

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF LANDOWNERS MEETING AND ELECTION OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Stonelake Ranch Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 650 acres of land. The site is generally located on the east side of Lake Thonotosassa in Northeastern Hillsborough County, on land known as Hendry Ranch, advising that a meeting of landowners will be held for the purpose of electing one (1) person 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 the Board.

DATE: November 19, 2024

TIME: 1:00 p.m.

PLACE: Lake Lodge

10820 Eagle Roost Cove,

Thonotosassa, FL 33592

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("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 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 accommodation 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.

Stonelake Ranch Community Development District
James P. Ward
District Manager
Oct. 25, Nov. 1, 2024 24-03159H

NOTICE OF LANDOWNERS MEETING AND ELECTION OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Boyette Park Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 108.34 acres and generally located south of Boyette Road, west of McMullen Road, north of Leonard Avenue and east of Balm Riverview Road in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board"), and individually, "Supervisor".

DATE: November 18, 2024

TIME: 6:00 p.m.

PLACE: Hilton Garden Inn Tampa/

Riverview/Brandon

4328 Garden Vista Drive

Riverview, Florida 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, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("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.

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that Stephen Sorenson, desiring to engage in business under the fictitious name of Equip Payment Solutions, located at 2920 Americus Dr, Thompsons Stn TN, 37179 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
October 25, 2024 24-03156H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Charity Pasco will engage in business under the fictitious name UNIQUELY BLESSED WITH LOVE, with a physical address 1410 Mohrlake Dr Brandon, FL 33511, with a mailing address 1410 Mohrlake Dr Brandon, FL 33511, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
October 25, 2024 24-03155H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on 11/19/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 4814 N HALE AVE TAMPA, FL 33614 pursuant to Florida Statute 713.585. KMHL64JA1MA162418 2021 HYUN 5021.61 2C3CDXB-G5PH703236 2023 DODG 5363.03 1G6DB5RK5M0124304 2021 CAD1 5413.77 Lienor Name: HERNANDEZ AUTO BODY SHOP LLC Lienor Telephone #: 813-697-1791 MV License #: MV-106037 Location of Vehicles: 4814 N HALE AVE TAMPA, FL 33614
October 25, 2024 24-03152H

FIRST INSERTION

Notice of Emergency Board of Supervisors Meeting of the Carlton Lakes Community Development District
The Board of Supervisors of the Carlton Lakes Community Development District (the "District") held an emergency meeting on Thursday, October 17, 2024, at 6:00 p.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, Florida to discuss emergency clean up after Hurricane Milton. The Board approved the PineLake Storm Clean Up proposal in the amount of \$28,140.00, split over the next eight months in the amount of \$3,517.50. The next regular meeting is scheduled for Thursday, November 7, 2024, at 6:00 p.m.
Kristee Cole
District Manager
October 25, 2024 24-03160H

FIRST INSERTION

ting 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 the District Manager's Office.

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

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.

Kristen Suit
District Manager
Oct. 25; Nov. 1, 2024 24-03158H

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that Yard-Nique, Inc., owner, desiring to engage in business under the fictitious name of Ameriscape Services located at 10014 Chapel Hill Road, Morrisville, North Carolina 27560 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
October 25, 2024 24-03167H

FIRST INSERTION

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 37-foot pole at the approx. vicinity of Calusa Trace Blvd, Lutz, Hillsborough County, FL, 33558 [Lat: 28-7-53.69, Lon: -82-30-39.1]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Shae Carroll, s.carroll@trileaf.com, 1051 Winderley Place, Suite 201, Maitland, Florida 32751, 4076607840.
October 25, 2024 24-03188H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 11/25/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
2CNFLNECXB6377958
2011 CHEVROLET EQUINOX LT AWD
JTDKTUD34ED596869
2014 TOYOTA YARIS WBABW534X4PL42181
2004 BMW 330CI
5UXFG43518L220082
2008 BMW X6
October 25, 2024 24-03153H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 11/22/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
3VWVD17AJ4FM256871
2015 VOLKSWAGEN JETTA SE 1G1ZB5EB3AF208874
2010 CHEVROLET MALIBULS 2T2ZK1BA8B0C060402
2011 LEXUS RX 350 2HGFB2F56DH579114
2013 HONDA CIVIC LX 5J6RE4H56BL048369
2011 HONDA CR-V EX 1G11E5SA5DF213241
2013 CHEVROLET MALIBU 1C3CDDFAA1DD308311
2013 DODGE NEO
October 25, 2024 24-03154H

FIRST INSERTION

NOTICE OF LANDOWNERS MEETING AND ELECTION OF SUPERVISORS OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Belmont II Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 356.906 acres, located west of Paseo Al Mar Boulevard, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons 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 the Board.

DATE: November 19, 2024

TIME: 9:30 a.m.

PLACE: Rizzetta & Company

2700 N. Falkenburg Road 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, Ph: (813) 533-2950 ("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.
Debbly Bayne-Wallace
District Manager
Oct. 25; Nov. 1, 2024 24-03157H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES WATERLEAF COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024-2025 Regular Meetings of the Board of Supervisors of the Waterleaf Community Development District shall be held on the second Monday of every month at 6:00 p.m. at Hillsborough County Library, Riverview, 9951 Balm Riverview Road, Riverview, FL 33569. The meeting dates are as follows:

October 14, 2024

November 11, 2024

December 9, 2024

January 13, 2025

February 10, 2025

March 10, 2025

April 14, 2025

May 12, 2025

June 9, 2025

July 14, 2025

August 11, 2025 (includes Budget/Assessment Public Hearings)

September 8, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from the District Management Company, Inframark, Infrastructure Management Services at least two (7) calendar days prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (407) 566-1935 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Michael Perez
District Manager
October 25, 2024 24-03162H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on 11/19/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 217 SHERYL LYNN DR, BRANDON, FL 33510 pursuant to Florida Statute 713.585. 3FA6POHR0DR308788 2013 FORD 2544.30 Lienor Name: FINAL TOUCH AUTO CARE LLC Lienor Telephone #: 813-697-1791 MV License #: MV112615 Location of Vehicles: 217 SHERYL LYNN DR, BRANDON, FL 33510
October 25, 2024 24-03151H

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of:
Crown Travel Agency
At address; 11449 Crestlake Village Drive Riverview, FL 33569 intend to register said name with the Secretary of State, State of Florida in compliance with the section 865.09 (Chapter 90-267) Florida Statutes.
Tampa, Hillsborough, Florida
October 19, 2024
Crown Travel Agency, LLC
October 25, 2024 24-03168H

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



--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Environmental Protection Commission of Hillsborough County Draft Air Permit No. 0571290-029-AO Titan America, LLC, Tampa Terminal Hillsborough County, Florida Applicant: The applicant for this project is Titan America, LLC. The applicant's authorized representative and mailing address is: Tracy Hayden, Environmental Director, Titan America, LLC, 800 Fairway Dr., Deerfield Beach, FL 33441.

Facility Location: Titan America, LLC operates the existing Tampa Terminal, which is located in Hillsborough County at 4219 Maritime Blvd., Tampa, FL 33605.

Project: This permit renews operation of the bulk material handling facility. The bulk materials are received by ship, truck, and railcar. The materials are transferred to either a silo dome or five storage silos, and loaded out by truck, railcar, or ship. Titan America also operates an aggregate handling operation and a concrete batch plant. The facility is a Synthetic Non-TV source of emissions.

Permitting Authority: Applications for air permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's phone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated

above for the Permitting Authority. The complete project file includes the Permit, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the facility will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Permit, the Permitting Authority shall revise the Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any per-

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

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the

ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

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

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

Mediation: Mediation is not available in this proceeding.

October 25, 2024 24-03181H

FIRST INSERTION

Notice of Public Board Meeting Reserve at Pradera Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, November 7, 2024, at the office of Rizzetta and Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 at 10:30 a.m.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Reserve at Pradera CDD Stephanie DeLuna, District Manager October 25, 2024 24-03189H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 898467 from 8525 N Montague LLC, located in Tampa, FL containing Folio # 04339.0150. Application received July 11, 2024. Proposed activity: The project includes the construction of an 11,500 SF Daycare Facility and a Future 4,500 SF Medical Facility with access to W Waters and a Right Out Only on Montague Street. Water and Sewer connections are proposed off of Montague St. Project name: Montague Mixed Use. Project size: 5.02 Acres. Location: Section(s) 22, Township 28, Range 17, 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.

October 25, 2024 24-03163H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Saw-horses, Door, Misc. Building Supplies Sale is subject to cancellation in the event of settlement between owner and obligated party. Oct. 25; Nov. 1, 2024 24-03176H

FIRST INSERTION

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

PROBATE DIVISION File No.: 24-CP-002803 Division: B IN RE: ESTATE OF JAMIE LAURETTA SELLS Deceased.

The administration of the estate of JAMIE LAURETTA SELLS, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 25, 2024.

Personal Representative: Karen V. Hall ZETROUER KAREN V. HALL ZETROUER 1262 SW Bluff Drive Fort White, FL 32038 Attorney for Personal Representative: LORI VELLA, ESQ. Attorney for Petitioner Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Suite 200 Tampa, Florida 33618 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com Oct. 25; Nov. 1, 2024 24-03175H

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-003236 Division B IN RE: ESTATE OF LINDA ELAINE CRESCENT, Deceased.

The administration of the estate of LINDA ELAINE CRESCENT, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110 , Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2024.

ROBYN D'AGRESTA Personal Representative 15105 Laurel Cove Circle Odessa, FL 33556 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 Oct. 25; Nov. 1, 2024 24-03145H

FIRST INSERTION

NOTICE OF ACTION NOTICE OF PROOF OF SUMMONS AND TRANSFE TO LEON COUNTY

IN THE CIRCUIT COURT, SECOND JUDICIAL CIRCUIT COUNTY OF LEON, STATE OF FLORIDA Case Number: 24-CA-001649 Pinellas County: 24- 003892 Hillsborough County 24-CC-048794 Civil Division Neelam Taneja Perry a/k/a Neelam Taneja Plaintiff Vs

Robert' Rocky' Rochford James Peters Ehsan Joarder Julie Marcus, Amanda Coffey Craig Lattimer Jane Doe(99) John Doe(99) and all other affiliated individuals and organizations Corporations, businesses and groups Defendant(s) For Emergency Injunction on Contrst of Primary Election result or Republican Party , Florida, District 14 to void the results, halt the General election based on Election Fraud . Schedule a Special election after investigation and resolution of problems. Please take notice that the case originated in Pinellas and Hillsborough county and was transferred to Leon county pursuant to Florida statute. All summons were served by Sheriff's department and/ or e-service on defendants. See exhibits Respectfully Submitted, Neelam Taneja Perry 2850 34th St. N., #1 St. Petersburg, FL-33713 727-403-0022 Nneelu123@aol.com Certificate of service: I hereby certify that the copy of this document has been served to the defendants via mail, certified mail, process server or email to Robert'Rocky' Rochford, 9812 Monaghan Street, Thonotosassa, FL33592, Rocky@rocky4congress.com John Peters, PO Box 6934, Lakeland, FL-33807 Ehsan Joarder, 2238 Passion Flower way, # 202, Odessa, FL, 33556 info@joarderforcongress.com Amanda Coffey , Pinellas County Attorney, 315 Court Street, Clearwater, FL - 33756 Julie Marcus, Supervisor of Elections, 13001 Starkey road, Largo, FL-33771 Respectfully Submitted, Neelam Taneja Perry 2850 34th St. N., #1 St. Petersburg, FL-33713 727-403-0022 Nneelu123@aol.com October 25, 2024 24-03182H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING AND AUDIT REVIEW COMMITTEE MEETING FOR THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Carlton Lakes Community Development District will hold their regular monthly meeting on Thursday, November 7, 2024, at 6:00 p.m. at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579. There will be an Audit Committee meeting immediately prior to the onset of the regular meeting at 6:00 p.m. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. 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 person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, 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 decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kristee Cole District Manager October 25, 2024 24-03161H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Yard-Nique, Inc., owner, desiring to engage in business under the fictitious name of ASI Landscape Management located at 10014 Chapel Hill Road, Morrisville, North Carolina 27560 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 25, 2024 24-03166H

FIRST INSERTION

NOTICE OF ACTION Divorce By Publication

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 24-DR-012962 DIVISION: D

SHERINE MAHMOUD, Petitioner/Wife, And TAMER SABRY ABDELHAMID HUSSIN, TO: AMER SABRY ABDELHAMID HUSSIN Last Known Address: Block 5 Street 5, 22A Salonia, Kuwait YOU ARE NOTIFIED that an action for the dissolution of marriage has been filed by your wife, SHERINE MAHMOUD. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before 11-21-24, 2024 and file an original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on October 16TH, 2024 CINDY STUART CLERK OF THE COURT (SEAL) By: /s/ Catherine Castillo As Deputy Clerk This instrument was prepared by Fehintola Oguntebi 1904 W. Cass Street Tampa, Florida 33606 (813) 254-8717 kemi@oguntebilaw.com/foguntebi@aol.com Oct. 25; Nov. 1, 8, 15, 2024 24-03147H

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY manateeclerk.com SARASOTA COUNTY sarasotaclerk.com CHARLOTTE COUNTY charlotteclerk.com LEE COUNTY leeclerk.org COLLIER COUNTY collierclerk.com HILLSBOROUGH COUNTY hillsclerk.com PASCO COUNTY pascoclerk.com PINELLAS COUNTY mypinellasclerk.gov POLK COUNTY polkcountyclerk.net ORANGE COUNTY myorangeclerk.com

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000679
Division Probate
IN RE: ESTATE OF
MICHELE S. GHOLSON,
Deceased.

The administration of the estate of Michele S. Gholson, deceased, whose date of death was February 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2024.

Personal Representative:

M. Donald Reddish
28050 US Hwy 19 N. Suite 208
Suite 208
Clearwater, FL 33761
Attorney for Personal Representative:
M. Donald Reddish
E-Mail Addresses:
donald@reddishlawfirm.com
linda@reddishlawfirm.com
Florida Bar No. 0165565
Reddish Law Firm
28050 U.S. Hwy. 19 North., Suite 208
Clearwater, FL 33761
Telephone: 727-723-0004
Oct. 25; Nov. 1, 2024 24-03186H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003293
IN RE: ESTATE OF
STEVEN GENDRON,
a/k/a STEVE GENDRON
Deceased.

The administration of the Estate of STEVEN GENDRON, also known as STEVE GENDRON, deceased, whose date of death was May 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate, on whom a copy of this Notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 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 the Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: October 25, 2024.

Personal Representative:

SUE L. GENDRON
Personal Representative
6025 Santa Monica Drive
Tampa, FL 33615
Kathryn L. Ritchie, Esquire
Attorney for Personal Representative
Florida Bar No. 102539
Kathryn L. Ritchie, P.A.
1009 W. Cleveland Street
Tampa, FL 33606
Telephone: 813-472-7330
Email: klr@riethandritchie.com
Oct. 25; Nov. 1, 2024 24-03180H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003154
IN RE: ESTATE OF
JOSEPH RANDALL NOEL
a/k/a RANDALL JOSEPH NOEL
Deceased.

The administration of the estate of Joseph Randall Noel, deceased, whose date of death was May 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 25, 2024.

Personal Representative:

Shirley A. Noel
3919 Manatee Club Dr.
Ruskin, Florida 33570
Attorney for Personal Representative:
Lesly Longa Vaillancourt
E-mail Addresses: Les@longalaw.com
Info@longalaw.com
Florida Bar No. 44518
Longa Law Firm, P.A.
400 N Ashley Drive Suite 1900
Tampa, Florida 33602
Telephone: (813) 751-3500
Oct. 25; Nov. 1, 2024 24-03148H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003253
Division PROBATE
IN RE: ESTATE OF
WESLEY FONSECA
Deceased.

The administration of the estate of WESLEY FONSECA, deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 419 Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 25, 2024.

Personal Representative

SILMA J. FONSECA
HECTOR FONSECA
Attorney for Personal Representative:
LESLIE LOHN, ESQ
Attorney for Personal Representative
Florida Bar Number: 0181549
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
E-Mail: llohn@leslielohnlaw.com
Oct. 25; Nov. 1, 2024 24-03146H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. -24-CP-002727
Division A (Judge Catlin)
IN RE: ESTATE OF
GREGORY P. DUNN,
Deceased.

The administration of the estate of GREGORY P. DUNN, deceased, whose date of death was March 29, 2024 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which Hillsborough County Circuit Court, 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 25, 2024

Personal Representative:

MOIRA DUNN-BOHLS
1931 Chesnut Place
Palm Harbor, FL 34684
Attorney for Personal Representative:
CHAD T. ORSATTI, ESQ.
Florida Bar Number: 0168130
ORSATTI & ASSOCIATES, P.A.
2925 Alternate 19 North, Suite B
Palm Harbor, Florida 34683
Telephone: (727) 772-9060
chad@orsattilaw.com
Oct. 25; Nov. 1, 2024 24-03173H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-002183
Division: A
IN RE: ESTATE OF
MARY LOIS RINEHART,
Deceased.

The administration of the estate of Mary Lois Rinehart, deceased, whose date of death was May 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 25, 2024

Personal Representative:

Mary Mayhall Snow
3401 Bayshore Blvd.
Tampa, FL 33629
Attorney for Personal Representative:
Heather M. Jonczak, Esq.
Florida Bar No. 91740
CARLTON FIELDS, P.A.
700 N.W. 1st Avenue, Suite 1200
Miami, Florida 33136
E-Mail: hjonczak@carltonfields.com,
mgarciasales@carltonfields.com
Telephone: (305) 530-0050
136439019.1
Oct. 25; Nov. 1, 2024 24-03179H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003221
Division A
IN RE: ESTATE OF
JACK D. POSTELL
Deceased.

The administration of the Estate of Jack D. Postell, deceased, whose date of death was November 29, 2023 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.

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

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

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

The date of first publication of this notice is October 25, 2024.

Personal Representative:

Carroll Postell
14601 Lake Magdalene Cr.
Tampa, FL 33613
Attorney for Personal Representative:
John M. Sakellarides
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
Oct. 25; Nov. 1, 2024 24-03174H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTIETH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No: 24-CP-001131
IN RE: ESTATE OF
WILLIAM THOMAS MCKONE, IV
Deceased.

The administration of the estate of WILLIAM THOMAS MCKONE, IV, deceased, whose date of death was on July 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate Guardianship and Trust Division, Edgcomb Courthouse, 800 East Twigg St., Tampa, FL 33602. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES 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 25, 2024.

Co-Personal Representatives

MICHAELA MCKONE and RALPH SLONE, JR.
c/o Townsend & Brannon
608 W. Horatio St.
Tampa, FL 33606-4104
Attorney for Personal Representative
Anita C. Brannon, Esquire
anita@Townsend-Brannon.com
Florida Bar No.: 318434
Townsend & Brannon
608 W. Horatio Street
Tampa, FL 33606-4104
(813) 404-0391 Cell
(813) 254-0088
(813) 605-3335 - Fax
Oct. 25; Nov. 1, 2024 24-03187H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-003190
IN RE: ESTATE OF
ELLEN M. LOZADA,
Deceased.

The administration of the Estate of ELLEN M. LOZADA, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St. Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the

decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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 25, 2024.

Signed on this 17 day of October, 2024.

/s/ Rommel Lozada

ROMMEL G. LOZADA
Personal Representative
3316 Majestic View Dr.
Lutz, FL 33558
/s/ Jolyon D. Acosta
Jolyon D. Acosta, Esq.
Attorney for Personal Representative
Florida Bar No. 31500
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: (813) 224-9255
Email: jacosta@bushross.com
Secondary Email:
lsamuloff@bushross.com
Oct. 25; Nov. 1, 2024 24-03144H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001190
IN RE: ESTATE OF
CARITA VERONICA ISOLA FANT
Deceased.

The administration of the estate of CARITA VERONICA ISOLA FANT, deceased, whose date of death was July 26, 2023 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act set forth in Florida Statutes Section 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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 25, 2024.

Personal Representative

Cheryl Peters
145 Lincoln Rd., Apt 3M
Brooklyn, NY 11225
Attorney for Personal Representative:
/s/ Misa A. Everist
MISA A. EVERIST, ESQ.
Florida Bar No. 0196169
BASKIN EISEL RIGHTMYER
14020 Roosevelt Blvd., Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Primary Email:
meverist@baskineisel.com
Secondary Email:
linda@baskineisel.com
Additional E-mail:
eservice@baskineisel.com
Oct. 25; Nov. 1, 2024 24-03184H

**Who benefits from legal notices?**

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 24-CA-000178
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOMÉ MORTGAGE TRUST 2021-RTL3, MORTGAGE-BACKED NOTES, SERIES 2021-RTL3, Plaintiff, v. PHILLEX, LLC, a Florida Limited Liability Company; WAGNER PAUL, an Individual; AZURE ESTATES ASSOCIATION INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated October 19, 2024 entered in Civil Case No. 24-CA-000178 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOMÉ MORTGAGE TRUST 2021-RTL3, MORTGAGE-BACKED NOTES, SERIES 2021-RTL3, Plaintiff, v. PHILLEX, LLC, a Florida Limited Liability Company; WAGNER PAUL, an Individual; AZURE ESTATES ASSOCIATION INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

Property Address: 12719 Lockey Lane, Tampa, FL 33612
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

TO request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Lot 18, Block 1, AZURE ESTATES BEING A REPLAT OF PORTION OF LOT 4, HANKINS ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 72, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 12719 Lockey Lane, Tampa, FL 33612
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail:
 fltrealp@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: 02400040
 Oct. 25; Nov. 1, 2024 24-03170H

FIRST INSERTION

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

CASE NO.: 24-CA-005823
APC CS TRUST, Plaintiff, v. MIDTOWN VENTURE GROUP, LLC; ET AL, Defendant(s).
 To the following Defendant(s):
 ROBERT BAKER
 (Last Known Address: 15 STATE STREET, CHARLESTON, SC 29401)
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
 THE EAST 152.50 FEET OF LOT 13, BLOCK D, OF W.E. HAMNER'S HOMESTEAD ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHERLY 20.00 FEET OF LOT 13, BLOCK D, LESS THE EAST 152.72 FEET THEREOF.
 PROPERTY ADDRESS: 1414 MALUHIA DRIVE, TAMPA, FL 33612

date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

This notice is provided pursuant to Administrative Order No. 2010-08
 WITNESS my hand and the seal of this Court on this 17 day of OCT, 2024.
 CINDY STUART
 As Clerk of the Court
 (SEAL) By CATHERINE CASTILLO
 CASE No: 24-CA-005823
 As Deputy Clerk

FIRST INSERTION

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

CASE NO.: 24-CA-003588
GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JANE T. BROWN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants.

To: Mitchell Lewis Brown
 Last Known Address:
 604 Ojai Avenue,
 Sun City Center, Florida 33573
 Current Address:
 1127 Eldridge Parkway, Apt 105
 Houston, Texas 77077

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

Lot 2, Block GG, DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 30, according to plat thereof as recorded in Plat Book 42, Page 92, of the Public Records of Hillsborough County, Florida.
 Property Address: 604 Ojai Avenue, Sun City Center, Florida 33573

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the

defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice 11-21-24, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and seal of said Court at Hillsborough County, Florida, this 10/16/2024.

CINDY STUART
 As Clerk of the Court
 (SEAL) By: /s/ Catherine Castillo
 Deputy Clerk

Respectfully Submitted,
 LAW FIRM OF
 GARY M. SINGER, P.A.
 12 SE 7th Street, Suite 820
 Fort Lauderdale, FL 33301
 Telephone: (954) 851-1448
 Facsimile: (954) 252-2189
 service@garysingerlaw.com
 singer@garysingerlaw.com
 By: /s/ Gary M. Singer
 Gary M. Singer, Esq.
 Florida Bar No.: 544906
 Oct. 25; Nov. 1, 2024 24-03172H

FIRST INSERTION

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

CASE NO.: 24-CA-006489
ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. FELIX M. MARTINEZ SANTOS; UNKNOWN SPOUSE OF FELIX M. MARTINEZ SANTOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

TO: UNKNOWN TENANT(S) IN POSSESSION #1
 3009 SOUTH WILLOW DRIVE
 PLANT CITY, FL 33566
 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
 3009 SOUTH WILLOW DRIVE
 PLANT CITY, FL 33566

YOU ARE NOTIFIED that an action for the Foreclosure of a Mortgage on the following described property:

LOT 21, BLOCK 4, OAKVIEW ESTATES PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 A/K/A: 3009 SOUTH WILLOW DRIVE, PLANT CITY, FL 33566.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard,

Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 11-21-24, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twigg Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

WITNESS my hand and the seal of this Court this day of 10/16/2024.

CINDY STUART
 As Clerk of the Court and/or
 Controllor
 (SEAL) CATHERINE CASTILLO
 Print Name if Deputy Clerk
 Brian L. Rosaler, Esquire,
 POPKIN & ROSALER, P.A.,
 1701 West Hillsboro Boulevard,
 Suite 400,
 Deerfield Beach, FL 33442.,
 Attorney for Plaintiff,
 24-51236
 Oct. 25; Nov. 1, 2024 24-03140H

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. 22-CA-006445
Freedom Mortgage Corporation, Plaintiff, vs. Gerald Morgan Sperling a/k/a Gerald M. Sperling, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22-CA-006445 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Gerald Morgan Sperling a/k/a Gerald M. Sperling are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 18th day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 3, BRANDON TRADEWINDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 TAX ID: 072381-5062

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602.

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

Dated this 22nd day of October, 2024.

BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 4919 Memorial Hwy,
 Suite 135
 Tampa, FL 33634
 Phone: (954) 618-6955
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By: /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 22-F01173
 Oct. 25; Nov. 1, 2024 24-03177H

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. 29-2022-CA-003840
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ELISBETH E. JUDSON A/K/A ELISBETH JUDSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2023, and entered in 29-2022-CA-003840 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and ELISBETH E. JUDSON A/K/A ELISBETH JUDSON; UNKNOWN SPOUSE OF ELISBETH E. JUDSON A/K/A ELISBETH JUDSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 12, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK H, FLORAL GARDENS UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 9 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 306 FLORAL DRIVE, TAMPA, FL 33613

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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 17 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: fmail@raslg.com
 By: /s/ Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email:
 amanda.murphy@raslg.com
 22-014432 - MaS
 Oct. 25; Nov. 1, 2024 24-03142H

FIRST INSERTION

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

CASE NO.: 24-CA-001415
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THADDUS CUYLER; UNKNOWN SPOUSE OF THADDUS CUYLER; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated October 07, 2024, entered in Civil Case No. 24-CA-001415 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and THADDUS CUYLER; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A IVEY LOPEZ, are Defendants.
 CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 7th day of February, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 9, ARMENIA ESTATES REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before

the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twigg Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

Dated: October 16, 2024
 /s/ Brian L. Rosaler
 By: Brian L. Rosaler
 Florida Bar No.: 0174882.
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 24-51079
 Oct. 25; Nov. 1, 2024 24-03141H

FIRST INSERTION

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

CIVIL DIVISION: D
CASE NO.: 20-CA-004142
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II, Plaintiff, vs. ARTHUR D. ANDREWS et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 15th day of September 2022, in Case No. 20-CA-004142, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II is the Plaintiff and ARTHUR D. ANDREWS; EDWINA ANDREWS; SUNTRUST BANK; DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; TIERRA VERDE COMMUNITY 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 26th day of November 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, CORY LAKE ISLES PHASE 1 UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 25, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 17915 SAINT CROIX ISLE, TAMPA, FL 33647

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

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

Dated this 18th day of October 2024.
 By: /s/ MICHELLE MASON /s/ 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
 20-04554-1
 Oct. 25; Nov. 1, 2024 24-03169H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 24-CA-000532
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-
IN-INTEREST TO U. S. BANK
NATIONAL ASSOCIATION AS
TRUSTEE, SUCCESSOR IN
INTEREST TO WACHOVIA BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR AEGIS ASSET
BACKED SECURITIES TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-4,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ERIC D. WAGNER
A/K/A ERIC DARIN WAGNER

**A/K/A ERIC WAGNER,
DECEASED; STACIE CASEY;
SAMANTHA KROSS; SARAH
KROSS,**
Defendant(s).
NOTICE OF SALE IS HEREBY GIV-
EN pursuant to the order of Uniform
Final Judgment of Foreclosure dated
September 20, 2024, and entered in
Case No. 24-CA-000532 of the Circuit
Court of the 13TH Judicial Circuit in
and for Hillsborough County, Florida,
wherein U.S. Bank Trust Company,
National Association, as trustee, as
successor-in-interest to U. S. Bank Na-
tional Association as trustee, Successor
in Interest to Wachovia Bank National
Association, as trustee for Aegis Asset
Backed Securities Trust Mortgage Pass
Through Certificates Series 2005-4, is
Plaintiff and Unknown Heirs, Devisees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
an interest by, through, under or against
the Estate of Eric D. Wagner a/k/a Eric
Darin Wagner a/k/a Eric Wagner, de-
ceased; Stacie Casey; Samantha Kross;
Sarah Kross, are Defendants, the Office
of the Clerk, Hillsborough County Clerk

of the Court will sell via online auction
at www.hillsborough.realforeclose.com
at 10:00 a.m. on the 18th day of Decem-
ber, 2024, the following described
property as set forth in said Final Judg-
ment, to wit:

THE EAST 100 FEET OF
THE WEST 1115 FEET OF
THE SOUTH 1/2 OF THE
NORTH 1/2 OF THE NW 1/4
OF THE SW 1/4 OF SECTION
17, TOWNSHIP 28 SOUTH,
RANGE 20 EAST, HILLSBOR-
OUGH COUNTY, FLORIDA,
LESS THE SOUTH 60 FEET
THEREOF.
Property Address: 9526 Eastfield
Road, Thonotosassa, Florida
33592

and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mortg-
gage.

Any person claiming an interest in
the surplus funds 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 disabili-
ty 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. Please contact the ADA
Coordinator, Hillsborough County
Courthouse, 800 E. Twiggs St.,
Room 604, Tampa, Florida 33602,
(813) 272-7040, at least 7 days be-
fore your scheduled court appear-
ance, 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: 10/18/24
McCabe, Weisberg & Conway, LLC
By: /s/ Cassandra J. Jeffries
Cassandra J. Jeffries, Esq.,
FBN: 802581

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 20-401431
Oct. 25; Nov. 1, 2024 24-03171H

FIRST INSERTION

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

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

NOTICE IS GIVEN that, in accor-
dance with the Order Granting Plain-
tiff's Motion to Cancel and Resched-
uled Foreclosure Sale dated September
18, 2024, in the above-styled cause,
I will sell to the highest and best bid-
der for cash beginning at 10:00 AM at
<http://www.hillsborough.realforeclose.com>,
on November 22, 2024, the fol-
lowing described property:

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

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

ITS DISCRETION, MAY ENLARGE
THE TIME OF THE SALE. NOTICE
OF THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED HEREIN.

If you are a person with a disabili-
ty 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 notifica-
tion of a scheduled court proceeding if
the time before the scheduled appear-
ance 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.

Andrew Arias FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704; Fax: (954)
772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-04827 / CASE NO.:
24-CA-000315
Oct. 25; Nov. 1, 2024 24-03183H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 24-CA-006678
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.

ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF LINDA ANGLELY
CIRINCIONE, DECEASED;
HEATHER ELAINE CIRINCIONE
SZARVAS; STATE OF FLORIDA;
CLERK OF THE COURT OF
HILLSBOROUGH COUNTY,
FLORIDA; UNITED STATES OF
AMERICA, ACTING ON BEHALF
OF THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDI-
TORS, DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST

THE ESTATE OF LINDA ANGLELY
CIRINCIONE, DECEASED
(LAST KNOWN ADDRESS)
19504 PINE VALLEY DRIVE
ODESSA, FLORIDA 33556

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
SEE EXHIBIT A

The following described land in
Hillsborough County, Florida, to-wit:

Lot 6, Block 3, a replay of Tracts
2 and 7 with parts of Tracts 1, 3,
6, 8, 11 and 4, Keystone Park Col-
ony; in Section 2, Township 27
South., Range 17 East, Hillsbor-
ough County, Florida as recorded in
Plat Book 46 page 60, of the
Public Records of Hillsborough
County, Florida, and that part of
Tracts 3 and 4, in the Southeast
1/4 of Section 2, Township 27
South, Range 17 East, Keystone
Park Colony, as recorded in Plat
book 5, Page 55 of the Public
Records of Hillsborough County,
Florida; being more particularly
described as follows: Beginning
at the Northwest corner of the
aforementioned lot 6, Block 3,
thence S 00 degrees 04'25" West,
150.00 feet; thence North 89 de-
grees 26'15" West 300.00 feet;
thence North 44 degrees 26'15"
West, 230.00 feet, more or less,
to the waters edge of Lake Hi-
awatha; thence Northeasterly
105.00 feet, more or less, along
said waters edge; thence S 44

degrees 26' 15" East, 120.00 feet,
more or less; thence South 89
degrees 26' 15" East, 300.00 feet
along a line 150.00 feet, South
and parallel to the North bound-
ary of the South 3/4 of the afore-
mentioned Tract 3 of Keystone
Park Colony, to the Point of Be-
ginning. Containing 2.54 acres,
more or less.

Being the same property con-
veyed to Linda Angley Cirin-
cione, a single woman by Quit
Claim Deed from Richard J.
Cirincione, a single man, dated
May 7, 1998, recorded on August
28, 1998 as Book 09210, Page
0959. Instrument 98255267.
APN: U-02-27-17-006-000003-
00006.0
Commonly known as: 19504
Pine Valley Drive, Odessa, FL
33556
a/k/a 19504 PINE VALLEY
DRIVE, ODESSA, FLORIDA
33556

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Av-
enue, Suite D-220, Sunrise, FLORIDA
33323 on or before November 26,
2024, a date which is within thirty
(30) days after the first publication
of this Notice in the BUSINESS OB-
SERVER 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 de-
manded in the complaint.

This notice is provided pursuant
to Administrative Order No. 2.065.
If you are a person with a disabili-
ty who needs any accommo-
dation 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
38602, (813) 272-7040, at least 7
days before your scheduled court
appearance, or immediately upon re-
ceiving this notification if the time
before the scheduled appearance is
less than 7 days; if you are hearing
or voice impaired, call 711.

WITNESS my hand and the seal of
this Court this 22nd day of October,
2024.

CINDY STUART
As Clerk of the Court
(SEAL) By Mustafa Divan
As Deputy Clerk

Submitted By:
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
24-00778 CLNK
Oct. 25; Nov. 1, 2024 24-03178H

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal
property described below to enforce a lien imposed on said property under The
Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned
will sell at public sale by competitive bidding on Wednesday the 20th day of No-
vember, 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, Christ-
mas 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 Sup-
plies, 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

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Tarrah Lyn 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 hear-
ing 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 accom-
plished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmis-
sion, 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 DFSAgency-
Clerk@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 telephone at (850) 413-4280. 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

FIRST INSERTION

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

CASE NO. 24-CA-006370
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR CASCADE
FUNDING MORTGAGE TRUST
AB2,
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNORS,
CREDITORS AND TRUSTEES OF
THE ESTATE OF AMY W.
JACKSON A/K/A AMY WALKER
JACKSON A/K/A AMY JACKSON
A/K/A AMY WALKER A/K/A
AMY HALL (DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNORS, CREDITORS AND
TRUSTEES OF THE ESTATE OF AMY
W. JACKSON A/K/A AMY WALKER
JACKSON A/K/A AMY JACKSON
A/K/A AMY WALKER A/K/A AMY
HALL (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4407
North 38th Street, Tampa, FL 33610
To: WALDO FELIX WALKER
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4407 N.
38th St., Tampa, FL 33610

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property located in
Hillsborough County, Florida:
LOT 6, BLOCK 9, J.J. HOLL-
MAN'S SUBDIVISION, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 8, PAGE 9,

OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA

has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to this action, on
Tromberg, Morris & Partners, PLLC,
attorneys for Plaintiff, whose address is
600 West Hillsboro Boulevard, Suite
600, Deerfield Beach, FL 33441, and
file the original with the Clerk of the
Court, within 30 days after the first
publication of this notice, either before
November 20, 2024 or immediately
thereafter, otherwise a default may be
entered against you for the relief de-
manded in the Complaint.

If you are a person with a disabili-
ty who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact ADA Coordinator Hill-
sborough County, ADA Coordinator at
813-272-7040 or at ADA@fljud13.org,
800 E. Twiggs Street, Tampa, FL 33602
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.

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

Date: October 14, 2024
Clerk of the Circuit Court
(SEAL) By: Mustafa Divan
Deputy Clerk of the Court

Tromberg, Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #: 24-000732/24-CA-
006370/PHH
Oct. 25; Nov. 1, 2024 24-03143H

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 24-2024-CA-007048
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST RAMON
HERNANDEZ AKA RAMON
HERNANDEZ IZQUIERDO,
DECEASED, et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
OR OTHER CLAIMANTS CLAIM-
ING BY, THROUGH, UNDER, OR
AGAINST RAMON HERNANDEZ
AKA RAMON HERNANDEZ IZQUI-
ERDO, DECEASED

Last Known Address: Unknown
Current Address: Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in Hillsborough County,
Florida:

LOT 41, BLOCK 3, LAGO
VISTA, ACCORDING TO THE
PLAT THEREOF, RECORDED
AT PLAT BOOK 47, PAGE(S)
34, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
A/K/A 8303 LAGO VISTA DR
TAMPA FL 33614

has been filed against you and you are
required to serve a copy of your written

defenses by 11-22-24, on Albertelli Law,
Plaintiff's attorney, whose address is
P.O. Box 23028, Tampa, FL 33623, and
file the original with 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.

**See the Americans with Disabilities
Act

In Accordance with the Americans
with Disabilities Act, if you are a per-
son 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 cer-
tain 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing or
voice impaired, call 711. To file response
please contact Hillsborough County
Clerk of Court, P.O. Box 989, Tampa, FL
33601, Tel: (813) 276-8100; Fax: (813)
272-5508.

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

WITNESS my hand and the seal of
this Court on this day of 10/17/2024.

CINDY STUART
Clerk of the Circuit Court
(SEAL) By: CATHERINE CASTILLO
Deputy Clerk
CASE # 24-CA-007048

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
AR-24-028222
Oct. 25; Nov. 1, 2024 24-03138H

SAVE

TIME

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

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

PUBLISH YOUR LEGAL NOTICE

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

Email legal@businessobserverfl.com

Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE
10/20/24

--- ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA... ANNIE VERNELL GRADY, Deceased. TO: WILLIE GREEN, JR. UNKNOWN JEFFREY GREEN UNKNOWN

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.

FOURTH INSERTION

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

--- PUBLIC SALES ---

SECOND 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.

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS OF WATERSSET 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.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... TOBY CHURCH AND ANGELA DAVIDOVICH A/K/A ANGELA M. DAVIDOVICH A/K/A ANGELA CHURCH, et al. Defendant(s). 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 RANCH HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on 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 PARCEL "DD-1A", ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGES 47 THRU 60, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 16123

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... 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 MORTGAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL 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 Judgment, to-wit. LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT

CLAIMANTS Defendant(s). 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 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 CLAIM-

SECOND INSERTION

BRIDGEDALE DR, LITHIA, FL 33547 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 FAQs 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 15 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 22-046476 - Mim October 18, 25, 2024 24-03130H

SECOND INSERTION

THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 61, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5648 Tughill Drive, Tampa, FL 33624 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M22143-JMV October 18, 25, 2024 24-03119H

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: LOTS 23, 24, 25, 26, BLOCK 13, RIO VISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... SARAH WILSON KOMOLL; CHRISTOPHER CHARLES WILSON A/K/A CHRISTOPHER WILSON; WILSON HOME REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY; 2200 E BIRD ST LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT 1 N/K/A CHRISTINA RODRIGUEZ; UNKNOWN TENANT 2; UNKNOWN TENANT 3 N/K/A MALCOLM BELL; UNKNOWN TENANT 4; UNKNOWN TENANT 5 N/K/A JON MARTINEZ; UNKNOWN TENANT 6; UNKNOWN TENANT 7 N/K/A BRANDON AUGUSTIN; UNKNOWN TENANT 8 N/K/A BRANDON WALKER; 706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION; HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PHOENIX CONSTRUCTION GROUP LLC; KEITH SAVAGE; COREY STEINER Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 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: LOT 173, LESS THE SOUTH 20.00 FEET THEREOF, AND

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 22-CA-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, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and 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., 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,

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 15th 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 By: John J. Cullaro 2024.10.15 13:57:27 -04'00' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepите.com 1221-15221B October 18, 25, 2024 24-03129H

SECOND INSERTION

ALL OF LOTS 174 & 175, KATHRYN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 2200 E BIRD ST, TAMPA, FL 33604-3519 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on November 04, 2024 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org Dated at St. Petersburg, Florida this 15th. day of October, 2024. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000008565 October 18, 25, 2024 24-03133H

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 21-CA-007586
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HELM ACQUISITION TRUST 2020-1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROGER OWENS, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2024, and entered in 21-CA-007586 of the Circuit Court of the THIRTEENTH Judicial Circuit in

and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROGER OWENS, DECEASED; SUSAN V. HAHN A/K/A SUSAN OWENS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TIF-FANY SOTELLO; ROGER JARMON are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell 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 CRT UNIT NO. 10, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK

35, PAGE 88, IN PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7107 LIMESTONE LANE, TAMPA, FL 33619
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room

604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 16 day of October, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Danielle Salem, Esquire
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
21-008892 - EuE
October 18, 25, 2024 24-03137H

SECOND 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 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 CAMPOBELLO, 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 45.031.
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813- 272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
Dated 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 24-03104H

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 23-CA-001859
DIVISION: B
RF -Section I
CAG NATIONAL FUND I LLC,,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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,
Defendant(s).

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, GRANTEEES, 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, 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: UNIT NO. 233, BUILDING L

OF HABANA PARK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3579, PAGE 1639, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 22-CA-006611
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
LAWANDA L HODGES A/K/A LAWANDA HODGES, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant 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 LAWANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST 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, ACCORDING 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 33578
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 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,
Plaintiff, vs.
MATILDE ROMAN A/K/A MATILDE NINO ROMAN; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES,; 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, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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 FOR AEGIS ASSET BACKED SECURITIES 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, GRANTEEES,; 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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on 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 MILWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 87, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272- 7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 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
1221-5736B
October 18, 25, 2024 24-03099H

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 BRIAN SAUNDERS; LIDIA SAUNDERS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on December 5, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 651, CREEK PRESERVE

PHASE 9, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGE 186, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
DATED 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 24-03101H

SECOND 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 Motion 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 website: 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.

10/23/27_VZ

--- PUBLIC SALES ---

SECOND 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.
Place: 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

SECOND 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 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: Wednesday, November 13, 2024
TIME: 1:00 P.M.
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 by telephone.

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

SECOND 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

SECOND INSERTION

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

PROBATE DIVISION
File No. 2024-CP-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 decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

The case number and decedent's name are: CHELSEA LYNN TAVARES, 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. 732.221.

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 October 18, 25, 2024 24-03131H

SECOND INSERTION

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, deceased, 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 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

SECOND 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 FELIPE 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 WITHIN 3 MONTHS AFTER THE DATE 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. 732.221, 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 24-03105H

SECOND 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 ZELICA 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 WITHIN 3 MONTHS AFTER THE DATE 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. 732.221, 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

SECOND 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 SUBDIVISION #1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 87 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 4312 North 39th Street, Tampa, Florida 33610

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

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

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

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

The date of first publication of this notice is October 18, 2024.

Personal Representative: June E. Simpson
11865 Fort King Hwy.
Thonotasssa, 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
Judson E-Mail: eservice@gunster.com
October 18, 25, 2024 24-03121H

SECOND INSERTION

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 notice.

Signed on this 16 day of October, 2024.

As Clerk of the Court (SEAL) By: /s/ RYAN MARSH As Deputy Clerk
Oct. 18, 25; Nov. 1, 8, 2024

24-03132H