









--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 24-CA-006034  
DIVISION: K

**FVX LLC IN TRUST FOR MORGAN  
STANLEY BANK, N.A.,  
Plaintiff, v.  
ZARKO MALETIN, et al.,  
Defendants.**

TO: ZARKO MALETIN  
Last Known Address: 18590 Avon  
Lane, Saratoga, CA 95070  
DAVID SIMPSON

Last Known Address: 3905 Briley  
Loop, Land O Lakes, FL 34638

YOU ARE HEREBY NOTIFIED that  
an action to foreclosure a mortgage on  
the following property located in Hills-  
borough County, Florida:

Lot begins 178 feet West and  
1,032 feet North of Southeast  
corner of Government Lot 1 and  
Run West 139.84 feet, thence  
North 01°59' West, 117.7 feet,  
thence East 144.2 feet, thence  
South 117.6 feet to the Beginning  
AND an undivided 1/19th interest  
in North 34.6 feet of South  
1,199.6 feet of East 128 feet  
of Government Lot 1, Section  
10, Township 32 South, Range  
18 East, Hillsborough County,  
Florida.

including the buildings, appur-  
tenances, and fixture located  
thereon.

Property Address: 1101 Canal  
Street, Ruskin, FL 33570 (the  
"Property").

filed against you and you are required  
to serve a copy of your written defenses,  
if any, to it on HARRIS S. HOWARD,  
ESQ., of HOWARD LAW, Plaintiff's

attorney, whose address is 4755 Tech-  
nology Way, Suite 104 Boca Raton, FL  
33431 on or before NOVEMBER 7,  
2024 (no later than 30 days from the  
date of the first publication of this No-  
tice of Action) and file the original with  
the Clerk of this Court either before  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the Complaint or petition  
filed herein.

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

WITNESS my hand and seal of this  
Court at Hillsborough, Florida on this 2  
day of October, 2024.

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

HARRIS S. HOWARD, ESQ.  
HOWARD LAW  
Plaintiff's attorney  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
October 11, 18, 2024 24-03058H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT  
OF THE THIRTEENTH JUDICIAL  
CIRCUIT OF FLORIDA, IN AND  
FOR HILLSBOROUGH COUNTY  
CIVIL DIVISION  
Case No. 23-CA-001497  
Division E

**RESIDENTIAL FORECLOSURE  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES  
2006-25**

Plaintiff, vs.  
EMMANUEL NOAH; BELINDA  
NOAH A/K/A BELINDA GAYLE  
NOAH A/K/A BELINDA GAIL  
QUARTERMAN A/K/A BELINDA  
GAIL QUARTERMAN NOAH,  
ARBOR GREEN OF NEW TAMPA  
HOMEOWNERS ASSOCIATION,  
INC.; HUNTER'S GREEN  
COMMUNITY ASSOCIATION,  
INC., AND UNKNOWN TENANTS/  
OWNERS,  
Defendants.

Notice is hereby given, pursuant to Fi-  
nal Judgment of Foreclosure for Plain-  
tiff entered in this cause on October 1,  
2024, in the Circuit Court of Hillsbor-  
ough County, Florida, Cindy Stuart,  
Clerk of the Circuit Court, will sell  
the property situated in Hillsborough  
County, Florida described as:

LOT 22, BLOCK 26, ARBOR  
GREENE PHASE 5, UNIT 2,  
ACCORDING TO MAP OR  
PLAT THEREOF RECORDED  
IN PLAT BOOK 87, PAGE 85,  
OF THE PUBLIC RECORDS  
OF HILLSBOROUGH COUN-  
TY, FLORIDA.

and commonly known as: 10144

WHISPER POINTE DR, TAMPA, FL  
33647; including the building, appur-  
tenances, and fixtures located therein,  
at public sale, to the highest and best  
bidder, for cash, on the Hillsborough  
County auction website at <http://www.hillsborough.realforeclose.com>,  
on October 30, 2024 at 10:00 AM.

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

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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or im-  
mediately 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 October 3, 2024

By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Invoice to:  
David R. Byars  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
328202/2320825/CMP  
October 11, 18, 2024 24-03059H



**Q What is a public notice?**

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

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

**Q Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfills all of those standards.

**Q Are there different types of legal notices?**

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

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

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

**Q Who benefits from legal notices?**

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

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

**Q How much do legal notices cost?**

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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



**Q Do I need to register my business' name?**

A Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

**VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**

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

11/18/23/27

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

11/18/23/27









--- ACTIONS / SALES ---

THIRD INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE NOTICE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24-CA-7722  
Division: T

DAVID SPROAT, individually, and as GUARDIAN OF STEPHEN E. PELOZA, SR.  
Plaintiffs, vs.  
KIMBERLY SPROAT, SHERRI BIGWOOD, CARL A. HELLWEGE, JOHN A. CAPLINGER, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST LAURA L. CAPLINGER, DECEASED, DEANNA HELLWEGE, DECEASED AND CAROLYN R. PELOZA, DECEASED; AND OTHER PARTIES, INCLUDING THE UNKNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND

ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR 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, GRANTEES, ASSIGNEES, TRUSTEES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST LAURA L. CAPLINGER, DECEASED, DEANNA HELLWEGE, DECEASED AND CAROLYN R. PELOZA, DECEASED; AND OTHER PARTIES, INCLUDING THE UNKNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS

IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED 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 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@lfjud13.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

SECOND 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

--- PUBLIC SALES ---

FOURTH 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

FOURTH 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

**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

SECOND 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

--- TAX DEEDS ---

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
(REMAINDER)  
All of said property being in the County of Hillsborough, State of Florida.  
Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/7/2024) on line via the internet at www.hillsborough.realtaxdeed.com.  
If you are a person with a disability who needs 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 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

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

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER  
**CALL 941-906-9386**  
and select the appropriate County name from the menu option OR  
e-mail legal@businessobserverfl.com  
Business Observer