

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the K-Bar Ranch Community Development District will hold an Ethics Training Workshop on October 16, 2024, at 6:00 PM at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.

The purpose of the workshop is to review ethics rules for public officials. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Board of Supervisors will not take any action at this workshop. The workshop may be continued to a date, time, and place to be specified at such meeting.

A copy of the agenda for the workshop may be obtained from the District Manager, via email at Heather@breezehome.com, Phone (727) 459-7376, during normal business hours or from the District's website at www.kbarranchcdd.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

K-Bar Ranch CDD Heather Dille, District Manager

October 4, 2024

24-03011H

FIRST INSERTION

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

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

Attorney-Client Session

October 17, 2024 at 6:00 p.m.

MiraBay Clubhouse, 107 Manns Harbor Drive

Apollo Beach, Florida 33572

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations or strategy related to litigation expenditures concerning the ongoing litigation entitled Garcia, et al v. Harbor Bay Community Development District, pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 2023-CA-017428. The following persons are anticipated to be in attendance at the attorney-client session: Jordan Lansford, Matt Davis, Jeffrey Carter, Michael Rodriguez, Dean Walters, Tim Nargi, Daniel Leventry, Trisha Nesse-Wyssbrod, Michelle Reiss, and a court reporter. The attorney-client session is expected to last approximately forty-five minutes.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board meeting is open to

the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

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

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

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

Harbor Bay CDD

Jordan Lansford, District Manager

October 4, 2024

24-03029H

FIRST INSERTION

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, K-Bar Ranch II Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption. PASSED AND ADOPTED THIS 19th DAY OF SEPTEMBER 2024.

ATTEST:

K-BAR RANCH II

COMMUNITY

DEVELOPMENT DISTRICT

SECRETARY/ASSISTANT SECRETARY CHAIRMAN

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT FISCAL

YEAR 2024/2025

October 17, 2024

November 21, 2024

December 19, 2024

January 16, 2025

February 20, 2025

March 20, 2025

April 17, 2025

May 7, 2025 (Budget Workshop)

May 15, 2025

June 18, 2025

July 17, 2025

August 21, 2025

September 18, 2025

All meetings will convene at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

October 4, 2024

24-03017H

FIRST INSERTION

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a regular meeting of its Board on **October 17, 2024, at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.** At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

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

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

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

Harbor Bay CDD

Jordan Lansford, District Manager

October 4, 2024

24-03007H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hawkstone Community Development District (the "District") will hold its regular meetings for the Fiscal Year 2024-2025 at the office of Rizzetta & Co. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The meetings will be held on the following dates at 3:30 PM.

October 16, 2024

November 20, 2024

December 18, 2024

January 15, 2025

February 19, 2025

March 19, 2025

April 16, 2025

May 21, 2025

June 18, 2025

July 16, 2025

August 20, 2025

September 17, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578, by phone at (813) 533-2950, during normal business hours, by email at sdeluna@rizzetta.com, or on the District website, www.hawkstonecdd.org. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, who can aid you in contacting the District Office.

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

Hawkstone CDD

Stephanie DeLuna, District Manager

October 4, 2024

24-03030H

FIRST INSERTION

MEETING NOTICE CHANGE IN MEETING DATES TAMPA SPORTS AUTHORITY TSA BOARD MEETING

The previously scheduled TSA Board Meeting that was to be held on Tuesday, November 5th at 4:00pm in the TSA Boardroom will be moved to the following:

DATE/TIME/PLACE:

Wednesday, November 6th, 2024

at 4:00pm

TSA Boardroom at 4201 N. Dale

Mabry Hwy., Tampa, FL 33607

/s/ Eric D. Hart, President/CEO

October 4, 2024 24-03008H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 11/06/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

JTEZU14R460066128

2006 TOYOTA 4RUNNER

SR5/SPORT EDITION

JTEBU17R968069900

2006 TOYOTA 4RUNNER

October 4, 2024 24-03033H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors (with Closed Security Session) on Tuesday, October 22, 2024, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at

2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least 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 the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 such appeal is to be based.

Triple Creek Community Development District

Matt O'Nolan

District Manager

October 4, 2024

24-03032H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") will hold its regular meetings for Fiscal Year 2024/2025 at 10:30 A.M. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578. Except for the dates bolded below (January, February, May and August meetings will convene at *6:00 P.M.)

Please note meetings on October 24, 2024 and November 21, 2024 will be held at the Rizzetta Offices located at 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578) The schedule is as follows:

October 24, 2024 * 10:30 a.m.

November 21, 2024* 10:30 a.m.

December 12, 2024 10:30 a.m.

January 23, 2025 6:00 p.m.

February 20, 2025 6:00 p.m.

March 27, 2025 10:30 a.m.

April 24, 2025 10:30 a.m.

May 22, 2025 6:00 p.m.

June 26, 2025 10:30 a.m.

July 24, 2025 10:30 a.m.

August 28, 2025 6:00 p.m.

September 25, 2025 10:30 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time, and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.reserveatpradera.com.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, who can aid you in contacting the District Office.

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

Reserve at Pradera CDD

Stephanie DeLuna, District Manager

October 4, 2024

24-03031H

FIRST INSERTION

INVITATION TO BID

THE TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Rocky Point Golf Course Clubhouse Renovation.

BID #23-21

Rocky Point Golf Course

Clubhouse Renovation

MANDATORY PRE-BID

CONFERENCE

Thursday, October 17, 2024 at 10am

Rocky Point Golf Course

4151 Dana Shores Drive,

Tampa, FL 33607

BID DUE DATE

Tuesday, October 29, 2024

at not later than 10am

Tampa Sports Authority Office

Raymond James Stadium (Entrance

B/C off Himes Avenue)

Bid packages will be available for distribution on Friday, September 27, 2024 after 10am. Documents are also available for download on our website

https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via

DemandStar https://www.demandstar.com. Further details can be obtained by

calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 19th

Day of September 2024.

/s/ Deltecia Jones

Procurement Manager

TAMPA SPORTS AUTHORITY

October 4, 2024

24-03005H

FIRST INSERTION

NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on October 16, 2024, at 10:00 AM 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 belmontcdd.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@gms-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.

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

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC

October 4, 2024 24-03006H

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 names of DNova Media and DNova Games, both located at 1032 E Brandon Blvd #1632, Brandon, FL 33511, intends to register the said names with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27th day of September, 2024.

DNova Systems LLC

1032 E Brandon Blvd #1632

Brandon, FL 33511

--- PUBLIC SALES ---

NOTICE OF SALE

BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY

To be sold at public auction, Saturday, October 12, 2024 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority. Chad Chronister, Sheriff Hillsborough County Sheriff's Office Joseph W. Lopano, Executive Director Hillsborough County Aviation Authority Mike Merrill County Administrator October 4, 2024 24-03018H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/24/2024 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

012 Andrew Kush Furniture, tools.
104 Jessica Acevedo Bike, clothing.
124 Gerardo Grajales Furniture, boxes, Surf board, art work.
206 Alex Wilson Furniture, tools.
208 Stephanie Rosenblatt Furniture, art work.
231 Stephen Jablonski Boxes, tools.
536 Robert Sven Furniture, boxes.
715 Kye Dallaert Furniture, electronics.
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
October 4, 11, 2024 24-03015H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE OCTOBER 28, 2024
SCOTT AUTOMOTIVE INC 112 CENTRAL DR 2006 FORD 2FAF-P71W66X102582 \$665.00
SALE DATE NOVEMBER 4, 2024
NORTHGATE AUTO 515 W WATER AVE 2015 CHEV 3GCUKREC2FG247267 \$17,663.21
TOTAL AUTOMOTIVE SERVICES 616 S US HWY 41
2012 PORS WP1AA2A20CLA09022 \$4,728.36
October 4, 2024 24-03034H

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: REVIVE DESIGN AND RENOVATION located at 301 W. Platt St., Unit 355 in the City of Tampa, State of Florida 33606 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 name registration. Owner's Name: JDCAB, LLC
October 4, 2024 24-03021H

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 Sigma Land Development located at 10835 SUNDRIFF DR in the City of TAMPA, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of September, 2024.
Raghunandan Reddy Alugubelli
October 4, 2024 24-03020H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Mater Dei Catholic School located at 106 11th Ave. NE, in the County of Hillsborough in the City of Ruskin, Florida 33570, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at St. Petersburg, Florida, this 25th day of September, 2024.
Catholic School System - Diocese of St. Petersburg, Inc.
October 4, 2024 24-03010H

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 U-Haul Moving & Storage of Historic Ybor City located at 2309 Angel Oliva Senior St in the City of Tampa, Hillsborough County, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of 03, 2026.
U-Haul Co. of Florida
October 4, 2024 24-03019H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Adriana Vidarte / Natali Infante will engage in business under the fictitious name ALISSON CLEANING TAMPA SERVICES, with a physical address 4949 marbrisa drive , 1007 Tampa, FL 33624, with a mailing address 4949 marbrisa drive , 1007 Tampa, FL 33624, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 4, 2024 24-03022H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Griffin located at 4890 W Kennedy Blvd., Ste. 900, in the County of Hillsborough in the City of Tampa, Florida 33609, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palm Beach, Florida, this 30 day of September, 2024
The Griffin AL LP
58495984.1
October 4, 2024 24-03036H

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 The Social Clothing Brand located at 19046 BRUCE B DOWNS BLVD STE 203 in the City of TAMPA, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of September, 2024.
JUST SAY YES LLC
October 4, 2024 24-03024H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that DE GRACIA ENTERPRISES LLC, OWNER, desiring to engage in business under the fictitious name of METAMATION SOLUTIONS located at 8613 MANASAS RD, TAMPA, FLORIDA 33635 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 4, 2024 24-03009H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003051] Division B IN RE: ESTATE OF MAHENDRA RAMBHAJ PATEL Deceased.

The administration of the estate of Mahendra Rambhai Patel, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 4, 2024.

Personal Representative:
/s/ Chandni Mahendra Patel
10420 Springrose Dr
Tampa, Florida 33626

Attorney for Personal Representative:
J. Frazier Flasher, Attorney
Florida Bar Number: 1024903
Brown, Huff, Zohar, PLLC
6547 Gunn Hwy
Tampa, FL 33625
Telephone: (813) 776-0031
E-Mail: Frazier@BHZLaw.com
Secondary E-Mail:
Frazier@brownzoharLaw.com
October 4, 11, 2024 24-03002H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002794 Division E IN RE: ESTATE OF SAMUEL GRECCO Deceased.

The administration of the estate of SAMUEL GRECCO, deceased, whose date of death was May 17, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Ave, Plant City FL. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 co-personal representatives have 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

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-003182 IN RE: ESTATE OF ARTHUR R. PIPES Deceased.

The administration of the estate of Arthur R. Pipes, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33906. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 4, 2024.

Personal Representative:
/s/ Michael Huckabay
Michael Huckabay
9206 Feather Stream Ct
Las Vegas, Nevada 89123

Attorney for Personal Representative:
SPINKS LAW FIRM
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd, Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@spinkslawfirm.com
Attorney for Petitioner
October 4, 11, 2024 24-03028H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2763 Div.W IN RE: ESTATE OF JAMES ROGER HOUSE A/K/A J. R. HOUSE, Deceased.

The administration of the estate of JAMES ROGER HOUSE A/K/A J. R. HOUSE, 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 George Edgecomb Courthouse, 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 4, 2024.

/s/ SEH Sandra E. House
SANDRA ELIZABETH HOUSE
Personal Representative
578 Partridge Pass
Plant City, FL 33565

/s/ SIJH Jennifer J. Hensley
JENNIFER J. HENSLEY, ESQUIRE
Attorney for Personal Representative
Primary Email:
Jen@JenHensleyLaw.com
Secondary Email:
Lisa@JenHensleyLaw.com
Florida Bar No. 1022202
5190 26th Street West, Suite D
Bradenton, FL 34207
Telephone: (941) 755-8583
October 4, 11, 2024 24-03038H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003021 IN RE: ESTATE OF JOAN HOROWITZ, Deceased.

The administration of the estate of JOAN HOROWITZ, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 4, 2024.

STEVEN HOROWITZ
Personal Representative
PO Box 310362
Miami, FL 33231

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
October 4, 11, 2024 24-03040H

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-002532 IN RE: ESTATE OF JOHN MERRITT Deceased.

The administration of the Estate of JOHN MERRITT, deceased, whose date of death was March 8th, 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.

NAME OF PERSONAL REPRESENTATIVE: LINDA D. PENLY: 9604 Rockglen Dr, Thonotosassa, Florida, 33592 RELATIONSHIP: CAREGIVER/SISTER.

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 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 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 4 day of October, 2024.

Personal Representative:
LINDA D. PENLY
9604 Rockglen Dr,
Thonotosassa, Florida, 33592

Attorney for Personal Representative:
BRYAN R. DEVOLDER, ESQ.
Florida Bar Number: 122751
Devolder Law Firm, PLLC
15310 Amberly Drive Suite 250 #300
Tampa, FL 33647
Telephone: (813) 724-3880
E-Mail: eportal@devolderlaw.com
Secondary email:
paralegal@devolderlaw.com
October 4, 11, 2024 24-03004H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002358 IN RE: ESTATE OF BASIL N. SCAGLIONE, a/k/a BASIL SCAGLIONE, Deceased.

The administration of the estate of BASIL N. SCAGLIONE, a/k/a BASIL SCAGLIONE, deceased, whose date of death was May 6, 2024, and whose social security number ends in 0933, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 4, 2024.

/s/ Ronald E. Scaglione
RONALD E. SCAGLIONE
6300 Sagewood Drive, Suite H-117
Park City, UT 84098

Personal Representative
/s/ Alan F. Gonzalez
ALAN F. GONZALEZ, ESQUIRE
Attorney for Personal Representative
Florida Bar No.: 229415
WALTERS LEVINE & DeGRAVE
601 Bayshore Blvd., Suite 720
Tampa, FL 33606
(813) 254-7474
AGonzalez@walterslevine.com
October 4, 11, 2024 24-03014H

SAVE TIME

lv29096_v11

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002404
IN RE: ESTATE OF
FAYE BERNELLE ZACHARIAS
a/k/a Faye B. Zacharias
Deceased.

The administration of the Estate of Faye Bernelle Zacharias a/k/a Faye B. Zacharias, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, 2nd Fl, Rm 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 must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: October 4, 2024.

Personal Representative:
Kim A. Mowrey
16506 Foothill Dr.
Tampa, Florida 33624
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
October 4, 11, 2024 24-03013H

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-002085
IN RE: ESTATE OF
ANNIE VERNELL GRADY,
Deceased.

TO: WILLIE GREEN, JR.
UNKNOWN
JEFFREY GREEN
UNKNOWN

YOU ARE NOTIFIED that a Notice of Administration 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: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Ste. B, Tampa, Florida 33612 on or before 10/31, 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.

Signed on this 30 day of SEPTEMBER, 2024.

As Clerk of the Court
(SEAL) By: /s/ RYAN MARSH
As Deputy Clerk
October 4, 11, 18, 25, 2024
24-03026H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-view, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/24/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A002	Sydney K Lovette	Boxes, Books, Clothing
Unit # A053	Olímpia Garcia	Boxes, Furniture
Unit # B021	Luis Dos Santos	Tools
Unit # B063	Chereese Twillie	Bedding, Boxes, Clothing, Furniture
Unit # B095	Christopher Tunstall	Boxes, Books, Kitchenware
Unit # B208	Jordan Foster	Boxes, Furniture
Unit # B229	Angel Nolasco	Books, Boxes, Electronics, Lamps, Furniture
Unit # B240	Crystal Velasquez	Bedding, Books
Unit # C030	Shawdell Folks	Appliances, Bedding, Boxes, Electronics, Toys
Unit # C044	Dane Randol	Clothing, Furniture, Instruments
Unit # D145	Ronald Scarberry	Boxes, Books, Clothing
Unit # D214	Altia Fret	Boxes, Bedding, Furniture
Unit # A340	Brandon Hill	Bedding, Boxes, Furniture

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

Please contact the property with any questions (813)344-7390
October 4, 11, 2024 24-03049H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-2839
IN RE: ESTATE OF
VICTOR CALVIN MORRIS,
Deceased.

The administration of the estate of VICTOR CALVIN MORRIS, deceased, whose date of death was May 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO box 1110, Tampa, FL 33601. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 4, 2024.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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:
jriviera@hnh-law.com
October 4, 11, 2024 24-03039H

FIRST INSERTION

NOTICE OF ASSIGNMENT
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 24-CA-007903
In re: Assignment for the Benefit of
Creditors of
NAX GROUP, INC.,
Assignor,
To:
PHIL VON KAHLE,
Assignee.

PLEASE TAKE NOTICE that on September 30, 2024, a petition commencing an assignment for the benefit of creditors pursuant to chapter 727, Florida Statutes, made by NAX Group, Inc., with its principal place of business at 1600 E 8th Avenue, Suite A112, Tampa, Florida 33605, to Phil Von Kahle, assignee, whose address is 1885 Marina Mile Boulevard, Suite 103, Fort Lauderdale, Florida 33315, was filed.

YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file a proof of claim with the assignee or the assignee's attorney on or before January 28, 2025.

LARA ROESKE FERNANDEZ
TRENAM, KEMKER, SCHARF,
BARKIN, FRYE, O'NEILL
& MULLIS, P.A.
PO Box 1102
Tampa, FL 33601-1102
Email: lfernandez@trenam.com
Tel: (813) 223-7474
Proposed Attorneys for the Assignee,
Phil Von Kahle
Oct. 4, 11, 18, 25 2024 24-03035H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 24-CA-006763
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LENIORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST
THE ESTATE OF CAROL LISS,
DECEASED; et al.,
Defendant(s).

TO: Sun City Center Civic Association, Inc.
Last Known Residence: 1508 Ft. Duquesne Dr. Sun City Center, FL 33570
TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by through under or against the estate of Carol Liss, deceased
Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:
LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or October 29, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
DATED on September 23, 2024.
CINDY STUART
CLERK OF COURT & COMPTROLLER
As Clerk of the Court
By: Mustafa Divan
As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1457-991B
Ref#9367
October 4, 11, 2024 24-02997H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 11/07/2024 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.
4T4BF1FK5FR445861 2015 TOYOTA CAMRY LE/XLE/SE/XSE
4T4BF1FK3FR448287 2015 TOYOTA CAMRY LE/XLE/SE/XSE
1HGCR2F3XHA248862 2017 HONDA ACCORD LX
4T1B11HK5KU801144 2019 TOYOTA CAMRY L/LE/XLE/SE/XSE
October 4, 2024 24-03055H

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: SHELLY ASHLEY, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.
Dated at Brandon, Hillsborough County, Florida, October 1, 2024.
HEART TIMES PUBLICATIONS, LLC
October 4, 2024 24-03043H

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 Betty's Park located at 1505 Gulf City Road 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 1st day of October, 2024.
Bloomfield Ruskin Holdings, LLC
October 4, 2024 24-03048H

--- ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 24-CA-006763
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LENIORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST
THE ESTATE OF CAROL LISS,
DECEASED; et al.,
Defendant(s).

TO: Sun City Center Civic Association, Inc.
Last Known Residence: 1508 Ft. Duquesne Dr. Sun City Center, FL 33570
TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by through under or against the estate of Carol Liss, deceased
Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:
LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or October 29, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
DATED on September 23, 2024.
CINDY STUART
CLERK OF COURT & COMPTROLLER
As Clerk of the Court
By: Mustafa Divan
As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1457-991B
Ref#9367
October 4, 11, 2024 24-02997H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 24-CC-027295
DIVISION: U
BRIDGECREST CREDIT
COMPANY, LLC, AS AGENT AND
SERVICER FOR CARVANA LLC,
Plaintiff, v.
JESUS MANUEL SANTOS PEREZ;
ET AL,
Defendant(s).

To the following Defendant(s):
JESUS MANUEL SANTOS PEREZ
(Last Known Address: 8018 ALAMO-SA WOOD AVE, RUSKIN, FL 33573)
YOU ARE NOTIFIED that an action to Replevin based on boundaries established by acquiescence, on the following described property:
2014 HONDA CIVIC COUPE WITH VIN 2HGF-G4A55EH700639
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
WITNESS my hand and the seal of this Court this 30 day of 9, 2024.
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
CINDY STUART
Pat Frank
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
October 4, 11, 2024 24-03025H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-016504
U.S. BANK NATIONAL
ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF
CIM TRUST 2019-R5,
Plaintiff, vs.
JOSE CEDENO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 29, 2024 in Civil Case No. 23-CA-016504 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R5 is Plaintiff and JOSE CEDENO, 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 31st day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 2, CHOSIN FEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED

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-003650
THE HUNTINGTON NATIONAL
BANK,
Plaintiff, vs.
DEMOND MCKINLEY A/K/A
DEMOND M. MCKINLEY A/K/A
DEMOND MARCEL MCKINLEY;
BRANDI MCKINLEY A/K/A
BRANDI N. MCKINLEY;
UNITED STATES OF AMERICA,
DEPARTMENT OF THE
TREASURY - INTERNAL
REVENUE SERVICE;
CENTENNIAL BANK,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated August 9, 2024, and entered in Case No. 24-CA-003650 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein The Huntington National Bank, is Plaintiff and Demond McKinley a/k/a Demond M. McKinley a/k/a Demond Marcel McKinley; Brandi McKinley a/k/a Brandi N. McKinley; United States of America, Department of the Treasury - Internal Revenue Service; Centennial Bank, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 27th day of November, 2024, the following described property as set forth in said Final Judgment, to wit:
THE WEST 1/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 24-CC-027295
DIVISION: U
BRIDGECREST CREDIT
COMPANY, LLC, AS AGENT AND
SERVICER FOR CARVANA LLC,
Plaintiff, v.
JESUS MANUEL SANTOS PEREZ;
ET AL,
Defendant(s).

To the following Defendant(s):
JESUS MANUEL SANTOS PEREZ
(Last Known Address: 8018 ALAMO-SA WOOD AVE, RUSKIN, FL 33573)
YOU ARE NOTIFIED that an action to Replevin based on boundaries established by acquiescence, on the following described property:
2014 HONDA CIVIC COUPE WITH VIN 2HGF-G4A55EH700639
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
WITNESS my hand and the seal of this Court this 30 day of 9, 2024.
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
CINDY STUART
Pat Frank
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
October 4, 11, 2024 24-03025H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 24-CC-027295
DIVISION: U
BRIDGECREST CREDIT
COMPANY, LLC, AS AGENT AND
SERVICER FOR CARVANA LLC,
Plaintiff, v.
JESUS MANUEL SANTOS PEREZ;
ET AL,
Defendant(s).

To the following Defendant(s):
JESUS MANUEL SANTOS PEREZ
(Last Known Address: 8018 ALAMO-SA WOOD AVE, RUSKIN, FL 33573)
YOU ARE NOTIFIED that an action to Replevin based on boundaries established by acquiescence, on the following described property:
2014 HONDA CIVIC COUPE WITH VIN 2HGF-G4A55EH700639
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
WITNESS my hand and the seal of this Court this 30 day of 9, 2024.
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
CINDY STUART
Pat Frank
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
October 4, 11, 2024 24-03025H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 24-CC-027295
DIVISION: U
BRIDGECREST CREDIT
COMPANY, LLC, AS AGENT AND
SERVICER FOR CARVANA LLC,
Plaintiff, v.
JESUS MANUEL SANTOS PEREZ;
ET AL,
Defendant(s).

To the following Defendant(s):
JESUS MANUEL SANTOS PEREZ
(Last Known Address: 8018 ALAMO-SA WOOD AVE, RUSKIN, FL 33573)
YOU ARE NOTIFIED that an action to Replevin based on boundaries established by acquiescence, on the following described property:
2014 HONDA CIVIC COUPE WITH VIN 2HGF-G4A55EH700639
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
WITNESS my hand and the seal of this Court this 30 day of 9, 2024.
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
CINDY STUART
Pat Frank
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
October 4, 11, 2024 24-03025H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 24-CC-027295
DIVISION: U
BRIDGECREST CREDIT
COMPANY, LLC, AS AGENT AND
SERVICER FOR CARVANA LLC,
Plaintiff, v.
JESUS MANUEL SANTOS PEREZ;
ET AL,
Defendant(s).

To the following Defendant(s):
JESUS MANUEL SANTOS PEREZ
(Last Known Address: 8018 ALAMO-SA WOOD AVE, RUSKIN, FL 33573)
YOU ARE NOTIFIED that an action to Replevin based on boundaries established by acquiescence, on the following described property:
2014 HONDA CIVIC COUPE WITH VIN 2HGF-G4A55EH700639
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
WITNESS my hand and the seal of this Court this 30 day of 9, 2024.
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
CINDY STUART
Pat Frank
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
October 4, 11, 2024 24-03025H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 24-CC-027295
DIVISION: U
BRIDGECREST CREDIT
COMPANY, LLC, AS AGENT AND
SERVICER FOR CARVANA LLC,
Plaintiff, v.
JESUS MANUEL SANTOS PEREZ;
ET AL,
Defendant(s).

To the following Defendant(s):
JESUS MANUEL SANTOS PEREZ
(Last Known Address: 8018 ALAMO-SA WOOD AVE, RUSKIN, FL 33573)
YOU ARE NOTIFIED that an action to Replevin based on boundaries established by acquiescence, on the following described property:
2014 HONDA CIVIC COUPE WITH VIN 2HGF-G4A55EH700639
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
WITNESS my hand and the seal of this Court this 30 day of 9, 2024.
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602
CINDY STUART
Pat Frank
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
October 4, 11, 2024 24-03025H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-016504
U.S. BANK NATIONAL
ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF
CIM TRUST 2019-R5,
Plaintiff, vs.
JOSE CEDENO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 29, 2024 in Civil Case No. 23-CA-016504 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R5 is Plaintiff and JOSE CEDENO, 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 31st day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 2, CHOSIN FEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED

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-003650
THE HUNTINGTON NATIONAL
BANK,
Plaintiff, vs.
DEMOND MCKINLEY A/K/A
DEMOND M. MCKINLEY A/K/A
DEMOND MARCEL MCKINLEY;
BRANDI MCKINLEY A/K/A
BRANDI N. MCKINLEY;
UNITED STATES OF AMERICA,
DEPARTMENT OF THE
TREASURY - INTERNAL
REVENUE SERVICE;
CENTENNIAL BANK,
Defendant(s).

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 14.40 acres to serve the Residential project known as Georgetown Entry Road & Off-Site. The project is located in Hillsborough County, Section(5), Township 30 South, Range 18 E. The permit applicant is Georgetown (Tampa) ASLI VI, LLLP, 923 N. Pennsylvania Ave., Winter Park, FL 32789. The Permit No. is 43030709.017.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S..

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

October 4, 2024

24-03054H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/24/24 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

D-760	Cody Pool	toys, clothing, furniture, boxes
C-581	Kathy Reece	appliances, electronics, furniture
C-546	Rhonda Batts	furniture, tools, outdoors, boxes
B-491	Jason Creech	toys, furniture, kitchenware, appliances
A-288	Damien Harrison	tools, toys, clothing, furniture, boxes
15-211	Crystal Kautsky-Davis	furniture, dishes, boxes, appliances
11-151	Leniece Edwards	toys, furniture, boxes, artwork
13-174	Natosha Reynolds	clothing, toys, boxes, artwork

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

Please contact the property with any questions (813)599-1430.

October 4, 11, 2024

24-03050H

FIRST INSERTION

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

The previously scheduled Golf Committee Meeting that was to be held on Thursday, October 10th at 12:00pm at Rogers Park Clubhouse will be moved to the following location:

DATE/TIME/PLACE:
Thursday, October 10th, 2024, at 12:00pm
Babe Zaharias Clubhouse, 11412 Forest Hills Drive, Tampa, FL 33612

/s/ Eric D. Hart, President/CEO
October 4, 2024 24-03051H

FIRST INSERTION

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 902487 from the Hillsborough County Facilities Management Services, PO Box 1110, Tampa, FL 33601. The application was received on September 9, 2024. Proposed activities include: a new Fire Station and its associated infrastructure and surface water management system. The project name is the Hillsborough County Thonotosassa Fire Station #21 Redesign and is approximately 2.31 acres, located in Section 10, Township 28 South, Range 20 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.

October 4, 2024

24-03042H

FIRST INSERTION

PUBLIC NOTICE

I the undersigned Martha Campos, Hereby give notice to Justino Montoya Chavez, estranged spouse. That the real estate located at 1715 1st St S.W., Ruskin, FL 33570, has been transferred to Landtrust. Please contact me to sign, for your interest in said property. Failure to do so, relinquish your right and me authority to represent you during this transaction. 813-808-6379 Sign: Martha Campos

October 4, 2024

24-03045H

--- ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-006324
DIVISION: E

DOUGLAS ALBERTS, Plaintiff, vs. THE ESTATE OF JOE LOPRESTO JR., AND ANY AND ALL HEIRS KNOWN AND UNKNOWN, THEIR HEIRS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, AND ALL OTHER PERSONS OR ENTITIES ENTITLED TO CLAIM THROUGH THEM, and LILLIE LOPRESTO, Defendants.

NOTICE is hereby given that a civil action commenced on or about August 5, 2024, and is now pending as case number 2024-CA-006324 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:

The Estate of Joe Lopresto Jr., and any and all heirs known and unknown, their heirs, personal representatives, administrators, successors, and assigns, and all other persons, or entities entitled to claim through them 13275 101st Road, Live Oak, Florida 32060

and the nature of the proceeding is an Adverse Possession, Breach of Contract, and Specific Performance.

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, John Paul Green, 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.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 23 day of September 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/ John Paul Green
John Paul Green, Esq.
Florida Bar No.: 1022328
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
October 4, 11, 2024 24-03000H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003152
Division B
IN RE: ESTATE OF
CAMMY JO ONWELLER
Deceased.

The administration of the estate of CAMMY JO ONWELLER, deceased, whose date of death was July 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 October 4, 2024.

Personal Representative:
SALLY J. WELKER
11564 N. Welker Rd.
Roanoke, Indiana 46783
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpallaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
October 4, 11, 2024 24-03056H

FIRST INSERTION

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

CASE NO: 24-CA-001121
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
JUSTINO MONTOYA CHAVEZ;
MARTHA CAMPOS; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the October 04, 2024 Foreclosure Sale Date entered in Civil Case No. 24-CA-001121 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and JUSTINO MONTOYA CHAVEZ and MARTHA CAMPOS, et al, are Defendants. The Clerk, CINDY STUART, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: <https://hillsborough.realforeclose.com>, at 10:00 AM on JANUARY 23, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH COUNTY, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

THE NORTH 80 FEET OF THE SOUTH 280 FEET OF THE EAST 120 FEET OF LOT 840, THIRD ADDITION TO RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/Todd C. Drosky
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO
FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com

This document was prepared by:
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
Attorney for Plaintiff
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233
Fax (954) 200 7770
04-098865-F00
October 4, 11, 2024 24-02998H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA.
CASE NO. 22-CA-009567
DIVISION: A

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. CAROL G. DAVENPORT AKA CAROL GENE DAVENPORT, et al., Defendants

TO: UNKNOWN HEIRS, DEVEISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL DAVENPORT AKA CAROL GENE DAVENPORT, DECEASED
5906 RAMSGATE PLACE
PLANT CITY, FL 33567

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

ALL OF MY RIGHTS TITLE AND INTEREST IN AND TO THAT PART OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH AND ADJOINING THE RIGHT OF WAY OF STATE ROAD NO. 60 IN SECTION 26, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EAST ONE ACRE.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before October 30, 2024; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at 601 E KENNEDY BLVD, TAMPA, FL 33602, 813-276-8100. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 24 day of September, 2024.

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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmlaw.com
Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(58341.1015)
October 4, 11, 2024 24-02999H

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-007501

NexBank Plaintiff, vs. The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joshua Hsu, Deceased; et al Defendants.

TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joshua Hsu, Deceased
Last Known Address: Unknown

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

LOT 17, BLOCK 5, BIG OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 NOVEMBER 7, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 10/2/2024.

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

Julie York, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
File # 24-F01507
October 4, 11, 2024 24-03052H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002399
Division: Probate
IN RE: ESTATE OF
JOAN E. BEEMAN
Deceased.

The administration of the estate of Joan E. Beeman, deceased, whose date of death was May 20, 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.

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME 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 10/1/2024.

Personal Representative:
DocuSigned by:
Sandra Laettner
Sandra A. Laettner
3122 Valley Oaks Drive
Tampa, Florida 33618

Attorney for Personal Representative:
DocuSigned by:
Kimberly Muentner
Kimberly K. Muentner
Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
October 4, 11, 2024 24-03053H

OFFICIAL
COURTHOUSE
WEBSITES

123

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.comHILLSBOROUGH
COUNTYhillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 24-CA-001718 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-MH1, Plaintiff, vs. JOYCE HORTON A/K/A JOYCE P. HORTON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 20, 2024, and entered in 24-CA-001718 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 C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-MH1 is the Plaintiff and JOYCE HORTON A/K/A JOYCE P. HORTON 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 23, 2024, the following described property as set forth in said Final Judgment, to wit:

THE WEST 210.00 FEET OF THE SOUTH 210.00 FEET OF THE EAST 420.00 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE BRANCHWOOD PLACE RIGHT OF WAY ON THE SOUTH SIDE THEREOF, TOGETHER WITH ANY AND ALL MOBILE HOMES LOCATED THEREON.
Property Address: 2404 BRANCHWOOD RD, PLANT CITY, FL 33567

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

IMPORTANT

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

Dated this 26 day of September, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-153542 - NaC
October 4, 11, 2024 24-03046H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 (Publish in BUSINESS OBSERVER) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA

CIRCUIT CIVIL DIVISION CASE NO.: 22-CA-009545 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C, Plaintiff, v. HAROLD WATSON, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Consent Final Judgment of Mortgage Foreclosure dated September 5, 2024, issued in and for Hillsborough County, Florida, in Case No. 22-CA-009545, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C is the Plaintiff, and HAROLD WATSON, LAWRENCE PAUL LIBERTORE, III, THE UNKNOWN SPOUSE OF LAWRENCE PAUL LIBERTORE, III, SUNCOAST CREDIT UNION and THE UNKNOWN TENANT IN POSSESSION N/K/A BRENT BURNS 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 the following-described real property as set forth in said Uniform Consent Final Judgment of Mortgage Foreclosure, to wit:

LOTS 21, 22 AND 23, BLOCK 3,

J.R. SCALLY'S A.C.L. SHOPT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1917 N 60th St, Tampa, FL 33619
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

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 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 1st day of October, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
October 4, 11, 2024 24-03044H

NOTICE OF SALE IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-017112 DIVISION: R

LYNK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. SEMINOLE HEIGHTS PROFESSIONAL CENTER, LLC, a Florida limited liability company, TERRANCE BRADFORD, an individual, 6707 JOSIE, LLC, an inactive Florida limited liability company, and HAMLIN HILL ESTATES HOMEOWNERS ASSOCIATION, INC., an inactive Florida corporation, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Foreclosure Judgement dated September 24, 2024, and entered in the Case Number: 2023-CA-017112 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and SEMINOLE HEIGHTS PROFESSIONAL CENTER, LLC, a Florida limited liability company, TERRANCE BRADFORD, an individual, 6707 JOSIE, LLC, an inactive Florida limited liability company, and HAMLIN HILL ESTATES HOMEOWNERS ASSOCIATION, INC., an inactive Florida corporation, are Defendants. The Clerk of Court shall sell to the highest and best bidder for cash, at public sale on November 14, 2024, at 10:00 a.m. in an online sale pursuant to Section 45.031 at https://www.hillsborough.realforeclose.com after having given notice as required by section 45.031, Florida Statutes, the following described properties as set forth in said Foreclosure Judgement to wit:

Certain real property, hereafter referred to as the "Real Property" and more particularly described as in Exhibit "A."

EXHIBIT A

Certain real property, hereafter referred to as the "Real Property" and more particularly described as follows:

LOT 9, HAMLIN HILL ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA.

All improvements and structures now or hereafter erected on the Real Property (including all replacements and additions); All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses, powers, and privileges in any way now or hereafter belonging, relating, or pertaining to the Real Property or the buildings and improvements now or hereafter erected thereupon; All agreements, contracts, certificates, permits, licenses, plans, specifications, and other documents related to the development, construction, renovation, or operation of the Real Property or the buildings and improvements now or hereafter erected thereupon; All furniture, fixtures, equipment, supplies, and materials now or hereafter located on or attached to the Real Property (including, but not limited to, construction materials, tools, furnishings, machinery, ranges, refrigerators, dishwashers, heating and air conditioning units, washing machines, dryers, maintenance equipment, awnings, shades, blinds, and carpeting), including replacements and additions thereto; All proceeds paid under any insurance policies covering any of the Real Property, all property tax refunds or rebated received in regards to the Real Property, all condemnation proceeds, and all settlements or awards resulting from any suit or claim pertaining to any of the Real Property; All reserves, escrows, and deposit accounts maintained with respect to the Real Property; All present and future oral and written leases, licenses, and agreements for the use, occupancy, or purchase of the whole or any part of the Real Property, including all amendments of, supplements to, and renewals and extensions of thereof at any time made (all such leases, contracts, agreements, amendments, supplements, renewals

FIRST INSERTION

and extensions being hereinafter referred to collectively as the "Leases") together with all rents, earnings, income, issues, profits, royalties, revenues, deposits, insurance proceeds (including, but not limited to, any policy of insurance covering all loss of income or rents for any cause) whether pursuant to any of the Leases or otherwise, and all other monetary benefits now existing or hereafter arising, derived, or accrued from or belonging to the Real Property or such Leases, including any and all payments in lieu of rent, condemnation proceeds, damages, security deposits, rebates or refunds of impact fees, water or sewer connection fees, utility costs, taxes, assessments or other charges and all other sums due or to become due under and pursuant thereto (collectively, the "Rents"); All rights, powers, privileges, options and other benefits of Seminole Heights as lessor under such Leases including, but not limited to, the following: (a) the immediate and continuing right to receive and collect all Rents; and (b) the right to make all waivers, agreements and settlements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement, conduct, and consummation of such legal proceedings as may be permitted under any provision of the Leases or by law, and to do any and all other things whatsoever which the Seminole Heights is or may become entitled to do under any of the Leases; All guaranties of the tenant's performance under any of the Leases, including any monetary deposits; Any award made to Seminole Heights in any court proceeding involving any of the tenants in any bankruptcy, insolvency, or reorganization proceedings in any state or Federal court; All present and future contracts, agreements, permits, approvals, entitlements, escrows, licenses, documents, certificates, plans, drawings, specifications, and

other similar instruments related to pertaining to the development, construction, renovation, improvement, or operation of the Real Property, together with all amendments of, supplements to, and renewals and extensions thereof at any time (the "Contracts"); All rights, powers, privileges, consents, notices, (b) the right to modify, terminate, or to extend the Contracts, (c) the right to enforce any and all rights or remedies available to Seminole Heights, either for the benefit of Seminole Heights or Plaintiff, (d) the right to freely enjoy all benefits of the Contracts, and (e) the right to take any action or to do any and all things that Seminole Heights is or may become entitled to do under any of the Contracts.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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.
In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 272-5894, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711.
Brian F. Stayton, Esq.
Stayton Law Group, P.A.
3619 Lithia Pinecrest Road
Valrico, Florida 33596
brian@staytonlawgroup.com
dawn@staytonlawgroup.com
/s/Nicholas W. Morcom, Esq.
Attorney
October 4, 11, 2024 24-03047H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002399 Division: Probate IN RE: ESTATE OF JOAN E. BEEMAN Deceased.

The administration of the estate of Joan E. Beeman, deceased, whose date of death was May 20, 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.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 10/4/2024.
Personal Representative:
DocuSigned by: Sandra Laettner Sandra A. Laettner
3122 Valley Oaks Drive
Tampa, Florida 33618
Attorney for Personal Representative:
DocuSigned by: Kimberly Muentner
Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue,
Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
October 4, 11, 2024 24-03041H

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 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
E-Service:
pleadings@francoattorneys.com
Sept. 27; Oct. 4, 2024 24-02918H

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

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

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

The date of first publication of this notice is September 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
E-Mail:
BBuchert@BuchertLawOffice.com
Sept. 27; Oct. 4, 2024 24-02917H

SECOND 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 attorney are set forth below.

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

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

THIRD INSERTION

**NOTICE OF ACTION FOR:
GUARDIANSHIP OF A. M. C.
PERSON AND PROPERTY**
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000554
Division Guardianship
IN RE: GUARDIANSHIP OF
A.M.C. Minor.

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

YOU ARE NOTIFIED that Sharon Ladson has asked the Court to appoint her to be the Guardian of Person and Property of A. M. C. You are the natural guardian of A. M. C., and you are required to serve a copy of your written defenses, if any, to it on SHARON LADSON, c/o ATTORNEY DANIEL DE PAZ, whose address is 136 Fourth Street N., Suite 2213, St. Petersburg, FL 33701, on or before 10/01/24, and file the original with the clerk of this Court at 800 E. Twiggs Street, 1st Floor, Room

101, Tampa, FL 33601, before service on Petitioner's Attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

DATED: 8/30/2024

CLERK OF THE CIRCUIT COURT

By: RYAN MARSH (SEAL)

Deputy Clerk

SHARON LADSON, c/o
ATTORNEY DANIEL DE PAZ,
136 Fourth Street N., Suite 2213,
St. Petersburg, FL 33701
PUBLICATION DATE:
Sept. 13, 20, 27; Oct. 4, 2024
24-02774H

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002747
Division A
IN RE: ESTATE OF
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 below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:**/s/ Vanessa Giesking****Vanessa Marie Giesking**

4914 Ivy Glen Place
Land O Lakes, Florida 34638
Attorney for Personal Representative:
/s/ Kelly B. McGill
Kelly B. McGill, Esq.
Attorney
Florida Bar Number: 1050006
AWS LAW FIRM
2202 N. Westshore Blvd. Ste 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: Kellym@awsllaw.org
Sept. 27; Oct. 4, 2024 24-02920H

--- PUBLIC SALES ---

FOURTH 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

THIRD INSERTION

LEGAL ADVERTISEMENT

Effective Aug. 1, 2024,

Steven Rives, DO, will no longer be practicing medicine at WellMed.

Patients of Dr. Rives may continue care at WellMed at Sheldon.

Patients can obtain copies of their medical records at:

WellMed at Sheldon
11924 Sheldon Rd
Tampa, FL 33626
Phone: 1-813-926-2177
Fax: 1-813-926-7489

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

24-02851H

SECOND INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Hurricane 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, MeKasha Curve Flat Tv, Futon, Mattress, TV stand, Misc Items Sale is subject to cancellation in the event of settlement between owner and obligated party.

Sept. 27; Oct. 4, 2024 24-02910H

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **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, ERICA SHANISE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A2402 DULCORS, PAULETTE MARIE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3101 VARGAS, CILIA HOUSEHOLD, BOXES, FURNITURE

Unit# A3306 CLAYTON, TRINITY HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3329 GILLETTE, MARQUITA VICQUE HOUSEHOLD GOODS, SUITCASE, BOXES

Unit# A3405 PONCE, PONCE YAZIRA BOXES, FURNITURE, HOUSEHOLD GOODS

Unit# A3414 GENDRON, ALEXANRE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3422 GORDON, NICOLE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B1312 THOMAS, FRENECIA LATRICE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B3213 MCGEE, BEYUNCA SHAWNITA HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B3311 BROOLS, ANTAWN HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B3601 WILLIAMS, SANDRA DENISE HOUSEHOLD GOODS, BOXES

Unit# B3610 BROWN, INITA HOUSEHOLD GOODS, APPLIANCES, 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

**Business
Observer**

1W4671

PUBLISH YOUR LEGAL NOTICE

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

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

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

**Business
Observer**

--- ACTIONS / SALES ---

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-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, SECTION D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., 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 petition.

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

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

DATED on 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

SECOND 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, GRANTEEES, 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 POSSESSION OF THE PROPERTY, AND IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS, Defendants.

TO: DEFENDANTS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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 POSSESSION OF THE PROPERTY, AND, IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS

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

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 PUBLISHED 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, 2024.

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

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **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, Furniture, 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 bids.

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

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

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

ALL CLAIMS NOT FILED WITHIN

SECOND 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 February 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 attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Roberto Quinones Rentas
Roberto Quinones Rentas
9610 Channing Hill Dr
Ruskin, Florida 33573

Attorney for Personal Representative:
/s/ Cela Delgado Webster
Cela Delgado Webster, Esq., Attorney
Florida Bar Number: 275300
17425 Bridge Hill Ct, Suite 202
Tampa, FL 33647
Telephone: (813) 524-6393
Fax: (813) 524-6343
E-Mail: cwebster@chapellegal.com
Secondary E-Mail:
service@chapellegal.com
Sept. 27; Oct. 4, 2024 24-02994H

FOURTH 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-0023050
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, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Shannon McCall
602 Ballard Creek Court
Cary, North Carolina 27519

Attorney for Personal Representative:
J. Frazier Flasher, Attorney
Florida Bar Number: 1024903
Brown, Huff, Zohar, PLLC
6547 Gunn Hwy
Tampa, FL 33625
Telephone: (813) 776-0031
E-Mail: Frazier@BHZLaw.com
Secondary E-Mail:
Frazier@brownzoharlaw.com
Sept. 27; Oct. 4, 2024 24-02987H

SECOND INSERTION

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER 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
525-1st 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

SECOND 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
MARY JANE MAROTTA, 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 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 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

SECOND 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 attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

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

Personal Representative:
/s/ Yolanda Bumpus
Yolanda Bumpus
2727 Comer Drive
Murfreesboro, Tennessee 37218
Attorney for Personal Representative:
/s/ Daniel de Paz
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: daniel@depaz.law
Secondary E-Mail:
e-service@depaz.law
Sept. 27; Oct. 4, 2024 24-02993H

--- ACTIONS ---

FOURTH 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

--- ESTATE ---

SECOND 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
HERBERT WILLIAMS.
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.

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 THEM.

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

SECOND 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 St/Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NAME OF PERSONAL REPRESENTATIVE: Judith E. Spain: 18313 Aintree Court Tampa FL 33647, RELATIONSHIP: 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 WITHIN THE LATER OF 3 MONTHS AFTER 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 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 #300
Tampa, FL 33647
Telephone: (813) 724-3880
E-Mail: eportalf@devolderlaw.com
Secondary email:
paralegal@devolderlaw.com
Sept. 27; Oct. 4, 2024 24-02951H

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

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

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

The date of first publication of this notice is: September 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:
jrvera@hnh-law.com
Sept. 27; Oct. 4, 2024 24-02970H

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

SECOND 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 below.

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

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

SECOND 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 attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Carolee Rowe

815 N 6th Ave, Apt 212
Staubenville, 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@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
Sept. 27; Oct. 4, 2024 24-02952H

SECOND 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 Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

MARY ANN PANDOLFO BENTON
Personal Representative
627 S. Riverhills Dr.
Temple Terrace, FL 33617

JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
Sept. 27; Oct. 4, 2024 24-02953H

SECOND 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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 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
Sept. 27; Oct. 4, 2024 24-02974H

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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:
jrvera@hnh-law.com
Sept. 27; Oct. 4, 2024 24-02972H

SECOND 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 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.

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

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 attorney are set forth below.

All creditors of the decedent and other persons having claims or de-

PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

SECOND INSERTION

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.

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,
Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
Sept. 27; Oct. 4, 2024 24-02937H

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

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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 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
24-02945H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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 INVESTMENTS LLC TRUSTEE
MARKET TAMPA INVESTMENTS LLC AS THE TRUSTEE
UNDER THE 9907 CONNECTICUT 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.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
24-02943H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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 F OLIVER JR
THOMAS F OLIVER 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
24-02940H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0065540556
File No.: 2024-709
Certificate No.: 2022 / 976
Year of Issuance: 2022
Description of Property:
TUDOR CAY DOMINIUM BUILDING B UNIT 203 TYPE D .5440 PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS
PLAT BK / PG: 3 / 17
SEC - TWP - RGE: 34 - 28 - 17
Name(s) in which assessed:
ADAM BILD
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
24-02942H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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
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
24-02939H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1120210546
File No.: 2024-713
Certificate No.: 2022 / 10544
Year of Issuance: 2022
Description of Property:
VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM 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 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
24-02944H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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 OF NE 1/4 LESS N 506 FT AND LESS RD R/W
SEC - TWP - RGE: 26 - 29 - 22
Name(s) in which assessed:
YVONNE B SIMMONS
YVONNE BERRY SIMMONS
LATONIA WHIGHAM
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
24-02941H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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 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
24-02938H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0662125000
File No.: 2024-715
Certificate No.: 2022 / 6498
Year of Issuance: 2022
Description of Property:
WHEELER ROAD SUBDIVISION 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 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
24-02946H

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. 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 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity.

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.

Dated: September 18, 2024
/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 24-02914H

--- ACTIONS / SALES ---

SECOND INSERTION

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. STACEY CHRISTINA BARNES, et al., Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/19/2024, in Case No.: 2024CA001569 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, 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 ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, 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

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is the 27 day of September, 2024.
Personal Representative:
Donna Rushing
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
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)
rachel@elizabethdevolder.com
casemanager@elizabethdevolder.com
Sept. 27; Oct. 4, 2024 24-02984H

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 23-CA-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 ASSET-BACKED CERTIFICATES, 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, et al., 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, 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 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 disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street,

Room 604, Tampa, FL 33602 or email it to ADA@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.
Dated: September 18, 2024
/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 24-02914H

--- ACTIONS / SALES ---

THIRD 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

SECOND INSERTION

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

SAFGUARD SELF STORAGE
1601 S. Kingsway Rd.

Seffner, FL 33584

Tel: 813-736-1720

Unit 1726 SHARLENTIA SHANTELE LEWIS Boxes, Furniture, Household goods, Suitcase

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.

Sept. 27; Oct. 4, 2024 24-02928H

SECOND INSERTION

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

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

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

The date of first publication of this notice is September 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

SECOND 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 JANEISY 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 attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 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

SECOND INSERTION

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 HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION INC., through its Assignee, ASSOCIATION FUNDING 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 WATERLEAF 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 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.

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

SECOND INSERTION

PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, 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 THEREOF, BLOCK 38, TAMPA OVERLOOK, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 2; OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; TOGETHER WITH A 5.00 FOOT WIDE SANITARY SEWER EASEMENT, 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE OVER AND ACROSS THAT PORTION OF LOT 11, BLOCK 38, TAMPA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 SOUTHEAST 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 TERMINATION.

ANY PERSON CLAIMING AN IN-

SECOND INSERTION

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 on 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-012684

**TOWD POINT MORTGAGE TRUST
2015-2, U.S. BANK NATIONAL
ASSOCIATION AS INDENTURE
TRUSTEE,**

Plaintiff, vs.

LEONARD LEE CLEVENER;

UNKNOWN SPOUSE OF

LEONARD LEE CLEVENER;

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 NATIONAL ASSOCIATION AS INDENTURE TRUSTEE is Plaintiff and LEONARD LEE CLEVENER; UNKNOWN SPOUSE OF LEONARD LEE CLEVENER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ASSOCIATES HOUSING FINANCE, LLC S/B/M ASSOCIATES HOUSING FINANCE SERVICES, 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 HILLSBOROUGH COUNTY, FLORIDA, VIZ:

TRACT 3:

A TRACT OF LAND LYING IN

TRACT 749 AND 750, RUSKIN

COLONY FARMS SUBDI-

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

V6.20190626

Sept. 27; Oct. 4, 2024 24-03960H

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 24-CA-001809

DIVISION: E

RF -Section I

REPUBLIC BANK & TRUST

COMPANY,

Plaintiff, vs.

--- ACTIONS / SALES ---

SECOND 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 LIMITED 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 15, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID POINT OF REFERENCE BEING A FOUND SQUARE HEADED BOLT LYING N 88°34'15" 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 00°16'13" E, ALONG THE EAST BOUNDARY 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 DIAMETER IRON PIPE; THENCE S 00°16'13" 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 88°32'15" EAST, A DISTANCE OF 660.00; THENCE SOUTH 00°16'13" EAST, A DISTANCE OF 331.77 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15, SAID POINT LYING SOUTH

88°31'49" 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 88°31'49" W, A DISTANCE OF 660.00 FEET TO THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 15 AND A FOUND 5/8 INCH DIAMETER IRON ROD; THENCE S 88°29'29" W, A DISTANCE OF 1285.65 FEET TO THE EAST RIGHT OF WAY LINE OF COWART ROAD (SAID POINT BEING N 88°29'29" 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 00°29'06" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 72.96 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N 88°29'29" EAST, A DISTANCE OF 335.13 FEET, THENCE N 00°29'06" W, A DISTANCE OF 260.044 FEET; THENCE N 88°30'37" E, A DISTANCE OF 951.76 FEET TO THE POINT OF BEGINNING AND SAID LAND FORMERLY DESCRIBED AS:

LOT 10: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID POINT OF REFERENCE BEING A FOUND SQUARE HEADED BOLT LYING NORTH 88°34'15" 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 00°16'13" EAST, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1327.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'13" EAST, A DISTANCE OF 363.70 FEET TO A POINT LYING NORTH 00°16'13" 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, A DISTANCE OF 813.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'13" EAST, A DISTANCE OF 363.70 FEET TO A POINT LYING NORTH 00°16'13" 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 88°29'29" 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 LYING NORTH 00°29'06" WEST, A DISTANCE OF 150.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND RAILROAD SPIKE; THENCE NORTH 00°29'06" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 364.24 FEET; THENCE NORTH 88°30'59" EAST, A DISTANCE OF 1322.57 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND LESS ANY PORTION LYING WITHIN MAINTAINED RIGHT-OF-WAY FOR COWART ROAD.

AND
LOT 11: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID POINT OF REFERENCE BEING A FOUND SQUARE HEADED BOLT LYING NORTH 88°34'15" 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 00°16'13" EAST, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1327.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 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, A DISTANCE OF 660.00; THENCE SOUTH 00°16'13" 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 LYING SOUTH 88°31'49" WEST, A DISTANCE OF 656.66 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND 5/8 INCH DIAMETER IRON ROD; THENCE SOUTH 88°31'49" WEST, A DISTANCE OF 660.00

FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 88°29'29" 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 00°29'06" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 150.00 FEET; THENCE NORTH 88°29'29" EAST, A DISTANCE OF 1321.22 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 00°16'13" 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, RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

SECOND 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 Ginifer 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, 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 RECORDED IN PLAT BOOK 10, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, more commonly known as 4408 West Bay to Bay Boulevard, Tampa, 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 FCO1 WNI
Sept. 27; Oct. 4, 2024 24-03961H

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-002282
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
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 HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and MARQUITA V. ANGLIN A/K/A MARQUITA ANGLIN A/K/A MARQUITA SNIPES MORGAN A/K/A MARQUITA V. SNIPES-MORGAN, are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH County, Florida will sell to the highest and best bidder for cash via the Internet at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on the 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, RECORDED IN PLAT BOOK 75, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact

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

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

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

Dated this 18TH day of September, 2024
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ J. Anthony Van Ness
J. Anthony Van Ness, Esq.
Florida Bar #: 391832
PHH19000-23/sap
Sept. 27; Oct. 4, 2024 24-02916H

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. 23-CA-011869
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS 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 STRUCTURED TRANSACTION 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-009907
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 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C is the Plaintiff, and JOHN M. REISINGER, HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., HUNTER'S GREEN PARCEL 6 NEIGHBORHOOD ASSOCIATION, INC. and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND 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 the 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 RECORDED IN PLAT BOOK 69, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated: This 20th day of 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
E-Mail: Matthew@HowardLaw.com
Sept. 27; Oct. 4, 2024 24-02949H

lv20906_v11

SAVE TIME

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

--- ACTIONS / SALES ---

SECOND 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:

be conducted online at http://www.hillsborough.realforeclose.com. Any 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 2024. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpplaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanas Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholas T. Pizanas, Florida Bar No.: 118857 10200-014 Sept. 27; Oct. 4, 2024 24-02963H

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, GRANTEEES, 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 INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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,

SECOND 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

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETERMON A/K/A RANSOM L. PETERMON, A/K/A RANSOM LEE PETERMON SR. A/K/A R.L. PETERMON, SR. DECEASED; HOWARD WATT PETERMON 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 PETERMON; WILLIE RUTH PETERMON; RONALD J. PETERMON A/K/A RONALD PETERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETERMON A/K/A GERALD PETERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETERMON; RANSOM

PETERMAN, JR. A/K/A RANSOM L. PETERMON, JR.; RAYMOND LEE PETERMON A/K/A RAYMOND LEE PETERMON; WILLIE JAMES PETERMON 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETERMON A/K/A RANSOM LEE PETERMON SR. A/K/A R.L. PETERMON, SR. DECEASED; HOWARD WATT PETERMON A/K/A HOWARD PETERMAN; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; SHIRLEY GAIL PETERMON; WILLIE RUTH PETERMON; RONALD J. PETERMON

A/K/A RONALD PETERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETERMON A/K/A GERALD PETERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETERMON; RANSOM PETERMAN, JR. A/K/A RANSOM L. PETERMON, JR.; RAYMOND LEE PETERMON A/K/A RAYMOND LEE PETERMON; WILLIE JAMES PETERMON 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, 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 Judgment, to-wit:

LOT 24, BLOCK 3, TRADEWINDS SUBDIVISION, FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS

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

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

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

DATED September 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 24-02979H

SECOND 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 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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Frank A. Lafalce FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff Sept. 27; Oct. 4, 2024 24-02989H

SECOND 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, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF HILLSBOROUGH, FLORIDA: LOT 3, BLOCK 40 OF OAKWOOD TERRACE TOWNHOMES, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE(S) 148 THROUGH 151, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, 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 e-mail address for service, in the above styled matter, of all pleadings and docu-

ments required to be served on the parties.

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 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. 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

SECOND INSERTION

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

CIVIL DIVISION Case No. 29-2024-CA-002578 Division G SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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, SR., et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE OF EZEKIEL OVERSTREET A/K/A EZEKIEL 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, NORTHDAL, 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 RANCHWOOD 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.

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 Ryan 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

THIRD INSERTION

NOTICE OF ACTION AND HEARING ON PETITION FOR ADOPTION OF ADULT BY STEPPARENT IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

FAMILY LAW DIVISION CASE NO.: 24-DR-008058 DIVISION: D IN THE MATTER OF THE ADOPTION OF: SAMANTHA LYNN SANDS AN ADULT.

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

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

sonably ascertained.

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

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

Dated at Tampa, Hillsborough County, Florida on September 11, 2024. CINDY STUART Clerk of the Circuit Court (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Sept. 20, 27; Oct. 4, 11, 2024 24-02856H