LIE PETERMON; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose. com, at 10:00 a.m., on December 12, 2024, the following described property as set forth in said Order or Final Judg-

ment, to-wit: LOT 24, BLOCK TRADEWINDS SUBDIVI-SION, FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 39, PAGE 5, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

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

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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE-QUEST SUCH AN ACCOMMODA-TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SER-VICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODA-TIONS 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 24, 2024 By: /s/ Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-184743 / SR4 Sept. 27; Oct. 4, 2024

FIRST INSERTION

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

COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-015637 NEXBANK Plaintiff(s), vs.

MARIA N PADILLA A/K/A MARIA N. PADILLA GARCIA; et al., Defendant(s)

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 6, 2024 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45. Florida Statutes on the 30th day of October, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order,

FOLLOWING DE-SCRIBED PROPERTY LOCAT-ED IN THE COUNTY OF HILL-SBOROUGH, FLORIDA: LOT 3, BLOCK 40 OF OAKWOOD TERRACE TOWNHOMES, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 108, PAGE(S) 148 THROUGH 151. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA.

Property address: 3019 Bear Oak Drive, 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUES-TIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COOR-DINATOR, 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. Respectfully submitted, PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-008262-1 Sept. 27; Oct. 4, 2024 24-02982H

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-002578 Division G SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., APRIL OVERSTREET JOHNSON, AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., EZEKIEL OVERSTREET, JR., AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET,

Defendants TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE OF EZEKIEL OVERSTREET A/K/A EZE-KIEL OVERSTREET, SR.

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

LOT 15, BLOCK 17, NORTH-DALE, SECTION B, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 48, PAGE 47, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 4430 RANCH-WOOD LN, TAMPA, FL 33624 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 attor-

ney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before October 17, 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.

FIRST INSERTION

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: September 12, 2024.

CLERK OF THE COURT Honorable Cindy Stuart 800 Twiggs Street, Room 530 Tampa, Florida 33602 (SEAL) By: Mustafa Divan DEPUTY CLERK

Rvan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 011150/2425145/MTS Sept. 27; Oct. 4, 2024 24-02981H

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-004588 Mortgage Lenders Investment Trading Corporation d/b/a RP Funding f/k/a R P Funding, Inc Plaintiff, vs.

Alan Lane a/k/a Alan D. Lane; et al Defendants.

TO: Alan Lane a/k/a Alan D. Lane and Unknown Spouse of Alan Lane a/k/a Alan D. Lane

Last Known Address: 4303 Kipling Avenue, Plant City, FL 33566

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 53, BLOCK 3, WALDEN

LAKE UNIT 30, PHASE 1, SEC-TION D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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 October 28, 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

THIS NOTICE SHALL BE PUB-LISHED 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 September 20, 2024. Cindy Stuart As Clerk of the Court

(SEAL) By Mustafa Divan As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., Plaintiff's attorney, 2001 NW 64th St, Suite 130,

Ft. Lauderdale, FL 33309 File # 23-F00332 Sept. 27; Oct. 4, 2024 24-02990H

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE NOTICE IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

Case No.: 24-CA-7722 Division: T DAVID SPROAT, individually

and as GUARDIAN OF STEPHEN E. PELOZA, SR. Plaintiffs, vs. KIMBERLY SPROAT, SHERRI

BIGWOOD, CARL A. HELLWEGE, JOHN A. CAPLINGER, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST LAURA L. CAPLINGER. DECEASED, DEANNA HELLWEGE, DECEASED AND CAROLYN R. PELOZA, DECEASED; AND OTHER PARTIES, INCLUDING THE UNKNOWN SPOUSE OF ANY TITLE HOLDER IN POSSES-SION OF THE PROPERTY, AND IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES GRANTEES, 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

TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, TRUST-EES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIM-ING BY THROUGH UNDER OR CAPLINGER LAURA L. DECEASED, DEANNA HELLWE-GE, DECEASED AND CAROLYN R. PELOZA, DECEASED; AND OTHER PARTIES, INCLUDING THE UN-KNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND, IF A NAMED DE-FENDANT IS DECEASED, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY. THROUGH, UNDER, OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS

DEFENDANTS,

Defendants.

IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS:

YOU ARE NOTIFIED that an action for Adverse Possession and to Quiet Title, Cancellation of Deed and Declaratory Judgment to the following property

in Hillsborough County, Florida: Lot 24, Block 1, WALDEN LAKE, UNIT 37, PHASE ONE, according to the map or plat thereof as recorded in Plat Book 87, Page 92, 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 BRUCE J. SPERRY, Esquire, the Plaintiff's attorney, whose address is 1607 South Alexander Street, Suite 101, Plant City, Florida 33563-8421, within thirty (30) days of the first date of publication on or before OCTOBER 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 PUB-LISHED ONCE A WEEK FOR FOUR (4) 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.

WITNESS my hand and seal of the Court on the 24 day of September,

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

Deputy Clerk

BRUCE J. SPERRY, Esquire, Plaintiff's attorney, 1607 South Alexander Street. Suite 101, Plant City, Florida 33563-8421

Sept. 27; Oct. 4, 11, 18, 2024 24-02991H

FIRST INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on October 22nd 2024 at 10:00 A.M. online at: WWW.StorageAuctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE

7014 Gunn Highway Tampa, FL 33625

Tel: 813-519-1053 Unit #1073 Eric Paul Moynihan Household Goods, Furni-

ture, Boxes Unit #2185 Melissa Custer Microwave, Storage Bins, Decorations

Unit #1122 Sheila Moore **Household Goods, Boxes** Unit #2069 Kevin Dorian Household Goods, Furniture, **Boxes**

Unit #3086 Sierra Nichole Brown Household Goods, Furniture, Boxes

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

Sept. 27; Oct. 4, 2024 24-02988H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 24-CP-003006 IN RE: ESTATE OF MARVIN EDWARD JONES (a/k/a MARVIN E. JONES), Deceased.

The administration of the Estate of MARVIN EDWARD JONES (a/k/a MARVIN E. JONES), deceased, whose date of death was May 26, 2024, is pending in the 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-002331

Division A IN RE: ESTATE OF

CARMEN JULIA RAMOS ISALES

Deceased.

The administration of the estate of

CARMEN JULIA RAMOS ISALES,

deceased, whose date of death was Feb-

ruary 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida,

Probate Division, the address of which

is 800 E. Twiggs Street. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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,

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

/s/ Roberto Quinones Rentas

Roberto Quinones Rentas

9610 Channing Hill Dr

Ruskin, Florida 33573

Attorney for Personal Representative:

Cela Delgado Webster, Esq., Attorney

E-Mail: cwebster@chapellegal.com

Sept. 27; Oct. 4, 2024 24-02994H

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 27, 2024.

/s/ Cela Delgado Webster

lorida Bar Number: 27

Telephone: (813) 524-6393

service@chapellegal.com

Tampa, FL 33647

Fax: (813) 524-6343

Secondary E-Mail:

17425 Bridge Hill Ct, Suite 202

Florida Statutes.

NOTICE.

BARRED.

OF THIS NOTICE ON THEM.

nev are set forth below.

set forth below.

All creditors of 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION

File No. 24-CP-003050

Division O

IN RE: ESTATE OF

JAMES ELDRED JONES, JR.

Deceased.

The administration of the estate of

James Eldred Jones, Jr., deceased,

whose date of death was August 10,

2024, is pending in the Circuit Court

for Hillsborough County, Florida, Pro-

bate Division, the address of which is

800 E Twiggs St, Tampa, FL 33602.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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,

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

The date of first publication of this

Personal Representative:

Shannon McCall

602 Ballad Creek Court

Carv. North Carolina 27519

Attorney for Personal Representative:

NOTWITHSTANDING

notice is September 27, 2024.

J. Frazier Flasher, Attorney

Brown, Huff, Zohar, PLLC

Telephone: (813) 776-0031

E-Mail: Frazier@BHZLaw.com

Frazier@brownzoharlaw.com

Sept. 27; Oct. 4, 2024 24-02987H

6547 Gunn Hwy

Tampa, FL 33625

Secondary E-Mail:

Florida Bar Number: 102400

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

Florida Statutes.

BARRED.

BARRED.

The personal representative has no

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER 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 9/27/2024.

ANGELINA JONES, Personal Representative c/o Berlin Patten Ebling, PLLC

525-lst Avenue North St. Petersburg, Florida 33701 LAUREN V. MABE, ESQ. Attorney for Personal Representative Florida Bar No. 1025208 Berlin Patten Ebling, PLLC 324 S. Hyde Park Avenue., Suite 325 Tampa, Florida 33606 Telephone: (813) 467-7500 Fax: (813) 251-1662 Primary Email: lmabe@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Sept. 27; Oct. 4, 2024 24-02929H

FIRST INSERTION

NOTICE TO CREDITORS

(summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002924 Division A IN RE: ESTATE OF

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

MARY JANE MAROTTA,

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARY JANE MAROTTA, deceased, File Number 24-CP-002924; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was April 22, 2024; that the total value of the estate is \$22,966.11 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address AUDREY BONNETT, AS TRUSTEE OF THE MARY JANE MAROTTA REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 29, 2011 30192 Ethan Allen Court Millsboro, DE 19966-8233 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 27, 2024. **Person Giving Notice:**

AUDREY BONNETT 30192 Ethan Allen Court

Millsboro, DE 19966-8233 Attorney for Person Giving Notice: JAMES S. EGGERT Attorney for Petitioner Email: jim@eggfitz.com Secondary Email: leslie@eggfitz.com Florida Bar No. 949711 EGGERT FITZPATRICK 811-B Cypress Village Blvd. Ruskin, FL 33573 Telephone: (813) 633-3396 Sept. 27; Oct. 4, 2024 24-02995H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 24-CP-002890 Division PROBATE IN RE: ESTATE OF

ANTHONY JAMES TE PIVACEK Deceased.

The administration of the estate of ANTHONY JAMES TE PIVACEK, deceased, whose date of death was July 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, 800 E. Twiggs Street Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 27, 2024.

Personal Representative: /s/Yolanda Bumpus Yolanda Bumpus 2727 Comer Drive

Murfressboro, Tennessee 37218 Attorney for Personal Representative: /s/Daniel de Paz Daniel de Paz, Attorney 136 4th St. N., Suite 2213 St. Petersburg, Florida 33701 Telephone: (813) 367-9856 Fax: (813) 901-4856 E-Mail: daniel@depaz.law Secondary E-Mail: e-service@depaz.law Sept. 27; Oct. 4, 2024 24-02993H

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

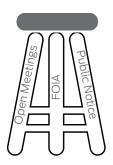
Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



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Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Meeting Minutes or

Land and Water Use



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments

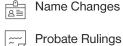


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Zoning, Annexation and Land Use Changes

Creation of Special

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



SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

FOURTH INSERTION

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

File No. 24-CP-002751 Division B IN RE: ESTATE OF ROBERT GORDON BLACK. aka ROBERT G. BLACK

Deceased.
TO: ROBERT GORDON BLACK, II

YOU ARE NOTIFIED that a Petition for Establishment and Probate of Lost or Destroyed Will and Appointment of Personal Representative has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: James P. Hines, Jr., Esq., Hines Norman Hines, P.L., 315 S. Hyde Park Ave, Tampa, FL 33606 on or before 9/30, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on this 29 day of AUGUST, 2024.

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

James P. Hines, Jr., Esq., Hines Norman Hines, P.L., 315 S. Hyde Park Ave, Tampa, FL 33606 Sept. 6, 13, 20, 27, 2024 24-02704H

SECOND INSERTION

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

DIVISION CASE NO. 24-CA-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 JUDI-CIAL 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 23-08738FL September 20, 27, 2024 24-02907H

Fla. Bar No.: 146803

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, LISDEYVIS 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 occurring on Decen 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 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.

SECOND INSERTION

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,

> 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

THIRD 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 Bv: 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

THIRD 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

FOURTH INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 23-DR-15718

DIVISION: J IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD: INFANT S.A.

TO: Juan Luis Medina, or any known or unknown legal or biological father of the male child born on November 13, 2024, to Alycia St. Angelo

Current Residence Address: Unknown Last Known Residence Address: Unknown except for Florence, Kentucky

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Heart of Adoptions, Inc., 418 West Platt Street, Suite A, Tampa, Florida 33606, regarding a minor male child born to Alycia St. Angelo on November 13, 2024, in Naples, Collier County,

Florida. The legal father, Juan Luis Medina is Hispanic, 41 years old, approximately 6'1" tall, weighs approximately 195 pounds, with black hair and brown 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 reasonably ascertained.

There will be a hearing on the Pe-

tition to Terminate Parental Rights Pending Adoption on November 19, 2024, at 11:00 a.m. eastern time, before Judge Robert A. Bauman, at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 402 Tampa, Florida 33602. The Court has set aside 15 minutes for the hearing. The grounds for termination of parental rights are those set forth in \$63.089 of the Florida Statutes. The hearing will be held via Zoom the following link and Meeting ID Number: https://zoom.us/j/8207378005, Meeting I.D.: 820-737-8005

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel

and believe you may be entitled to representation by a court-appointed attorney, you must contact the Of-fice of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attor-ney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before October 8, 2024, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.
UNDER §63.089, FLORIDA STAT-

UTES, FAILURE TO FILE A WRIT-TEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO AP-PEAR AT THIS HEARING CONSTI-TUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PA-RENTAL RIGHTS YOU MAY HAVE

REGARDING THE MINOR CHILD. 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 August 29, 2024

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

Tate Healey Webster, 418 West Platt Street, Suite B. Tampa, Florida 33606-2244, (813) 258-3355 Sept. 6, 13, 20, 27, 2024 24-02705H

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-001630

 $\mathbf{CMG}\,\mathbf{MORTGAGE},\mathbf{INC.}\,,$ 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 IN-TEREST IN THE ESTATE OF NORA MILLER, DECEASED; JAMES MI-CHAEL MILLER: ANGELETTE LORRAINE KENT; JUDITH SUE COCHRAN; RUDOLPH AUGUST MILLER; STATE OF FLORIDA, DE-PARTMENT OF REVENUE are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at

www.hillsborough.realforeclose.com, 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 LY-ING NORTH OF LOTS 2 & 3, BLOCK 8, CLARKS ADDITION TO PLANT CITY, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 120, PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA, DESCRIBED AS FOL-LOWS: COMMENCE AT THE NORTHEAST CORNER OF BLOCK 1, CLARKS ADDITION TO PLANT CITY, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 120, PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA, THENCE RUN SOUTH ALONG THE EAST BOUND-ARY 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 BOUND-ARY LINE OF SAID BLOCK 8 FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BE-GINNING; 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 RE-CORDED IN PLAT BOOK 31. PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 VALEN-CIA 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

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,

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

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com



Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



HILLSBOROUGH COUNTY

SECOND 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 SCAR-LETT OAKS REAL ESTATE, LLC, a Florida Limited Liability Company; LORI CARTER, an Individual; UN-KNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough. realforeclose.com beginning at 10:00 AM on 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, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT'S ADA CO-ORDINATOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED 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: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 3843.000008

SECOND INSERTION

SECOND 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, SE-RIES 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-

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

 ${\bf INC.,} {\bf MORTGAGE} \, \overset{'}{\bf ASSET\text{-}BACKED}$

PASS-THROUGH CERTIFICATES,

Kenneth C. Peterson a/k/a Kenneth

NOTICE IS HEREBY GIVEN pur-

suant to the Final Judgment and/or

Order Rescheduling Foreclosure Sale,

entered in Case No. 2022-CA-001637

of the Circuit Court of the THIR-

TEENTH Judicial Circuit, in and for

Hillsborough County, Florida, wherein DEUTSCHE BANK TRUST COM-

PANY AMERICAS, AS TRUSTEE FOR

RESIDENTIAL ACCREDIT LOANS,

INC.,MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES,

SERIES 2007-QS8 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

LOT 44, GRAY GABLES SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK

forth in said Final Judgment, to wit:

DEUTSCHE BANK TRUST

COMPANY AMERICAS, AS

ACCREDIT LOANS,

SERIES 2007-QS8,

Plaintiff, vs.

Defendants.

Peterson, et al.,

TRUSTEE FOR RESIDENTIAL

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 PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

September 20, 27, 2024 24-02874H

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: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M140368

September 20, 27, 2024 24-02873H

12, PAGE 50, OF THE PUBLIC

RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

If you are a person with a disability

who needs 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 ap-

date the service is needed. Complete

the Request for Accommodations Form

and submit to 800 E. Twiggs Street,

earance or other court activity of the

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

000000-00044.0

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-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. LINKNOWN 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: STAT-ED, CURRENT ADDRESS: UN-

KNOWN 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 THERE-OF AS RECORDED IN PLAT BOOK 77, PAGE 35, PUBLIC RECORDS OF HILLSBOR-OUGH 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.com24-06101-1

September 20, 27, 2024 24-02869H

SECOND 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, IUM II, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION 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 CONDO-MINIUM PLAT BOOK 3, PAGE AND CONDOMINIUM PLAT BOOK 4, PAGE 35; ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE PERCENT OF COMMON PERTAINING ELEMENTS 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 Twiggs 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 ap-pearance 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 WITNESS my hand and seal of the Court on this 9th day of September,

> 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

SECOND 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 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 en-

tered 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 BUR-

GOS 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

CINDY STUART, the Clerk of the Cir-

cuit Court, will sell to the highest and

best bidder for cash BY ELECTRONIC

SALE AT: WWW.HILLSBOROUGH.

REALFORECLOSE.COM, at 10:00

DILORENZO; are defendants.

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 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

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, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, 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. 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 im-

paired, 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 SECOND 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 there-of, as recorded in Plat Book 114, Page 162, of the Public Records of Hillsborough County, Florida. Property Address: 13178 ROYAL PINES AVE, RIVERVIEW, FL

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

SECOND 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,

Deputy Clerk

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

SECOND 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, 0F22395 and the contents there-

in, 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 $September\, 20, 27, 2024 \quad 24 \text{--} 02889H$

SECOND 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, Tam-

pa, Florida 33614 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 be-fore 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: 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

SECOND 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 33626Phone: 1-813-926-2177 Fax: 1-813-926-7489

Sept. 20, 27; Oct. 4, 11, 2024 24-02851H

SECOND 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) 36inch round table with base, (2) 42-inch square table with base, (17) table chairs, 16-inch square trash receptacles, 36inch rollaway shelves, PAR POS system, 6 pan eagle steamtable, 48-inch stainless steel shelving with sneeze guard, 39-inch stainless shelving unit, 36x14inch 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 --- SALES ---

SECOND 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 Providian 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 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-

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

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

> *Pursuant to Fla. R. Jud. Admin. $2.516(b)(1)(A), \hspace{0.5cm} Plaintiff \hbox{`s} \hspace{0.5cm} counsel \\$ 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

--- ESTATE ---

SECOND INSERTION

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP002900

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 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: Address Name 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. NOT-WITHSTANDING 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 Secondary E-Mail:

E-Mail: jenny@siegcolelaw.com eservice@siegcolelaw.com

September 20, 27, 2024 24-02858H

SECOND 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. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY.

PROBATE DIVISION

File No. 24-CP-0002780

Division A IN RE: ESTATE OF

HELEN ALLENE WILLIAMS,

Deceased.

The administration of the estate of HELEN ALLENE WILLIAMS, de-

ceased, whose date of death was April

21, 2024, is pending in the Circuit Court

for Hillsborough County, Florida, Pro-

bate Division, the address of which is

Post Office Box 1110, Tampa, Florida

33602. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PURITCATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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

OF THIS NOTICE ON THEM.

forth below.

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 PROP-ERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DE-CEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNI-FORM DISPOSITION OF COM-MUNITY 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.

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

creditor as specified under s. 732.2211,

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

The date of first publication of this

Personal Representative:

/s/ Annie Rix

ANNIE R. RIX

1738 Vineyard Way Tallahassee, Florida 32317

Attorney for Personal Representative:

Primary E-mail: rfueyo@trenam.com

BARKIN, FRYE, O'NEILL & MULLIS,

September 20, 27, 2024 24-02881H

Florida Bar Number: 0008508

TRENAM, KEMKER, SCHARF.

101 E. Kennedy Blvd., Suite 2700

NOTWITHSTANDING

notice is September 20, 2024.

/s/ Richard K. Fueyo RICHARD K. FUEYO

lmitchell@trenam.com

Tampa, Florida 33602

Attorneys for Petitioner

Telephone: (813) 223-7474

Secondary e-mail:

ALL CLAIMS NOT FILED WITHIN

SECOND INSERTION

Florida Statutes.

NOTICE.

BARRED.

BARRED.

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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: irivera@hnh-law.com September 20, 27, 2024 24-02885H

SECOND 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 Twiggs 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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: idaoud@folev.com

September 20, 27, 2024 24-02834H

SECOND 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

Personal Representataive: Anna Kirchner 4320 Woodland Road

Vine Grove, KY 40175 Attorney for Personal Reprsentative: 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 mmstoner@pensacolalaw.com September 20, 27, 2024 24-02836H

SECOND 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. Twiggs 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 de-

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS SEPTEM-BER 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

--- ESTATE ---

SECOND 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. Twiggs 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. NOTWITH-STANDING THE TIME PERIODS

DEATH IS BARRED. THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS SEPTEM-BER 20, 2024.

SET FORTH ABOVE, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

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

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-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 decedents' estate, even if that claim is unmatured, 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 PUB-LICATION 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 unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-TION 733 702 FLORIDA STATUTES WILL BE FOREVER BARRED.

THIS NOTICE.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AF-TER 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. Twiggs Street, Tampa, FL

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 speci-

fied 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

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.

SECOND 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

HARVEY, individually, UNKNOWN

PARTIES IN POSSESSION, AND

UNKNOWN TENANTS/OWNERS.

Notice is hereby given, pursuant to Fi-

nal Judgment of Foreclosure for Plain-

tiff entered in this cause on September

9, 2024, in the Circuit Court of Hills-

borough County, Florida, Cindy Stu-art, Clerk of the Circuit Court, will sell

the property situated in Hillsborough

LOT 5, FORTUNA ACRES

SUBDIVISION UNIT A, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN

County, Florida described as:

GO MORTGAGE, LLC, A Foreign

Limited Liability Company

individually: CAREYANN S.

EVERETT D. WARREN

Plaintiff, vs.

Defendants.

SECOND 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 HILLS-BOROUGH 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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.comSeptember 20, 27, 2024 24-02837H

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

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

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

Attorney for Plaintiff

339256/2322962/wll

David R. Byars

Kass Shuler, P.A.

1505 N. Florida Ave.

Tampa, FL 33602-2613

ForeclosureService@kasslaw.com

September 20, 27, 2024 24-02853H

S 66TH ST, TAMPA, FL 33619.

--- **SALES** ---

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-002522

HILLSBOROUGH COUNTY

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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

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-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 decedents' estate. even if that claim is unmatured, 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 PUB-LICATION 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 unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF

THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-TION 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 AF-TER DECEDENT'S DEATH.

The case number and decedent's name are: CAROL ANN COCCIO-LONE, 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

SECOND 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 unmatured, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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.

/s/Christopher P. DeAnnuntis CHRISTOPHER P. DEANNUNTIS, Personal Representative

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

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

Attorney for Personal Representative: /Russell K. Boring

--- ACTIONS ---

SECOND INSERTION

Property of A, M. C. You are the natu-

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com



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 ad-

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

ant 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, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 75, PAGE

13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

*Pursuant to Fla. R. Jud. Admin.

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

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: FLe Service@logs.comFor 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

SECOND INSERTION

45.031

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.
GOLDROCK 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 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 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 Imparied: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail:

AMERICANS WITH DISABILITY

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

ADA@fliud13.org.

SECOND INSERTION

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

CASE NO.: 24-CA-001961 RVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. DARRELL L. AMANN II; UNKNOWN SPOUSE OF DARRELL L. AMANN, II; BRUSSELS BOY HOMEOWNERS ASSOCIATION, INC.: UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UN-KNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 29, 2024 entered in Civil Case No. 24-CA-001961 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SERVIS ONE, INC. DBA BSI FINAN-CIAL SERVICES, Plaintiff and DAR-RELL L. AMANN II; UNKNOWN SPOUSE OF DARRELL L. AMANN, II; BRUSSELS BOY HOMEOWN-ERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www. hillsborough.realforeclose.com begin-

ning at 10:00 AM on October 31, 2024 the following described property as set forth in said Final Judgment, to-wit:.

September 20, 27, 2024 24-02829H

LOT 9, BLOCK 4, BRUS-SELS BOY, PHASES I & II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 88, PAGE(S) 95-1, THROUGH 95-4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN YEAR: 2000, MAKE KING, SIZE: DOUBLE-WIDE MOBILE HOME, VIN NUMBER(S) N89738A AND N89738B

Property Address: 10618 Goshawk Place, Riverview, FL 33578 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelley kronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02400159 September 20, 27, 2024 24-02872H

SECOND 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 Vyhnal, deceased

The administration of the estate of Luca Vyhnal, 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 Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and his attornev are set forth below.

ALL CREDITORS OF THE DECE-DENT 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 AF-TER 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED EVEN THOUGH NO OBJECTION THE CLAIM IS FILED UN-LESS 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 /s/David R. Woods David R. Woods David R. Woods, Esquire Florida Bar No. 155209 612 East Colonial Drive, Orlando, Florida 328 (407) 481-2993 September 20, 27, 2024 24-02902H

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 Twiggs 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 unmatured, 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 WITH-IN 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 Tele: (813) 288-9600 Email: MGardner@MAGardner.com Miles@MAGardner.com Attorneys for Personal Representative September 20, 27, 2024 24-02909H

SECOND 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-002750 HHI-NFHB, LLC, Plaintiff, -vs-

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ANTONIA GUZMAN, DECEASED; JULIO **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,

situate in Hillsborough County, Florida, described as: LOT 15 AND THE EAST 5.50 FEET OF LOT 16, AND THE

Florida, CINDY STUART, the Clerk of

the Circuit Court will sell the property

--- SALES / ACTIONS ---

SECOND INSERTION

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, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 4728 W. Tril-

HILLSBOROUGH COUNTY

by 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, 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. Twiggs St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894

SOLICITUDES DE ALOJAMIEN-TO POR PERSONAS CON DISCAPA-CIDAD

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. Twiggs 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 discapacitación 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. Twiggs St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kòdonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fè sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fè sa imedvatman 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,

Jeffrey C. Hakanson, Esquire /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

SECOND INSERTION

SECOND INSERTION

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

Case No.: 24-CA-002749 HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST F. C. MILLER, DECEASED; GERALD WAYNE MILLER; BONNIE SUE REUTHER; BRENDA LEE GOODWIN; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GEICO GENERAL INSURANCE COMPANY A/S/O LANTZ HOL-LEY; 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,

LOTS 3, 4 AND 5, BLOCK

TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO. 3, FOREST HILLS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 12113 MID-LAKE DR., TAMPA, FL 33612 at public sale, to the highest and best bidder, for cash, online at www. hillsborough.realforeclose.com, 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 Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894

SOLICITUDES DE ALOJAMIEN-TO POR PERSONAS CON DISCAPA-

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. Twiggs St., Sala 604, Tampa, Florida 33602, (813) 272-7040, por lo menos 7 días antes de la cita fiada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

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. Twiggs St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kòdonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fè sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fè 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,

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

September 20, 27, 2024 24-02898H

Attorneys for Plaintiff

SECOND INSERTION

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

CASE NO. 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 JUDI-CIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRU-IST BANK, SUCCESSOR BY MERG-ER 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.

Lot 8, Block 6, EVERINA

HOMES FIFTH ADDITION, according to the map or plat thereof as recorded in Plat Book 38, Page 7 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 $23\text{-}06799\mathrm{FL}$

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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY RUSSO, DECASED: 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 TAMPA'S NORTHSIDE COUNTRY CLUB

AREA, UNIT NO. 2, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 28-38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA. APN #096443-

Property Address: 10318 CLIFF CIR, 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 November 12, 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. Twiggs St., Room 604, Tampa, FL 33602. Phone: (813) 272-5894 SOLICITUDES DE ALOJAMIENTO

POR PERSONAS CON DISCAPACI-DAD Si usted es una persona minusválida

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta avuda. Tenga la amabilidad de ponerse en contacto con el Coordinador de ADA, Hillsborough County Courthouse, 800 E. Twiggs 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 discapacitación del oído o de la voz, llame al 711.

DEMANN POU AKOMODASYON POU MOUN KI GEN ENFIMITE

Si ou se von 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. Twiggs

St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kodonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fè sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fè 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,

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. 1228 E. 7th Ave, Suite 100 Tampa, Florida 33605 813-223-0000 Tel.:

813-899-6069 Fax Attorneys for Plaintiff September 20, 27, 2024 24-02897H

--- PUBLIC SALES ---

SECOND 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.

REGAL 2007 PONT 1G2ZH36NX74136101 G6 2002 FORD 1FAFP38302W325405

2003 BUIC 2G4WF521231260612

2006 DODG 1B3EL46X46N151090 STRATUS

2006 CHEV 1G1AK15F867733312 COBALT 2015 BASH LHJTLBBN8FB000673

September 20, 27, 2024 24-02908H

SPORTS50 2004 ACUR 19UUA66264A027361 TL 1988 CHEV 1GBEG25K1J7137520 G20

2008 CHRY 2C3KA43R68H123935 300 2002 HOND 2HKRL180X2H560039 ODYSSEY (NO CAT)

1998 LINC 1LNFM81W9WY727028 TOWNCAR 2006 BUIC 5GADS13S762222838 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 Auc tion, 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/ TAMPA 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 24-02888 H

THIRD 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

--- PUBLIC SALES ---

SECOND 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

HILLSBOROUGH COUNTY

SECOND 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, fortyeight (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 reasonably 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

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, GRANTEES, 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 MORT-GAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE is Plaintiff and REDBRICK FINANCIAL GROUP INC.; AQUA FINANCE, INC.; THE UNKNOWN SPOUSES, HEIRS, DE-VISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIM-ING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER KITSCHKE, DECEASED: CREIGH-TON BEDFORD REED; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, CIN-DY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder

for cash online at http://www.hillsbor-

ough.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 HILLSBOR-OUGH 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, TO RE-QUEST SUCH AN ACCOMMODA-TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAM-PA. FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.

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

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-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 Ju-dicial 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-30-28-1946T-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-

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@hyndslaw.com Counsel for Plaintiff

September 20, 27, 2024 24-02894H

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-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. Hachev 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

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-001928 Truist Bank,

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

NOTICE IS HEREBY GIVEN pursu-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 Truist 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, BAR-RINGTON OAKS EAST, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ID: U-35-29-20-TAX 2JV-000002-00006.0

PUBLISH YOUR

LEGAL NOTICE

Email legal@businessobserverfl.com

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.

September 20, 27, 2024 24-02893H

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 a pearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602

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

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@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00141

September 20, 27, 2024 24-02892H

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-005290 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006

Plaintiff, vs. MARTYE SHINAR GATTIE A/K/A MARTYE GATTIE, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-ASSIGNEES. LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF MAR-ZUQ 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/thev 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 be-

ing foreclosed herein. TO: WILANEISHA SHAZAIL AL-BURY,

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

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

following property LOT 9 IN BLOCK 4 OF COR-RECTED 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 COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 PUB-LISHED 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

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-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 complaint or petition. If you are a person with a dis-

ability 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.

paired Line 1-800-955-8771; 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,

Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Im-

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

SECOND INSERTION

2024

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

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 $\hbox{E-mail: } SG@EasyEstateProbate.com\\$ Florida Bar No. 101511 September 20, 27, 2024 24-02904H

Who benefits from legal notices? You do. Legal notices are required because a

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.

government body or corporation wants to take action

that can affect individuals and the public at large.