Public Notices

HILLSBOROUGH PAGES 17-24

OCTOBER 18 - OCTOBER 24, 2024

PASCO PAGES 25-36

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within K-Bar Ranch II Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land located in the area generally located east of Kinnan Street, west of Morris Bridge Road, south of the Pasco County line, and north of Cross Creek Blvd. in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 12, 2024 TIME: 6:00 p.m. PLACE: Amenity Center 10820 Mistflower Lane Tampa, FL 33647.

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting

chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from Rizzetta & Co., Inc., 3434 Colwell Avenue. Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made with respect to any matter considered at the meeting is advised that such 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. Matt O'Nolan

District Manager October 18, 25, 2024

24-03108H

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS OF WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Waterset South Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 758.880 acres in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 5, 2024 TIME: 9:00 a.m. 2700 S. Falkenburg Rd. PLACE: Suite 2745 Riverview FL 33578

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person $\,$

to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at $(800)\,955-8770$ for aid 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 such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Ruben Durand District Manager October 18, 25, 2024

24-03109H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The K- Bar Ranch II Community Development District ("District") hereby gives notice of its intention to revise the rules and rates relating to usage of the District's amenities facilities pursuant to applicable Florida Statutes. The purpose and effect of the proposed amendments are to address usage and related rates for certain District amenities necessary for the efficient operation of the District. Specific legal authority for the rule and rate amendments includes but is not limited to the District's enabling legislation as well as applicable provisions of Chapters 120 and 190,

A public hearing will be conducted by the Board of Supervisors of the K- Bar Ranch II Community Development District on Thursday, the 21st day of November, 2024, during the meeting of the Board of Supervisors beginning at 6:00 p.m., at the K-Bar Ranch II Amenity Center, 10820 Mistflower Lane, Tampa, Florida 33647.

Any person desiring a copy of the preliminary draft of the proposed revisions and rates may promptly obtain a copy, without cost, by contacting Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL, 33614, Ph: (813) 933-5571

The public hearing may be continued to a date, time, and place approved by the Board of Supervisors on the record without additional publication of notice.

District Manager

October 18, 2024 24-03127H

FIRST INSERTION

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL 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 special meeting of its Board on October 24, 2024, at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572. Due to emergency circumstances arising from Hurricanes Helene and Milton, the District was forced to cancel its September and October regular meetings and is holding this special meeting to consider the agenda items intended for the regular October meeting in order to avoid further delay and potential disruption in District business and operations. 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

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 18, 2024 24-03110H

FIRST INSERTION

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Panther Trace II Community Development District ("District") will hold an audit review committee meeting on Monday, October 28, 2024 at 6:30 p.m., at the Panther Trace II Clubhouse located at 11518 Newgate Crest Drive, Riverview, FL 33579. At the meeting, the Audit Review Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

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

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at $1\,(800)\,955-8770$, who can aid you in contacting the District Office.

A person who decides to appeal any action taken 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. Kyle Darin District Manager

24-03111H October 18, 2024

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within West Lake Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 79.37 acres more or less, generally located east of US 301, west of West Lake Drive, south of S.R. 674 and north of Bishop Road, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of consider ing certain matters of the Board to include election of certain District officers and other such business which may properly come before the Board.

DATE: Wednesday, November 13, 2024 1:00 PM PLACE: The Offices of Inframark

2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid 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 such 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.

Brian Lamb, District Manager

October 18, 25, 2024 24-03135H

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Southshore Bay Community Development District

Notice is hereby given to the public and all landowners within the Southshore Bay Community Development District (the "District"), in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 11, 2024 TIME: 6:00 p.m. Hilton Garden Inn

4328 Vista Garden Drive Riverview, Florida 33578

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Plaza, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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. Heather Dilley, District Manager

October 18, 25, 2024

24-03112H

24-03124H

24-03125H

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the Fictitious Name of

CASTLE FLOORING & INTERIORS located at 14502 N DALE MABRY

HWY SUITE 200 in the City of TAM-

PA, Hillsborough County, FL 33618 intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Windsor Redevelopment Corporation

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that James Beyer will engage in business un-

der the fictitious name THE AGENCY

BY THE BAY, with a physical address 1306 BORDEN CT VALRICO, FL

33594, with a mailing address 1306

BORDEN CT VALRICO, FL 33594,

and already registered the name men-

tioned above with the Florida Depart-

ment of State, Division of Corporations

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Lancaster

Bingo Company, LLC, 9900 Clinton Rd, Cleveland, OH 44144, desiring to

engage in business under the fictitious

name of The Bingo Company, with its

principal place of business in the State

of Florida in the County of Hillsborough, intends to file an Application for

Registration of Fictitious Name with

the Florida Department of State.

October 18, 2024

October 18, 2024

October 18, 2024

Dated this 14th day of October, 2024.

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of 1-888-HIT-BY-CAR Accident Injury Lawvers located at 27524 Cashford Circle Suite 102 in the City of Wesley Chapel, Hillsborough County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of October, 2024

Brent A. Couture October 18, 2024 24-03126H

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 Blazing Bean Roasters located at 16575 Hutchison Road in the City of Odessa, Hillsborough County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2024. Tampa Bean Roasters Inc. October 18, 2024 24-03117H

FIRST INSERTION Notice is hereby given that the South-

Florida

Water Management

District has received Environmental Resource permit application number 895393 from Alfa Residential Development Holdings LLC, located in Riverview, FL containing Folio #73836.0000. Application received May 23, 2024. Proposed activity: The project includes the construction of 25 townhome units with 2 access driveways on Robert Tolle Drive, an FDOT roadway. Water and Sewer extensions are proposed off of Valhalla Pond Drive. Project name: Skyview Townhomes. Project size: 3.39 Acres. Location: Section(s) 06, Township 30, Range 20, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must 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, Regulatory Support Bureau, 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 1(800)231-6103. 24-03114H October 18, 2024

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the

FIRST INSERTION

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 20th day of November, 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. Sherman, Jarvis 2 Freezers, Deep Fryer, Ice Cream Freezer, Coolers, Christmas Tree, Christmas Items, Freestanding Awning, Kids Dirt bike Easel for Kids, Razor Scooter, Popcorn Machine, Boxes, Bags, Misc. Items; Wolfe, Kenneth Couch, Loveseat, Boxes, Totes, Pet Carrier, Dishes, Clothes, Tables, Christmas Items; Adger, Meyora Misc. Household Items; Yancey, Shawn Ladders, Reese Hitch, Roofing Supplies, Wood, Sawhorses, Door, Misc. Building Supplies Sale is subject to cancellation in the event of settlement between owner and obligated party.

October 18, 25, 2024 24-03136H

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Creek Preserve Community Development District

Notice is hereby given to the public and all landowners within the Creek Preserve Community Development District (the "District"), comprised of approximately 174.42 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 1 member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 12, 2024 Time:6:00 p.m. (EST) Place: Amenity Center 16702 Kingman Reef Street Wimauma, FL 33598

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 4530 Eagle Falls Place, Tampa, FL 33619. A copy of the agenda for these meetings may be obtained from the District Manager at the above ad-

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 344-4844, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Richard McGrath, District Manager October 18, 25, 2024

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 898987 from Steven C. Boggs at 607 S. Alexander Street Suite 101 Plant City, FL. Application received: October 11, 2024. Proposed activity: Church. Project Name: First Baptist Church of Plant City. Project size: 18.46 acres. Location: Section 08, Township 29 South, Range 22 East, in Hillsborough County. Outstanding Florida Water: No Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 US. Highway 301 North, Tampa, Florida 33637 or through the "Application & 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 written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermaters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

October 18, 2024 24-03113H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BG Decor located at 2307 Clubhouse Dr. in the County of Hillsborough, in the City of Plant City, Florida 33566 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

day of October, 2024. THE SBG EDMONDS GROUP LLC October 18, 2024 24-03115H

Dated at Plant City, Florida, this 10th

FIRST INSERTION

DG FARMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the DG Farms Community Development District ("District") will hold a Board meeting on October 28, 2024, at 6:00 p.m., at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary Florida 32746, Phone: (813) 565-4663 or via emailing patricia@breezehome. com. 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 one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act. any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. 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.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Patricia Thibault District Manager

24-03123H October 18, 2024

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT To: Tarrah Lvn Sanchez

Seffner, Hillsborough County, Florida Case Number: 319315-24-AG An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee. Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Josh. Shepard@myfloridacfo.com or via tele $phone\,at (850)\,413\text{-}4280. If a \, request for$ a hearing is not received by November 29, 2024, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in $accordance\,with\,law.$

Oct. 18, 25; Nov. 1, 8, 2024 24-03118H

NOTICE OF PUBLIC SALE

BUC-A-DAY STORAGE, 1415 3RD ST NE RUSKIN, FL 33572. PHONE 813-480-1916 WILL SALE OF PERSONAL PROPERTY PER F.S. 83.805. ON 11/06/24 AT 10:00 A.M. THE TENANT'S NAME IS JOHN LIDDY R/O MARK KARLSEN SANDVIK. UNIT # 940. THE DE-SCRIPTION OF PERSONAL PROP-ERTY IS A 2005 HAUM TRAIL-VIN#16HGB20285P047580. THE TENANT'S NAME IS MARK KARLSEN SANDVIK. R/O DAVID AND DIANNA SCHULZ, UNIT#1141. THE DESCRIPTION OF PERSONAL PROPERTY IS A 2004 GFM FBG BOAT. HIN# GFNMK175I304 AND A 2005 MAGIC TRAILER. VIN# 1M5BA202651E21405. THE TEN-ANT'S NAME IS MARK KARLSEN SANDVIK. UNIT#941. THE DE-SCRIPTION OF PERSONAL PROPERTY IS A 2000 FORD F550 DUMP TRUCK VIN# 1FDAF57F-3YEA17878. THE TENANT'S NAME IS ROBERT WOLFENDEN. R/O IS MARIA ANTOINETTE ABBATI-ELLO. UNIT#4224. DESCRIPTION OF PERSONAL PROPERTY IS A 2020 YAMAHA JET SKI HIN# YA-MA1451I920.2020 YAMAHA JET SKI. HIN# YAMA1498I920. 2020 CMFB BOAT TRAILER HIN# 5DKP-G2133LD054327 24-03128H October 18, 2024

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

FLORIDA PROBATE DIVISION File No. 2024-CP-3241 IN RE: ESTATE OF CHELSEA LYNN TAVARES

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

FIRST INSERTION

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

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

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

The case number and decedent's name are: CHELSEA LYNN TAVA-RES, File Number 2024-CP-3241.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL, 33602.

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

Date of death of the decedent is: March 28th, 2024.

The date of first publication of this notice is: October 18, 2024 The second week of publication is:

October 25, 2024

Personal Representative(s): Arthur Marcos de Moraes Tavares. Attorney for the representative(s): By:_/s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 24-03131H October 18, 25, 2024

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION File No. 24-CP-002893

Division B

IN RE: ESTATE OF GEORGE P. RUTKUNAS, A/K/A

GEORGE PAUL RUTKUNAS,

A/K/A GEORGE RUTKUNAS

Deceased.

The administration of the estate of

George P. Rutkunas, A/K/A George Paul

Rutkunas, A/K/A George Rutkunas, de-

ceased, whose date of death was April 4.

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 represen-

tative and the personal representative's

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

attorney are set forth below

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-003084 Division O

IN RE: ESTATE OF FELIPE JOSE MARTUCCI, aka PHILIP JOSEPH MARTUCCI Deceased.

The administration of the estate of FE-LIPE JOSE MARTUCCI, also known as PHILIP JOSEPH MARTUCCI, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME 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 18, 2024.

LUANA MARTUCCI DE PALOMA Personal Representative 3630 W Kennedy Blvd

Tampa, FL 33609 Robert D. Hines, Esq.
Attorney for Personal Representative Florida Bar No. 413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. $315~\mathrm{S}.$ Hyde Park Ave Tampa, FL 33606Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com October 18, 25, 2024 24-03105H

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

N 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

The date of first publication of this

Personal Representative:

Joann T. Rutkunas

5304 Tulip Drop Dr.

Wimauma, Florida 33598

Attorney for Personal Representative:

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

notice is October 18, 2024.

Robert W. Bible, Jr.

1920 East Bay Dr.

Largo, FL 33771

Fax: (727) 585-4209

October 18, 25, 2024

Independent of Counsel

Florida Bar Number: 561398

Pippen Law Group, PLLC

Telephone: (727) 586-3306

E-Mail: Robert@attypip.com

Secondary E-Mail: Suzie@attypip.com

Attorney

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

Florida Statutes.

NOTICE.

BARRED.

FIRST INSERTION

--- ESTATE ---

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

PROBATE DIVISION File No. 24-CP-003087 Division O IN RE: ESTATE OF ZELICA ROSA JOSEFINA ODERIZ DE MARTUCCI,

aka ZELICA MARTUCCI

Deceased. The administration of the estate of ZELICA ROSA JOSEFINA ODERIZ DE MARTUCCI, also known as ZELI-CA MARTUCCI, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is: October 18, 2024. LUANA MARTUCCI DE PALOMA

Personal Representative

3630 W Kennedy Blvd Tampa, FL 33609 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Ryne E. Hartt, Esq. 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 October 18, 25, 2024 24-03106H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003053 Division O IN RE: ESTATE OF THOMAS L. SIMPSON

Deceased.
The administration of the estate of Thomas L. Simpson, deceased, whose date of death was June 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 18, 2024.

Personal Representative: June E. Simpson

11865 Fort King Hwy. Thonotosassa, Florida 33592 Attorney for Personal Representative: PETER T. KIRKWOOD Attorney Florida Bar Number: 285994 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: pkirkwood@gunster.com Secondary E-Mail: jdurant@gunster.com Secondary E-Mail:

eservice@gunster.com October 18, 25, 2024

24-03121H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 24-CA-005935 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH **CERTIFICATES, SERIES** 2005-KS9,

Plaintiff, vs JEREMY R. INGRAHAM A/K/A JEREMY INGRAHAM; UNKNOWN SPOUSE OF JEREMY R. INGRAHAM A/K/A JEREMY INGRAHAM

Defendant(s) TO: Jeremy R. Ingraham a/k/a Jeremy Ingraham

Residence Unknown Unknown Spouse of Jeremy R. Ingraham a/k/a Jeremy Ingraham Residence Unknown

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

LOT 2, FRIENDSHIP SUBDI-VISION #1, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 89. PAGE 87 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Street Address: 4312 North 39th

Street, Tampa, Florida 33610

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before November 20, 2024, and file the original with the Clerk of this Court, 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 ho needs anv accommodation in orde 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 on October 14, 2024.

Cindy Stuart Clerk of said Court (SEAL) By: /s/ Mustafa Divan As Deputy Clerk McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FL pleadings @MWC-law.comFile#:23-400019 October 18, 25, 2024 24-03120H

FIRST INSERTION

24-03122H

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

FLORIDA File No. 24-CP-002108 **Division Probate** IN RE: ESTATE OF JOHN WESLEY CHISM Deceased.

TO: Lilly Loraine Sikes Chism Estate YOU ARE NOTIFIED that a Petition for 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:

Karen L. Kayes Warner Norcross + Judd LLP 700 Terrace Point Road, Suite 350

Muskegon, Michigan 49 on or before 11/18, 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 Signed on this 16 day of October,

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

Oct. 18, 25; Nov. 1, 8, 2024

24-03132H

--- SALES ---

FIRST INSERTION

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

CASE NO. 21-CA-007586 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1. Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROGER OWENS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated August 02, 2024, and entered in 21-CA-007586 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MAN-AGEMENT LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROGER OW-ENS, DECEASED; SUSAN V. HAHN A/K/A SUSAN OWENS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TIF-FANY SOTELO; ROGER JARMON are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 07, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 46, CLAIR-MEL CIRT UNITY NO. 10, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 35, PAGE 88, IN PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7107 LIME-STONE LANE, TAMPA, FL 33619

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room

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

8770, e-mail: ADA@fljud13.org Dated this 16 day of October, 2024. By: \S\Danielle Salem Danielle Salem, Esquire October 18, 25, 2024

24-03137H

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

Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-008892 - EuE

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 23-CA-001859 DIVISION: B RF -Section I CAG NATIONAL FUND I LLC,, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL

OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLIE MARCHETTA A/K/A BILLIE ANN MARCHETTA, DECEASED; HABANA PARK CONDOMINIUM ASSOCIATION, INC.; MARK LOUIS MARCHETTA; ROXANNA JO ALVAREZ; 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,

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 16, 2024, and an Order Resetting Sale dated October 2, 2024 and entered in Case No. 23-CA-001859 of the Circuit Court in and for Hillsborough County, Florida, wherein CAG NATIONAL FUND I LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS. DEVISEES. GRANTEES. CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLIE MARCHETTA A/K/A BIL-LIE ANN MARCHETTA, DECEASED; HABANA PARK CONDOMINIUM ASSOCIATION, INC.; MARK LOUIS MARCHETTA; ROXANNA JO AL-VAREZ; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED, 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, 10:00 a.m., on November 4, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

OF HABANA PARK, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN O.R. BOOK 3579, PAGE 1639, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO-MINIUM PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

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

YOU ARE A PERSON A DISABILITY WHO ANY ACCOMMODATION WITH NEEDS ORDER TO PARTICIPATE THIS PROCEEDING, YOU

ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, 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 October 8, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-201405 / SR4

October 18, 25, 2024 24-03102H

FIRST INSERTION

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

CASE NO.: 22-CA-002282 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION. AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-3 MORTGAGE-BACKED NOTES.

MATILDE ROMAN A/K/A MATILDE NINO ROMAN; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE. GRANTEES,; UNKNOWN TENANT #1 N/K/A HENRY ROMAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2024 in Civil Case No. 22-CA-002282, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WA-CHOVIA BANK NATIONAL ASSOCI-ATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECU-RITIES TRUST 2005-3, MORTGAGE-BACKED NOTES is the Plaintiff, and MATILDE ROMAN A/K/A MATILDE NINO ROMAN; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SUR- VIVING SPOUSE, GRANTEES,; UNKNOWN TENANT #1 N/K/A HENRY ROMAN; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY. THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

UNIT NO. 233, BUILDING L

ANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highbidder for cash at www. hillsborough.realforeclose.com on November 25, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 12, BLOCK C OF MIL-

WOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 87, PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

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

Dated this 10 day of October, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally Signed By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5736BOctober 18, 25, 2024 24-03099H

FIRST INSERTION

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

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

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BRIAN JONATHAN SAUNDERS A/K/A BRIAN SAUNDERS; LIDIA SAUNDERS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN

TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Summary Final Judgment of foreclosure dated August 29, 2024 and an Order Resetting Sale dated September 30, 2024 and entered in Case No. 292024CA003762A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is Plaintiff and BRIAN JONATHAN SAUNDERS A/K/A BRI-AN SAUNDERS; LIDIA SAUNDERS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose. com, 10:00 a.m., on December 5, 2024 , the following described property as set forth in said Order or Final Judgment,

LOT 651, CREEK PRESERVE

PHASE 9, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGE 186, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be pub-Florida Statute lished 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 PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRA-TIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 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 October 8, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-201405 / SR4 24-03101H October 18, 25, 2024

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 19-CA-005467 AMIRHOUSES.COM LLC, Plaintiff, vs.

HENRY LEWIS, et al

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to the Order Granting Motion to Reschedule Foreclosure Sale dated on September 30th, 2024 and entered in 2019-CA-005467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Amirhouses.com, LLC, is the Plaintiff and Henry Lewis, et al is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on November 5th, 2024 at 10:00 A.M., the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

Lot 22 and the West 1/2 of Lot 23 Block 3, MAP OF CAMPOBEL-LO, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County,

Florida
More commonly known as: Property Address: 2620 E. 33rd Ave, Tampa, FL 33610 ("Property")

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

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

ADA@fljud13.org.
Dated 14th day of October, 2024.
IVANOV & WOLF, PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Telephone: 813-870-6396 Ivan@IWFirm.com By: /s/ Matthew D. Wolf, Esq. Florida Bar Number 92611

October 18, 25, 2024

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 22-CA-006611 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. LAWANDA L HODGES A/K/A LAWANDA HODGES, et al., NOTICE IS HEREBY GIVEN pursu-

ant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LA-WANDA HODGES; MILTON PAT-TERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HAR-VEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www. hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 5th day of December 2024, the following described $\,$ property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 14, OAK CREEK PARCEL 4, ACCORD-ING TO PLAT THEREOF AS

RECORDED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL

24-03104H

ANY PERSON CLAIMING AN IN-

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

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

Dated this 9th day of October 2024. By: /s/ MICHELLE MASON Michelle Mason, Esq. Bar Number: 864773 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 22-05236

October 18, 25, 2024 24-03100H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTE

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

CASE NO. 2022-CA-007177 DIVISION: F JMBA GROUP, LLP,

Plaintiffs, vs. ANTHONY J. BROWN, UNKNOWN TENANT.

Defendants NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Mo-tion to Reschedule Foreclosure Sale entered on August 15, 2024 in the Circuit Court of Hillsborough County, Florida, Cindy Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A. Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida

Property address: 9318 Heritage Oak Ct., Tampa FL 33647

at public sale, to the highest bidder, for cash, on November 20, 2024 at 10:00am. The judicial sale will be conducted electronically online at the following http://www.hillsborough. realforeclose.com

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

If you are a person with 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. /s/ Ivan Dimitrov Ivanov, Esq. Ivanov Wolf PLLC

3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646 October 18, 25, 2024 24-03134H

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION

File No. 24-CP-003124

IN RE: ESTATE OF

EUGENE RAY WHIPPLE,

Deceased. The administration of the estate of

EUGENE RAY WHIPPLE, deceased,

whose date of death was June 26,

2024, and whose social security num-

ber is xxx-xx-2888, is pending in the

Circuit Court for Hillsborough County,

Florida, Probate Division, the address

of which is Hillsborough County Court-

house, 800 E. Twiggs Street, Tampa,

FL 33602. The names and addresses

of the personal representative and the

personal representative's attorney are

other persons having claims or de-mands against decedent's estate on

whom a copy of this notice is required to be served must file their claims with

this court 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

All other creditors of the decedent

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT IN AND

FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

FILE NO:24-CP-002891 IN RE: ESTATE OF

VICTOR CHARLES CUMMINGS

a/k/a VICTOR CUMMINGS, Deceased.

The administration of the estate of

VICTOR CHARLES CUMMINGS a/k/a VICTOR CUMMINGS, deceased,

whose date of death was January 3,

2024, is pending in the Circuit Court for Hillsborough County, Florida, Pro-

bate Division, the address of which is:

Clerk of Court

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate, on whom a copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

OF THIS NOTICE ON THEM.

800 E. Twiggs Street

Tampa, FL 33602

THIS NOTICE ON THEM.

All creditors of the decedent and

set forth below.

--- ACTIONS / SALES ---

FIRST INSERTION

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

COUNTY, FLORIDA CASE NO.: 24-CA-000152 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1,

Plaintiff, VS. LUZ MARIA BATISTA; JORGE RODRIGUEZ A/K/A JORGE R. RODRIGUEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-000559

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

TOBY CHURCH AND ANGELA DAVIDOVICH A/K/A ANGELA

M. DAVIDOVICH A/K/A ANGELA

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated June 19, 2023, and entered in

23-CA-000559 of the Circuit Court of

the THIRTEENTH Judicial Circuit

in and for Hillsborough County,

Florida, wherein U.S. BANK TRUST

NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY

BUT SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST

is the Plaintiff and TOBY CHURCH;

ANGELA DAVIDOVICH A/K/A

ANGELA M. DAVIDOVICH A/K/A ANGELA CHURCH; FISHHAWK

ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the

Clerk of the Circuit Court will sell to

the highest and best bidder for cash at

www.hillsborough.realforeclose.com,

at 10:00 AM, on November 04, 2024,

the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 74, FISH-

HAWK RANCH PHASE 2 PAR-

CEL "DD-1A", ACCORDING TO

MAP OR PLAT THEREOF RE-

CORDED IN PLAT BOOK 97, PAGES 47 THRU 60, INCLU-

SIVE, PUBLIC RECORDS OF

HILLSBOROUGH COUNTY,

Address:

HOMEOWNERS

FOR RCF 2 ACQUISITION TRUST,

ASSOCIATION, NOT IN ITS

Plaintiff, vs.

CHURCH, et al.

Defendant(s).

RANCH

ASSOCIATION,

FLORIDA.

Property

CLAIMANTS Defendant(s).

FIRST INSERTION

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 7, 2024 in Civil Case No. 24-CA-000152, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2007-BC1 is the Plaintiff, and LUZ MARIA BATISTA; JORGE RODRIGUEZ A/K/A JORGE R. RODRIGUEZ; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

BRIDGEDALE DR, LITHIA, FL

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 accor-

dance with Florida Statutes, Section

 $\begin{array}{ccc} \underline{IMPORTANT} \\ \text{AMERICANS} & \text{WITH} & \text{DISABILITY} \end{array}$

ACT: If you are a person with a dis-

ability who needs an accommodation

in order to access court facilities or

participate in a court proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. To re-

quest such an accommodation, please

contact the Administrative Office of the

Court as far in advance as possible, but

preferably at least (7) days before your

scheduled court appearance or other court activity of the date the service is

needed: Complete the Request for Ac-

commodations 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 Coordina-

tor, 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 15 day of October, 2024.

ROBERTSON, ANSCHUTZ,

6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Service Email: flmail@raslg.com

SCHNEID, CRANE &

Attorney for Plaintiff

Telephone: 561-241-6901

Facsimile: 561-997-6909

By: \S\Danielle Salem

Danielle Salem, Esquire

Communication Email:

October 18, 25, 2024

dsalem@raslg.com 22-046476 - MiM

Florida Bar No. 0058248

PARTNERS, PLLC

ANTS are Defendants.

The Clerk of the Court. Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on November 19, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

HILLSBOROUGH COUNTY

LOTS 23, 24, 25, 26, BLOCK 13, RIO VISTA, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 27, PAGE 9, OF THE PUBLIC RE CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-

Dated this 15th day of October, 2024. ALDRIDGE PITE, LLP 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro 2024.10.15 13:57:27 FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15221B

October 18, 25, 2024 24-03129H

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

CASE NO. 23-CA-008931 LIMA ONE CAPITAL, LLC

Plaintiff, v. SARAH WILSON KOMOLL: CHRISTOPHER CHARLES WILSON A/K/A CHRISTOPHER WILSON: WILSON HOME REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY; 2200 E BIRD ST LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT 1 N/K/A CHRISTINA RODRIGUEZ; UNKNOWN TENANT 2; UNKNOWN TENANT 3 N/K/A MALCOLM BELL; UNKNOWN TENANT 4; UNKNOWN TENANT 5 N/K/A JON MARTINEZ; UNKNOWN TENANT 6; UNKNOWN TENANT 7 N/K/A BRANDON AUGUSTIN; UNKNOWN TENANT 8 N/K/A BRANDON WALKER; 706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION; HELPING HAND INVESTMENTS. LLC, A FLORIDA LIMITED LIABILITY COMPANY; PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PHOENIX

Defendants. Notice is hereby given that, pursuant to

LOT 173, LESS THE SOUTH 20.00 FEET THEREOF, AND

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

at public sale, to the highest and best bidder, for cash, online at http://www. hillsborough.realforeclose.com, on November 04, 2024 beginning at 10:00

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail:

ADA@fljud13.org Dated at St. Petersburg, Florida this 15th. day of October, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera

1000008565

FIRST INSERTION

COUNTY, FLORIDA

CONSTRUCTION GROUP LLC; KEITH SAVAGE; COREY

the Final Judgment of Foreclosure entered on January 19, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

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.

FL Bar: 1015906

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS October 18, 25, 2024 24-03133H 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. 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 11, 2024. AMBER NICOLE ARNOLD

a/k/a AMBER ARNOLD Personal Representative 5819 108TH Avenue

Kirkland, WA 98033 ANGELA M. TORMEY, ESQUIRE ACEMaven Legal, P.A. Florida Bar No.: 1010466 1070 Bloomingdale Avenue Valrico, Florida 33596 Telephone (813) 445-8178 E-Mail: angela@acemavenlegal.com Secondary E-Mail: assistant@acemavenlegal.com. October 11, 18, 2024 24-03061H

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

and other persons having claims or de-

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

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

The date of first publication of this notice is October 11, 2024.

Personal Representative: RASHAD J. WHIPPLE 3822 Spring House Lane

Cincinnati, OH 45217 Attorney for Personal Representative: Jaimon H. Perry, Esq. Attorney for RASHAD J. WHIPPLE Florida Bar Number: 0514020 THE PERRY LAW GROUP LLC 37 North Orange Avenue, Suite 500 Orlando, FL 32801 Telephone: (407) 323-2121 Fax: (321) 249-0587 E-Mail: jperry@perrylawfla.com October 11, 18, 2024 24-03076H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003145 Division A IN RE: ESTATE OF STACY E. SPRING

Deceased.

The administration of the estate of Stacy E. Spring, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 11, 2024.

Personal Representative: Ploy Sithisakulrat 10478 Lucava Drive

Tampa, Florida 33647 Attorney for Personal Representative: LESLIE J. BARNETT Attorney Florida Bar Number: 133310

GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: lbarnett@gunster.com Secondary E-Mail: jdurant@gunster.com Secondary E-Mail: eservice@gunster.com October 11, 18, 2024 24-03062H

--- PUBLIC SALES ---

SECOND INSERTION

The following personal property of Patricia Ann Hester will on 24th day of Octo-

Year/Make: 1979 BAYV Mobile Home VIN #s: 3B52BL38941A/B

PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303

FIRST INSERTION

16123

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $13 {\rm TH} \ {\rm JUDICIAL} \ {\rm CIRCUIT} \ {\rm IN} \ {\rm AND}$ FOR HILLSBOROUGH COUNTY, FLORIDA

 $\pmb{\text{CASE NO.: } \textbf{22-CA-006638}}\\$

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. EARL R. DIXON A/K/A EARL DIXON; UNKNOWN SPOUSE OF EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;

UNKNOWN TENANT #1:

UNKNOWN TENANT #2,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated September 12, 2024 entered in Civil Case No. 22-CA-006638 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIX-ON: ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CEN-TRAL FLORIDA, INC.; UNKNOWN TENANT #1 NKA LUCILLE FACEY are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose. com beginning at 10:00 AM on November 14, 2024 the following described property as set forth in said Final Judg-

ment, to-wit:. LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 61, PUB-LIC RECORDS OF HILLSBOR- $\hbox{OUGH COUNTY, FLORIDA.}$ Property Address: 5648 Tughill

24-03130H

Drive, Tampa, FL 33624 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84

Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M22143-JMV October 18, 25, 2024 24-03119H

FIRST INSERTION

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

CASE No. 22-CA-008932 MORTGAGE ASSETS MANAGEMENT, LLC. Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-008932 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORT-GAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 14th day of November, 2024, the following described property: THE EAST 63 FEET OF THE

WEST 534.23 FEET OF THE NORTH 193.3 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 19 EAST, LESS THE NORTH 25 FEET FOR RIGHT OF WAY OF HANNA AVENUE,

ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

DATED this 11th day of October, GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700

100 WEST CYPRESS CREEK ROAD

FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.chin-duncan@gmlaw.com Email 2:

gm foreclosure@gm law.comBy: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0400 / JSchwartz October 18, 25, 2024 24-03103H

NOTICE OF PUBLIC SALE

ber 2024 at 10:00 a.m., on property at 234 Sun Valley Drive, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Title #s: 16588843/16588844 And All Other Personal Property Therein

October 11, 18, 2024 24-03065H

FOURTH INSERTION

(REMAINDER)

All of said property being in the County

deemed according to law, the prop-

erty described in such certificate

will be sold to the highest bidder on

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

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

Cindy Stuart

24-02946H

Clerk of the Circuit Court

Hillsborough County Florida BY Adrian Salas, Deputy Clerk

voice impaired, call 711.

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

Dated 9/9/2024

If you are a person with a disability

www.hillsborough.realtaxdeed.com.

Unless such certificate shall be re-

of Hillsborough, State of Florida.

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

File No.: 2024-715

Folio No.: 0662125000

Year of Issuance: 2022

SION LOTS 9 AND 10

Name(s) in which assessed:

ROBBY GIDDENS

(LIFE ESTATE) ANGELICA HART

DAMION GIDDENS

C/O KARETTA GREEN

(REMAINDER)

GIDDENS

Certificate No.: 2022 / 6498

Description of Property: WHEELER ROAD SUBDIVI-

PLAT BK / PG: 31/ 88 SEC - TWP - RGE: 10 - 29 - 20

ESTATE OF SELENE FAY

--- TAX DEEDS ---

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/9/2024

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0496970000

File No.: 2024-711 Certificate No.: 2022 / 4561 Year of Issuance: 2022 Description of Property:
GIBSONTON ON THE BAY 3RD ADDITION LOT 122 PLAT BK / PG: 10 / 61 SEC - TWP - RGE: 23 - 30 - 19

Name(s) in which assessed: MARKET TAMPA INVEST-MENTS LLC TRUSTEE MARKET TAMPA INVEST-MENTS LLC AS THE TRUST-

UNDER THE 9907 CONNECT- ${\tt ICUT\,ST\;LAND\,TRUST}$ All of said property being in the County of Hillsborough, State of Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/9/2024

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

CAROLYN R. PELOZA,

DECEASED; AND OTHER PARTIES, INCLUDING THE

UNKNOWN SPOUSE OF ANY

TITLE HOLDER IN POSSES-

SION OF THE PROPERTY, AND

IF A NAMED DEFENDANT IS

DECEASED, THE SURVIVING

GRANTEES, CREDITORS, AND

SPOUSE, HEIRS, DEVISEES,

24-02943H

FOURTH 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the 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

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEEDThe holder of the following tax certifi-

cates has filed the certificates for a \tan

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are: Folio No.: 0065540556

File No.: 2024-709

ELEMENTS

ADAM BILD

Certificate No.: 2022 / 976

Description of Property: TUDOR CAY CONDOMINIUM

BUILDING B UNIT 203 TYPE

D .5440 PERCENTAGE OF

OWNERSHIP IN COMMON

SEC - TWP - RGE: 34 - 28 - 17

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

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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

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

provision of certain assistance. Please contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

voice impaired, call 711.

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

Dated 9/9/2024

www.hillsborough.realtaxdeed.com.

Unless such certificate shall be re-

Year of Issuance: 2022

PLAT BK / PG: 3 / 17

Name(s) in which assessed:

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

der 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 $955~\mathrm{FT}~\mathrm{OF}~\mathrm{S}~\mathrm{1/2}~\mathrm{OF}~\mathrm{SE}~\mathrm{1/4}~\mathrm{OF}$ NW 1/4 SEC - TWP - RGE: 02 - 29 - 20

Name(s) in which assessed: THOMAS FOLIVER JR THOMAS FOLIVER III All of said property being in the County

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

www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

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

24-02940H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

cates 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

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

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

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

FOURTH 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 descripwhich it was assessed are:
Folio No.: 1120210546
File No.: 2024-713

Certificate No.: 2022 / 10544 Year of Issuance: 2022

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the 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

The holder of the following tax certifi-

FT TO BEG

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

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

24-02939H

FOURTH 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the 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

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 imme-

diately 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,

THIRD INSERTION

--- ACTIONS ---

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 No-

tice 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 SEPTEM-As Clerk of the Court

(SEAL) By: /s/ RYAN MARSH As Deputy Clerk October 4, 11, 18, 25, 2024

24-03026H

THIRD 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,

PHIL VON KAHLE, Assignee. TO: CREDITORS AND OTHER INTERESTED PARTIES:

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 2024-CP-003060 Division PROBATE IN RE: ESTATE OF ANNEMARIE CASTRY JARDON

 $a/k/a \; ANNEMARIE \; JARDON$

The administration of the estate of ANNEMARIE CASTRY JARDON a/k/a ANNEMARIE JARDON, deceased, whose date of death was April 30, 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 address-

es of the personal representative and

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

VICE OF A COPY OF THIS NOTICE

ON THEM.

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

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

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

The date of first publication of this notice is October 11, 2024.

> Personal Representative: JESSICA M. JARDON JESSICA M. JARDON

23 Clover St Yonkers NY 10703 Attorney for Personal Representative: Linda Lee Wynn Email Addresses: LWYNNLAW@aol.com Florida Bar No. 0878529 P.O. Box 48856 Tampa FL 33646 Telephone: 813 -274-4994

24-03063H

October 11, 18, 2024

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE

Notice is given that Martin Boire, Janet Boire, Nathan White, and Serena White, intend to rescind, annul and vacate the Jessie's Place Subdivision Plat recorded in Plat Book 83, Page 43-1, of the Public Records of Hillsborough County Florida, and return the platted land to the unplatted acreage described therein. Notice is given that on October 31, 2024, at 1:30 p.m. or as soon thereafter as possible, a hearing will be held to do so at 800 E. Twiggs Street Tampa, FL 33602, in Room 500.

--- ACTIONS

Cindy Stuart

24-02942H

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

FOURTH INSERTION

NOTICE OF ACTION -ALL OTHER PARTIES CONSTRUCTIVE NOTICE CLAIMING BY, THROUGH, UNDER OR AGAINST THAT IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR IN AND FOR HILLSBOROUGH COUNTY FLORIDA PARTIES, NATURAL OR CIVIL DIVISION Case No.: 24-CA-7722 Division: T DAVID SPROAT, individually, and as GUARDIAN OF STEPHEN DEFENDANTS, 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

CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED

Defendants.
TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, TRUST-EES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIM-ING BY, THROUGH, UNDER OR AGAINST LAURA L. CAPLINGER, DECEASED, DEANNA HELLWE-GE, DECEASED AND CAROLYN R. PELOZA, DECEASED: AND OTHER PARTIES, INCLUDING THE UN-KNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND, IF A NAMED DE-FENDANT IS DECEASED, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH. UNDER, OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR 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 PUB-LISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

Clerk of Circuit Court (SEAL) Hillsborough County Courthouse Deputy Clerk BRUCE J. SPERRY, Esquire,

Plaintiff's attorney,

Suite 101. Plant City, Florida 33563-8421 Sept. 27; Oct. 4, 11, 18, 2024

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

> Tampa, FL 33602 By: Isha Tirado-Baker

1607 South Alexander Street,

800 E. Twiggs St.

24-02991H

--- PUBLIC SALES ---

HILLSBOROUGH COUNTY

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Ballentrae Hillsborough Community Development District

Notice is hereby given to the public and all landowners within the Ballentrae Hillsborough Community Development District (the "District"), comprised of approximately 121.85 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 1 member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

> Monday, November 4, 2024 Date: 6:00 p.m. (EST) The Clubhouse Time: Place: 11864 Thicket Wood Dr. Riverview, FL 33579

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 4530 Eagle Falls Place, Tampa, FL 33619. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at $(813)\ 344-4844$, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Richard McGrath, District Manager October 11, 18, 2024

24-03072H

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-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 Hillsborough 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 Technology 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 Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition

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

Court at Hillsborough, Florida on this 2 day of October, 2024.

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

24-03058H

Deputy Clerk HARRIS S. HOWARD, ESQ. HOWARD LAW Plaintiff's attorney 4755 Technology Way, Suite 104 Boca Raton, FL 33431

October 11, 18, 2024

--- **ESTATE** ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 24-CP-569

IN RE: THE ESTATE OF JOHN BINCKES, **Deceased.** The administration of the estate of John

Binckes, deceased, whose date of death was March 19, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Room 604, Tampa, Fl. 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 11, 2024.

Laura Binckes.

15715 Gardenside Lane Tampa, Fl. 33624

Linda Yerger Attorney for Personal Representative Linda K. Yerger, Esq. Florida Bar No.: 0645893 Yerger Law 3010 Tamiami Trail East Naples, FL 34112 Telephone No.: (239) 732-5555 Correspondence E-mail: linda.yergerlaw@gmail.com

October 11, 18, 2024

24-03092H

2006-25

Plaintiff, vs.

EMMANUEL NOAH; BELINDA

NOAH A/K/A BELINDA GAYLE

QUARTERMAN A/K/A BELINDA

ARBOR GREEN OF NEW TAMPA

NOAH A/K/A BELINDA GAIL

GAIL QUARTERMAN NOAH.

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1054 - Steve, Erica; 1090 - Blair, Pennie; 1099 - Blair, Pennie; 1108 - Paulino, Rafael; 2016 - Faircrest, Cecilia; 2023 - Ward, Dylan; 2028 - Jackson, Victoria; 2036 - Acevedo, Maria; 2084 - Tutor, Kayla; 2167 - Nonnenberg, Janae; 3040 - Amegadje, Yawo; 3074 - Al-sayed, Natasha; 3093 - Hernandez, Walter; 3138 - Brookins, Tynesha PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

1006 - Rojas, Roberto; 1022 - Harris, Marie; 1123 - Roldan, Laurel; 2018 - OConner, Donald; 3008 - Hardy, Rantrellea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C342 - Iii, Rafael Askew; C357 - KNIGHT, AROYRI; D405 - Sirmans, Parris; D406 - harris, franklin; D463 - Lomsak, Courtney; E548 - Amaya, Mickaella; E557 - Green, Edward; E563 - Wright, Audry; F620 - Knight, Michelle; F634 - Thornton, Dalona; F657 - Matos, Javier; H806 - Hatin, Brianne; RV07 - BLAYLOCK, Fred PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM Sale to be held at www.storagetreasures.com.

0141 - Richardson, Michael; 1096 - Lopez, Ernest; 1335 - Brewer, David; 220 - smith, James; 340 - Snyder, Warren; 343 - Gibson marine group llc gibson, william; 953 suero, Gladys: 981 - Lancaster, Byron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

October 11, 18, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0040 - Crews, Sabria; 0067 - Ward, Cindy; 0131 - Glover, Yvonne; 0209 - Casey, Wylie; 0217 - Broussard, Tabatha; 0267 - Jr, Benjamin Swaby; 0313 - Williams, Jada; 0314 - Broussard, Tabatha; 1021 - Holmes, Nequin; 1027 - Gordon, Rashard; 1028 - Johnson, Erin; 1034 - gude, Qwenton; 1060 - Walker, Alante; 2008 - Camacho, Kyle; 2047 - Nieves, Jessica; 3014 - Sanchez, Jackelinne; 3018 - woodson, Erskine; 3027 - Meadows, Frank; 4001 - Montague, Eula; 4019 - Payne, Cedricka; 5012 - Kunkel, Aaron; 9058 - Baraybar, Myriam

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

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

0273 - Bandy, John; 0409 - Abear, Susan; 2118 - Longs, Jessica PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

01013 - Bryant, Tom; 01034 - Diaz, Ronald; 01042 - Bryant, Tom; 01045 - Walters, Andrew; 01074 - Salgado, Clari; 01095 - Bright, Alex; 01096 - chappell, Fernando; 01101 - Riviere Jr, Axel; 01102 - Middleton, Barbara; 01121 - Green, Johnny; 01137 - Matos, Brandi; 01176 - Bryant, Tom; 01178 - Wheeler, Lynetta; 01181 - Dominique, yrvens; 02004 - mcfarland, Michelle; 02079 - Bright, Therese; 02097 - Scott, Lincoln; 02154 - white, Lacharlsie; 03018 - HARTMAIER-MILLER, KELLY ANN; 03051 - Rush, Taquisha; 03056 - Beal, Kimberly; 03110 - Rivera, Maria; 03155 - Aristizabal, Steve; 03197 - Garcia, Cassandra; 03218 - Kackison, Tom; 03241 - Thomas, Jaykia; 03245 - Beal, Kimberly; 03267 - arline, Casey rae; 03276 - Martinez, Gil; 03286 - Terry, Jimytra; 06006 - TARTER, JOSHUA BRANDON; 07005 - Wheeler, Ja'net; 07015 - Johnson, Toni; 07017 - GRUSOVNIK, JACK; 07018 - Campbell, Brittany; 07024 - Bryant, Tom; 07041 - TARTER, JOSHUA BRANDON; 09016 - Johnson, Ralston; 13004 - Quintana, Enrique; 13124 - Hollins, Russell; 13153 - Bryant, Tom

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

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0213 - williams, Armaye; 0219 - POWELL, WILLIAM; 0236 - Battle, Herbert; 0324 - Allen, Marc; 0432 - ibrahim, Yousef; 0434 - AIC STRATEGIES Rao, Adarien; 1003 - Leverett, Valerie; 1029 - Pickett, Mandel; 3056 - Burrows, Alicia; 3075 - Hernandez, Michael; 3110 - Weinberger, Genae; 3156 - ferrell, Teretha; 3175 - Ayesh, Ibtisam; 3207 - Brown, Melenisa; 3214 - King, Rick A; 3235 - cruz, Anthony

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

Time: 11:15 AM

Sale to be held at www.storagetreasures.com. 1038 - Cartagena-Cruz, Marlyn; 1079 - Aguilar, Michelle; 1086 - Thermidore, Mottama; 1148 - Norton, Angelica; 1172 - Parker, Annette; 1174 - mode-louissaint, Olguine; 2039 - Velez, Victoria; 2040 - Pacheo, Nydia; 2052 - Harrison, Scott; 2083 - Green, Angela; 2123 - Tillman, Stephanie; 3086 - Jemmott, Ronica; 3111 - Cole, Willie; 3138 - Harris, Latalityse; 3156 - Warren, Clarence; 3179 - Rodgers, Dawn; 3182 - Woods, Myra

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

Time: 11:45 AM

Sale to be held at www.storagetreasures.com. B050 - Boone, Yvonne; B085 - Staten, Christian; B132 - Williams, Edward; C018 - BARBER-BRAY, YOLANDA L; C023 - Thomas, Stranesha; C028 - Fedrick, Eugenia; C036 - Miller, Deborah; C038 - Ockletree-King, Christian; C044 - LOPERENA, DAVID; C049 - Rodgers, Nicholas; C105 - Chanlatte, Odalis; C119 - baker, elita; D061 - Lodrigues, Donald; D067 - Brandon Lakes Traders LLC Battu, Harsha; D077 - Lodrigues, Christy; D085 - Maynard, Curtis; D094 - Maynard, Curtis; D102 - Moss, Kateara; D130 - Daniels, Albert; 1010 - Mallory, Nicorya; 1012 - Love, Michlene; 1014 - Montgomery, Salron; 1027 - Paratore, Lisa; 1039 - Walker, Ashley; 1058 - Hicks, Ced'kia; 1071 - Bond, Chesny; J012 - miranda, Bella; J015 - Mathis, Dorrice; J026 - Smith, Desiree; J115 - Mickens, Ciara; J117 - Lima, Adrian; K015 - Morel, Jeffrey; K018 - Jones, April; K019 - Guzaman, Edgargo; K021 - Miller, Ethan; K065 - Mcmillan, Darnesha; K097 - Pradia, Cynthia

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0004 - lafond, William; 0013 - Dantzler, Tonja; 0024 - Anderson, Shearon Webb; 0092 - Galoway, Joanne; 0113 - Howard, Ashley; 0125 - Bunting, Ronnie; 0128 - Williams, Erika; 0166 - Leinson, Seana; 0177 - Tindale, Judith; 0192 - wright, lajoi; 0215 - Bryant, Roosevelt; 0245 - Gallardo, Lindsay; 0260 - Schremer, Jason Robert; 0392 - Capoccia, James; 0401 - Griffin, Virginia; 0424 - Blanco, Charlie; 0430 - Maxwell, Blair; 0515 - Norrington, Lesley; 0516 - george, Mondranisha; 0529 - Burnette, Donte; 0645 - Delgado, Hector; 0652 - Thomas, Edward; 0686 - McArthur, Benny; 0780 - Seals, Latonja Rochella; 0781 - Trinidad, Stephanie; 0815 - Barlaan, Rodrick; 0837 - Albert, Kourtney; 0840 - Geddes, Dowan; 0857B - Peacock, Kalasian; 0861D - Sookoo, Jamie; 0863M - Follin, Devon; 0875 - hobley, Dearon; 0881 - Creaser, Brandy; 0893 - Teape, Leonell; 0929 - Harrison, Jakob; 1000 - Bowens, Carla

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1107 - Dabbs, Bryce D; 1126 - Peres, Demaris; 1167 - Harvey, Johnasha; 1173 - Carnegie, Reginald; 1175 - Huffman, Jonathan; 1183 - Perez, Yahaira; 1232 - Mann, Victoria; 1247 - Brewton, Vonteka; 1277 - perez, Christie; 1293 - plata, Ariana; 1360 - Dukes, Lakeisha; 1396 - Quarles, Angelia; 1420 - Haynes, Spencer; 1467 - akins, Shawn; 1470 - feegel, lisa; 1490 - Newberry, Taleah; 1514 - jones, Jerrod; 200 - Diggs, Chamarla; 2009 - Buhrow, Barbara; 240 - Mccrimmon, Kenisa; 253 - Marrero, Xavier; 320 - Paulino, Johanna; 325 - Yancey, Alexis; 412 - Jarquin Sandoval, Maria; 416 - White, Jerry; 429 - Small, Micheala; 434 - Izquierdo, Gregorio; 442 - Fitzhenry, David; 461 - thomas, Kylil; 480 - Nowell, Dekyra; 487 - Milledge, Genalder; 613 - Colby-Soto, Francisco; 621 - Mills, Desi Donzelle; 628 - Klingner, Cynthia; 652 - crognale, Jayde; 655 - Owens, Dajia; 688 - Sherman, Kyle; 692 - Spencer, Jordan; 703 - Newberry, Sharee; 712 - Clements, Joshua; 726 - Thompson, Shanique; 954 - Watkins, Nakia

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 12:45 PM

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

A023 - Chapman, Ty; A026 - Hester, Dominque; A033 - ricketts, Sandra; B007 - DuBose, Kameeka; B035 - Rivera, John; B036 - bernard, elijah; B053 - james, Sandra; C013 - Hazard, Alicia; C021 - Nitche, Theresa; C024 - salas, Joann; C053 - Palmer, jimmy; D001 - coffin, raven; E005 - neal, charles; E006 - Howell, Carla; E012 - Charles, Justin; E028 - Hutchins, Devita; E034 - Serrano, Anthony; E035 - Garcia, Alyssa; E060 - Woods, Kenneth; E073 - anderson, moses; E082 - MillerLove, Elysa; E092 longway, james; E142 - Thomas, Stravaski; E151 - house, Teawanna; E152 - Rosario, Nemesis; E170 - Mathurin, Peterson; E193 Saffold, Brittany; E137 E199 - Heitzinger, Karl; E200 - Powell, Tiffany; F003 - Brooks, Elouise; F019 - King, Shelia; F022 - Jones, William; F044 - levy, Derrick; F050 - Mini Jay's LLC Jones, Atuaneisha; F067 - Chesser, Christopher; F069 - Mulberry, Ashley; G008 - adisme, Nadia; G021 - mitchell, Jacqueline; G023 - smith, Jazmin; G024 - Timmons, Eriel; G025 - Smith, Tracy; G028 - Charles, James; G043 - julesaint, solius; G057 - WALTERS, MICHAEL; G073 - woody, warren; G074 - Mode, Olguine; H008 - Thomas, Destiny; H040 - Jones, Zuandra; H059 - Deramus, Jemese; H060 - Burnett, Sequita; J006 - macelaru, Alexandru; J014 - Bridges, RaKiya; J022 - Bushell, Shenette; J032 - Roberson. JaBari: J037 - Wimberly, Jeremiah: J045 - Paschall, Jeannine; J048 - Ozuna, Freddy; J049 - Outlaw, Chelsie; J058 - pugh, willie; J062 - flowers, Adriyana; J066 - Evans, Antinette

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. October 11, 18, 2024

--- SALES ---

SECOND INSERTION

NOTICE OF SALE HOMEOWNERS ASSOCIATION. IN THE CIRCUIT CIVIL COURT INC.: HUNTER'S GREEN OF THE THIRTEENTH JUDICIAL COMMUNITY ASSOCIATION, CIRCUIT OF FLORIDA, IN AND INC., AND UNKNOWN TENANTS/ FOR HILLSBOROUGH COUNTY OWNERS,

CIVIL DIVISION **Defendants**

Case No. 23-CA-001497 Notice is hereby given, pursuant to Fi-Division E nal Judgment of Foreclosure for Plain-RESIDENTIAL FORECLOSURE tiff entered in this cause on October 1, THE BANK OF NEW YORK 2024, in the Circuit Court of Hillsbor-MELLON FKA THE BANK OF ough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF the property situated in Hillsborough CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 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, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http:// www.hillsborough.realforeclose.com. on October 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 certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immea 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

diately upon receiving a notification of

By: /s/ David R. Byars David R. Byars Attorney for Plaintiff 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 24-03059H October 11, 18, 2024

--- PUBLIC SALES ---

SECOND INSERTION

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

arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday October 23, 2024 @ 10:00 AM.

D-11 Leon Fluker Zhelma Washington F-21 Micheal Young G-8 Steve Ladd H-7 Chadwick Carlisle Robert Jenkins L-1 Melanie Jones O-19

October 11, 18, 2024

SECOND INSERTION

Notice of Public Sale

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

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Wednesday, October 30, 2024 after 10:00 AM

113	Timothy English
71	Fredrick Lindsey
	Hernandez
34	Christos Themelis
95	Christos Themelis
207	Christos Themelis
ctober 1	1, 18, 2024 24-0309

SECOND INSERTION

24-03093H

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Lynwood Community Development District

Notice is hereby given to the public and all landowners within the Lynwood Community Development District (the "District"), comprised of approximately 89.16 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Friday, November 8, 2024

Time: 11:00 a.m. Rizzetta & Company Place:

2700 Falkenburg Road, Suite 2745

Riverview, Florida 33578

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at scraft@rizzetta.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Sean Craft, District Manager

October 11, 18, 2024

24-03089H

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MTERC COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within MTERC Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 19.136 acres, located east of N. Dale Mabry Highway, north of West Cypress Street, south of I-275 and west of North Hines Avenue, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before

> DATE: November 4,20241:30 p.m. Rizzetta & Company, Inc. PLACE: 5020 West Linebaugh Avenue, Suite 240 Tampa, Florida 33624

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Matthew Huber District Manager October 11, 18, 2024

24-03090H

SECOND 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 10/30/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below

168 Stephen L Salomon Furniture, boxes, art work 170 Stephen L Salomon Furniture, boxes, art work

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 11, 18, 2024

24-03071H

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of PIERCE BECTON, JUDY BECTON, if deceased any unknown heirs or assigns, and SARAH TINDALE will, on October 29, 2024, at 10:00 a.m., at 3507 Wildberry Way, Lot #266, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1989 SNCR MOBILE HOME, VIN: FLFLJ32A10912SC, TITLE NO.: $0048223445, and \ VIN: FLFLJ32B10912SC, TITLE\ NO.: 0048217166$ and all other personal property located therein

PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

(PO#3326-3612) October 11, 18, 2024

24-03078H

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 26, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 08:00 AM

Sale to be held at www.storagetreasures.com.

A003 - Mustard, Lewis; B005 - Jones, Sophia; B036 - Parrish, Leila; B052 - Shaw, Virgina; C026 - Fisher, Misty; D046 - algarin, Idalisss; E043 - Herring, Willie; E104 -Lowe, Brie; E117 - Lowe, Brie; G019 - Preston, Jennifer; G034 - Rosado, Jacsemy; G054 - Durant, Prince; G067 - BROXTON, HERMAN; G089 - Martinez, Nina; G103 - Pleasants, Alice

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1024 - pittman, Roland; 1026 - Duran, Hunter; 1049 - Moronta, Jackie; 2008 - soluri, paul; 2016 - Roberds, Matthew; 2017 - Deleuil Ave Investment Management LLC Leopardi, Erminio; 3014 - Biddles, Christopher; 5048 - Bredemeyer, Timothy; 5051 - Edwards, Alex; 6008 - Hudson, Kyle; 6021 - Smith, Kalalah; 6026 - Holloway, Marshall; 6079 - Johnson, Ethel; 6087 - Camp, krashell; 7005 - O'Neal, justin; 7063 - Barnett, Tasheba; 7112 - Allegiant Business Solutions, Inc. Zatar, Ahmed; 8069 -

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

0105 - Torres, Ramon; 0201 - Acosta, Brandee; 0402 - Rodriguez, Emmanuel; 0408 - Guzzino, Joseph; 0508 - Alfonso, Anthony; 0825 - Santos Farfan, Diana; 1131 - Lugo, Yissel; 1218 - febus, Griselda; 1251 - Odom, Kenneth; 1257 - Garcia, Wanda; 1262 - Lewis, Emily; 1282 - Maxey, Zachary; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 -Kerr, Allison; 1452 - CAMACHO, JENNIFER; 1461 - Rodriguez, Carlos; 1551 - Nixon, Keith; 9004 - Castro, Caled; 9010 - Cooper Family Inc Cooper, Dailan; 9011 - Perez,

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

B001 - Glenn, Catisha; B081 - De Armond, Katherine; B114 - Wesley, Talisha; B121 - lasseter, sharon; C031 - ACR Investment of Nort America LLC Castillo, Angel; C035 Salomon, Gustavo; E052 - Rivera, Ailin; F005 - Spooner, Bernard; F066 - Godwin, Katrisha; G008 - McCrae, Brian; G011 - negron, Leilany; G012 - Diaz, Martha; G030 - Ortiz, Luz; G045 - Huffman, Amelia; G111 - Rodriguez, Abel; H032 - valero, luis; H043 - Juarez, Adolfo; H075 - Jimenez, Abraham; J026 - Ricks, Darren

PUBLIC STORAGE \sharp 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Sale to be held at www.storagetreasures.com.

1032 - Barnhart, Jason; 1066 - Fergus, Shyanka; 1071 - Walker, Jayla; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1318 - Moore, Taylor; 1330 feliu, Denny; 2001 - Valentin, Juan; 2007 - Tyson, Jenee; 2014 - Duchesneau, Bonnie; 2044 - Paulino, Rafael; 2087 - Martinez, Belmarie; 2144 - WILSON, JOSEPH; 2155 - Llenas, Silvio; 2207 - Sarmiento, Olga; 2229 - Montague, Kwame; 2253 - DE ARMOND, KATHERINE; 2325 - DE ARMOND, KATHERINE; 2354 - Mason, Eron; 2358 - Johnson, Fredrica; 2428 - Masudi, Naji; 2434 - Llanos-Rivera, Betzaida; 2445 - Williams, Shardejah; 3092 - Johnson, Sayonni; 3122 - campbell, Sheletha; 3125 - Davis, Kendon; 3128 - Kelly, Donisha; 3142 - Julian, Carlos; 3145 - Manning, Susan; 3163 - Davis, De Azia; 3282 - Carrington, Lisa; 3305 - DE ARMOND, KATHERINE; 3327 - DE ARMOND, KATHERINE; 3358 - Torres, Brenda; 3372 - Grant, Beverly; 3392 - Lersundy, Carlos; 3411 - Campbell, Shaheemah; 3458 - Venzor, Thea; B146 - Scott Electrical Services Fernandez Ferrer, Omar; C062 - Rubio, Oscar; D099 - APPLE, JEFFREY; D116 - Molina Aguilera, Eduardo; E022 - Jackson, Sandra; E062 - luz, Lopez; E064 - Watson, Yonika; E094 - Miller, Marlow; F096 - ruiz, jose; F101 - Craig-Webb, Eugenia; F117 - Mullings, Alexander; F158 - Castillo, LuisJose Nunez; F171 - Beck, Chandra

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

Sale to be held at www.storagetreasures.com.

A002 - Brown, Laura; A003 - Reed, Ebony; A005 - Johnson- Streater, Herbrinia; A045 - woods, Shanese; A055 - Chavez, Chavon; A056 - Enchautequis, Caroline; A061 -Boyd, David; A066 - Clark, Michael; B015 - BASURTO JIMENEZ, Jose; B017 - dorsett-dixon, Rhonda L; B019 - Harris, Banae; B022 - Philon, Christopher; B034 - Pardo, Juan; B053 - Kelly, Mary; B064 - Williams, Xavier; B080 - Baker, James; C011 - tarallo, Michael; C018 - FIELDS, QUESLEY; C023 - cline, Johnathan; C044 - Barry, Brittany; C095 - Williams, Latasha; C112 - Puntiel, Johnny; C126 - Staley, DuJuan J; D004 - Smith, Chisa; D083 - yarde, Stephanie; D096 - Sampson, Jayswaun; D109 - Williams, Xavier; D110 - brown, Leroy; D119 - Maldonado, Rose; E014 - Delgado, Natasha; E036 - pagan, Abikael; E048 - Rodriguez, Denise; E054 - Ham, Disheka;

E078 - Domenico, Joseph Di PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

Sale to be held at www.storagetreasures.com.

1010 - Morales, Marlene; 1021 - Weaver, Elise; 1034 - Vieira, David; 1109 - SMITH, VICTORIA; 1110 - ALVAREZ, CYNTHIA; 1133 - Sullivan, Ulonda; A001 - Huff, Jakobia; A006 - Keerezey, Kevin; A025 - ortiz, Yeriellys; B014 - Little Girl Lost, LLC Vidal, Bernadette; B032 - Olanrewaju, Oluwakemi; B045 - FERRER LOPEZ, JAVIER; C003 - Hernandez, Calojero; C004 - ramos, Angelica; D011 - Tyrrell, Emory; D046 - ruíz, Yamel; D048 - VECIANA, Geovani; D050 - Blair, Eddie; D053 - Rivera, Nilda; F019 - White, Ron; F030 - Noble, Clifton

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

Sale to be held at www.storagetreasures.com.

A036 - Yarns, Sophia; A057 - Nadeem, Sayyed; B004 - Jant, William; B008 - Wiltshire, Agustine; B017 - Mcgarey, Shelly; B031 - Bingham, Aisha; B044 - huber, Brittany; B050 - Holder, Clifton; B068 - Hurtado, Carmen; B081 - Nottle, James; C026 - Lumpkin, Tondrick; F006 - Triana, Yanellys; F019 - Rodriguez, Marilyn; F020 - Raiford, Eukiela Daniels; G005 - Sepulveda, Edwin; G029 - Byron, Anya; H008 - Green, Markkiya; H031 - leocadia, jeanine; H045 - Pearson, Candis; H046 - Turner, Stacy; H054 Calderon, MarQuesa; H056 - lafleur, Abigaelle; H059 - Burk, Tyrica; H061 - Green, Melissa; H070 - murillo, sandy; H071 - Tavarez, Maria; H080 - Cuellar, Dayluisa; H082 - Larry, Caroline; I005 - Brown, Brittne; I021 - Bradley, Tonisha; I023 - Mendez Montejo, Rogelio; I037 - Dieubeny, Victor; I052 - Lindsey, MarQuesa; I061 - henley, patricia; J005 - Robles, Naomi; J027 - Perez, Celmari; J053 - Johnson, Kevin; J064 - Alli, Lisa; J086 - bush-caroldine, Rickey; K021 - Taki, Bassem; K029 - lavar, Joel; P025 - Cruz, Gamaliel; P028 - Perry, William

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

Sale to be held at www.storagetreasures.com.

0107 - Huggins, Joshua; 0108 - Chatman, Donna; 0114 - Soler, Yojaira; 0122 - Williams, Jalynne; 0129 - Lawn Fathers Nedd, Michael; 0130 - Spodar, Derek; 0136 - Williams, Sharon; 0229 - Mattear, Christopher; 0231 - Allen, Charridy; 0234 - McKinnon, Kimya; 0245 - Exum, Britney; 0246 - Escoriaza, George; 0263 - jones, tykiria; 0266 - McKinny, Chad; 0312 - Bowman, Shakera; 0325 - westfall, lee ann; 0330 - Mayo, Irene; 0331 - Harris, Dawn; 0336 - cocroft, lakeitha; 0338 - Greer, Timothy; 0352 - Yahweh, Yahweh; 0368 - Wilson, Peter; 0371 - Mcfadden, Chrystal; 0374 - Redfield, Jennifer; 0378 - Causey, Isaac; 0407 - Lewis, Raven; 0416 - Denson, Shantieria; 0419 - Thornton, Taiwanda; 0431 - Floyd, Timothy; 0433 - mills, Angelina; 0460 - Osuji, Ndidi; 0527 - ARIAS, NOEL; 0535 - nieves, Maria; 1002 - NUCCIO-FLORES, NANCY; 1036 - Harper, Tanya, 1062 - crawford, Laneisha; 1079 - Green, Mary; 1099 - Horton, Brandon; 1137 - Wilburn, Malcom; 1138 - daniels, vernesha; 1140 - GEORGE, KEITH; 1159 - Moore, Caleb; 1186 - Wells, Janeka; 1196 - Guardado, mauricio; 1219 - Hampton, Mace; 1261 - Smith, Nola; 1279 - parris, Ashlee; 1280 - Westbrook, Sha'michael; 1305 - llera, carla; 1306 - Rafiuddin, Raheem; 1313 - Mahama, Ameera; 1314 - Sims, Devon; 1320 - hodge munoz, wallace; 1332 - Degante, Anjelica; 1343 - Baldivia, Tamara; 1351 - Willis, Darius; 1360 - Curtis, Andrea; 1377 - Peeples, Kyra; 1380 - Jordan, Darryl; 1381 - Mathis, Shawn; 1383 - Siler, Carmen; 1386 - waters, ray-shawnna; 1387 - Henley, Thomas; 1419 - brooks, tiffany; 1428 - Mercurius, Javaughn; 1430 - Wright, Jaron; 1449 - Santiago, Marina; 1472 - Guerra, Kayden; 1513 - bryant, Jabari; RV007 - Duhart, Henry

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM Sale to be held at www.storagetreasures.com.

0006B - Carlino, Casandra; 0009 - Rodgers, Uniqua; 0149 - Carr, Mark; 0170 - Cleveland, William; 0313 - Garcia, Michel; 0321 - Chavez, Adrian; 0427 - Jackson, Kee; 0507 - Williams, Cameron; 0511 - Rodriguez, Carlos; 0559 - Valdivia, Thomas; 0608 - Sosa, Steven; 0702B - mendieta, Albert; 0705A - Rodriguez, Destiny; 0713A - Gilcreast, Brianna; 0713B - Lazzara, Adrianne; 0821 - DANIELS, LEROY; 1044 - conrad, Jada

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

A0216 - strong, lenoard; A0228 - Domena, Stephanie; A0251 - Daniels, Shandrieka; A0309 - Nousiainen, Karl; A0312 - Fedrick, Angelia; A0335 - Padron, Anabel; A0351 - Baptiste, Cecil; A0355 - brass, kristen; A0356 - Baptiste, Cecil; A0358 - Francisco, Barona; A0461 - Castillo, Jessie James; A0530 - Thomas, Natalie; A0547 - Brown, Eddie; C0603 - Greico, William; C0609 - Garrison, Tara; C0619 - mcgee, Michael; C0635 - Simpson, Tamera; C0668 - Melendez Jr, Michael; C0675 - Reyes, Nicole; C0688 MontesDeOca, Desiree; C0700 - SS Customs LLC Singleton, Steve; C0711 - Llopiz, Dunia; C0738 - Villegas, Fransisco

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

Sale to be held at www.storagetreasures.com.

1031 - Flippin, Shane; 1033 - Hale, Ryemio; 1050 - Lugo, Johanna; 1164 - Perez, Alberto; 1213 - Rodriguez, Rosa; 1254 - Vega, Elaine; 1320 - Gleeson, Emily; 1404 - Kelley, Regina; 1410 - Smith, Bree; 1516 - Daniels, Antoine; 1559 - Tanis, Kathryn; 1560 - cott, Marshall; 1586 - Goldsmith, Yolanda; 2015 - Guzman, Lina; 2046 - Miller, Coco; 2055 lundy, Sebrena; 2061 - Fernandez, Maria; 2079 - Ziedenweber, Sara; 2089 - mejias, miriam ashley; 2096 - Rosado, Giovanny; 2097 - cott, Marshall; 2142 - Guzman, Jesse; 2151 - rojas, Eliseo; 2167 - Mcgill, Robyn; 2173 - Jackson, Andrea; 2174 - Sanchez Gonzalez, Jhoan; 2242 - Garcia, Roberto; 3010 - meregildo, Richard; 3014 - tomljanovich, Joseph; 3023 - brasileiro, michael; 3025 - Kremer, Jarrett; 4004 - Cabrera, Armando; 4117 - Nunez, Lorenzo; 4305 - Wire, Tracy; 4406 - Inderdeo, Anessa J; 5003 - Witt, David; 5105 - Echevarria, Alberlianis; 5119 - Hunter, Dominique; 5411 - Mendez, Stephen; 5511 - Napier, Jascenta

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

Sale to be held at www.storagetreasures.com.

1054 - Maye, Jordan; 2001 - Greenhalgh, Thomas; 2011 - Bennett, Shana; 2015 - Beasley, Robin; 2022 - Homer, Christine; 2162 - Sussman, Terri; 3004 - Hatchett, Raymond; 3034 - Chatman, Ashley; 4028 - Chatman, Ashley; 4028 - Chatman, Ashley; 4033 - McPhelin, Mark; 4080 - Stupay, Douglas; 4094 - Ramirez, Angela; 4134 - Paula, Larissa; 4136 downey, Brandon; 4142 - Speights, Almetra; 5016 - Smith, Jamieka; 5040 - wojtylak, Michael; 5166 - Miller, Starr; 5206 - ledford, Robert

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

1039 - Bradford, Ashley; 1088 - Cooper, Mary Lee; 1099 - Pena, Richard; 1119 - Cooper, Mary Lee; 1123 - Weaver, Roger; 1141 - VARGAS, MELANIA; 1150 - Weaver, Roger; 1165 - RILEY, JOHN; 1227 - Ortiz, Auderline; 2117 - George, Kelli; 2214 - Rosa, Yinette; 2234 - HUED, LUIS; 2241 - jackson, ya'kerea; 2252 - Johnson, Jasmine; 2376 -Greene, Kevonna; B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space

purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. October 11, 18, 2024 24-03069H

--- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003157

Division A IN RE: ESTATE OF PATRICIA S. FREEMAN A/K/A PATRICIA FREEMAN,

Deceased.

The administration of the estate of Patricia S. Freeman a/k/a Patricia Freeman, deceased, whose date of death was May 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 11, 2024.

Personal Representative: Linda S. Faingold, Esquire 5334 Van Dyke Road Lutz, Florida 33558

Attorney for Personal Representative: Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION FILE NO:24-CP-002882 IN RE: ESTATE OF SAMANTHA ANN SCHUBERT, Deceased.

The administration of the estate of SAMANTHA ANN SCHUBERT, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which

Clerk of Court 800 E. Twiggs Street

Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

NOTWITHSTANDING THE TIME PERIOD 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 11, 2024.

DAWN SCHUBERT Personal Representative 208 Craft Rd.

Brandon, FL 33511 ANGELA M. TORMEY, ESQUIRE ACEMaven Legal, P.A. Florida Bar No.: 1010466 1070 Bloomingdale Avenue Valrico, Florida 33596 Telephone (813) 445-8178 E-Mail: angela@acemavenlegal.com Secondary E-Mail: assistant@acemavenlegal.com. October 11, 18, 2024 24-03091H

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-003490 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

REENU RAI AND HARINDER PAL, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 24-CA-003490 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and REENU RAI; HARINDER PAL 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 November 01, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, HAVEN ESTATES, AC-CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 74 THROUGH 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 12542 CAN-DLEBERRY CIRCLE, TAMPA, FL 33635

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 2 day of October, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-170560 - MiM

24-03060H

October 11, 18, 2024

SECOND INSERTION

HILLSBOROUGH COUNTY

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

CIVIL DIVISION Case No. 2024-CA-006293 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL

Plaintiff vs. DORIS T. SHERMAN; DIAMOND HILL MASTER ASSOCIATION., INC.: Et Al.

FUNDING TRUST 2020-RPL2

Defendants TO: JOHN S. SHERMAN and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Hillsborough County, Florida regarding the subject property with a legal description, to-wit:

Lot 71 of Diamond Hill Phase 1B Unit 2, according to the plat thereof as recorded in Plat Book 96, Page(s) 26, of the Public Records of Hillsborough County, Florida

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boule-

vard, Sarasota, Florida 34237 and the Primary email address for electreonic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@ Gassellaw.com, within 30 days from the first date of publication on or before 11/06/2024, and file the original with the clerk of this court at Post Office Box 989, Tampa, Florida 33601 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs 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 Clerk's ADA Coordinator at Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 (813) 276- 8100, Ext. 4347 within seven working days of the date the service is needed, 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 on 10/01/2024

Cindy Stuart CLERK OF THE COURT (SEAL) By:

As Deputy Clerk Law Office of Gary Gassel, P.A. 2191 Ringling Blvd Sarasota, FL 34237 Pleadings@Gassellaw.com Attorney for Plaintiff 24-03057H October 11, 18, 2024

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-013106 SELECT PORTFOLIO SERVICING,

Plaintiff, vs. CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDALE CIVIC

ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed September 10, 2024 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDALE CIVIC ASSOCIATION, INC.; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on November 12, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTH-DALE SECTION E UNIT NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 50. PAGE 24, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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 4th day of October 2024. Marc G. Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 20-00860 SPS October 11, 18, 2024 24-03075H

SECOND INSERTION

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 INVEST-MENTS, LLC, a Florida limited liability company, is Plaintiff, and SEMINOLE HEIGHTS PROFESSIONAL CEN-TER, 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." NV DEDSON CLAIMING TEREST IN THE SURPLUS PRO-CEEDS FROM THE SALE, IF ANY, OTHER THEN 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.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 1st day of October, 2024, a true and correct copy of the foregoing document was filed electronically and was sent by E-Mail from the Florida Courts E-Filing Portal system, and sent by United States mail, on all counsel or parties of record listed below:

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. Attornev

EXHIBIT A

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

LOT 9, HAMLIN HILL ES-TATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 84, PAGE 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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, reor pertaining to Property or the buildings and improvements now or hereafter erected thereupon;

All agreements, contracts, cer-tificates, 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, equip-

ment, 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 Prop-All reserves, escrows, and de-

posit 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 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 lose 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 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, op-

tions 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 "Con-

All rights, powers, privileges, options, and other benefits of Seminole Heights under the Contracts, including, but not limited to, (a) the right to give waivers, consents, notices, (b) the right to modify, terminate, or to extend the Contracts, (c) the right to enforce any and all rights or romodios eveileble to 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 be become entitled to do under any of the Contracts.

October 11, 18, 2024 24-03086H

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

