

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Panther Trace II Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024 with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County and is approximately 461.47 acres in area and had an annual operating budget (not including debt service) of approximately \$1,077,183 for the Fiscal Year 2024. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: Kyle Darin, Auditing Services - Panther Trace II Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services - Panther Trace II Community Development District"; and one (1) electronic copy to Kyle Darin at kdarin@vestapropertyservices.com with e-mail copies to Michael Broadus at MBroadus@srlegal.com and Shirley Conley at sconley@vestapropertyservices.com. Proposals must be received by noon on Friday, November 15, 2024 at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

Panther Trace II Community Development District

Kyle Darin, District Manager

November 1, 2024

24-03210H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on November 13, 2024, at 7:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager

Governmental Management Services - Tampa, LLC

November 1, 2024

24-03211H

FIRST INSERTION

NOTICE OF SPECIAL MEETING WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterleaf Community Development District will hold a special meeting at 6:00 PM at the Bloomingdale Regional Library, located at 1906 Bloomingdale Ave, Valrico, FL 33596 on November 18, 2024.

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

November 1, 2024

24-03213H

FIRST INSERTION

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

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

Attorney-Client Session

November 21, 2024 at 6:00 p.m.

MiraBay Clubhouse, 107 Manns

Harbor Drive

Apollo Beach, Florida 33572

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

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

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

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

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

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

Harbor Bay CDD

Jordan Lansford, District Manager

November 1, 2024

24-03212H

FIRST INSERTION

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

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

DATE: November 22, 2024

TIME: 10:00 a.m.

PLACE: Rizzetta & Company

2700 S. Falkenburg Road #2745

Riverview, FL 33578

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of

platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Ruben Durand

District Manager

November 1, 8, 2024

24-03214H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/19/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

005	Anthony Harrington	Furniture, boxes
174	Rachel A. Howell	Furniture, boxes, tools

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

Please contact the property with any questions (813) 333-5348.

November 1, 8, 2024

24-03247H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that PennyMac Loan Services, LLC, 3043 Townsgate Road, Ste 200, Westlake Village, CA 91361, desiring to engage in business under the fictitious name of Townsgate Servicing, with its principal place of business in the State of Florida in the County of Hillsborough will file an Application for Registration of Fictitious Name with the Florida Department of State.

November 1, 2024

24-03260H

FIRST INSERTION

Public Notice

Effective November 22, 2024, Scott Whittier, MD, will no longer be providing care at Specialists for Health. For questions or copies of medical records contact:

Specialists for Health-Supportive Care

5130 Sunforest Drive

Tampa, FL 33634

Phone: 1-855-893-2298

Fax: 1-866-214-6824

November 1, 8, 15, 22, 2024

24-03240H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on November 7, 2024, at 4:00 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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

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

Encore Community Development District

Stephanie DeLuna, District Manager

November 1, 2024

24-03241H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, November 12, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

November 1, 2024

24-03242H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, November 14, 2024, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

District Manager

{00082490.DOCX/}

November 1, 2024

24-03243H

FIRST INSERTION

Two Rivers South Community Development District Request for Proposals for Annual Audit Services

The Two Rivers South Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal ending September 30, 2024, 2025, and 2026, with an option for additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida, and has an operating and debt service budget of approximately \$431,475.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by **Monday, November 18, 2024 at 11:00 a.m.** Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-608-8242.

November 1, 2024

24-03266H

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of New Era Gifts by Nhy located at 3702 W Spruce St #1065 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of October, 2024.
Enniya Lyons
November 1, 2024 24-03220H

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS

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

UNIFIED FAMILY COURT
CASE NUMBER: 24-DR-010504

IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD PEIGHTYN JO NICKELL

DOB: 10/28/2012
TO/PARA/A: STEVIE M. FINLEY
(DOB: November 5, 1991
943 Maple Avenue
Dayton, KY 41074

Physical Description: White Female, weight: 150lb; height: 5' 10"; Red Hair; Blue Eyes;

You are hereby notified that a Petition for Termination of Parental Rights pending adoption has been filed in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida for the child currently known as PEIGHTYN JO. NICKELL, born October 28, 2012, in Edgewood, Kenton County, Kentucky. This Petition requests the Court to waive your consent to adoption under a claim of abandonment. You are hereby notified that you must file a written response to the Petition for Termination of Parental Rights, with the Clerk of the Circuit Court, located at Thirteenth Judicial Circuit in and for Hillsborough County, Florida, 800 E. Twiggs St. Tampa, FL 33602. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case on or before November 27, 2024.

If you do not file your written response on time, you may lose the case, and any parental rights you may have regarding the minor child may be terminated thereafter without further warning from the Court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Timely Air conditioning located at 5830 Berta Cir, in the County of Hillsborough, in the City of Tampa, Florida 33617 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 23rd day of October, 2024.

EMPIRE HEATING & COOLING SERVICES LLC

November 1, 2024 24-03244H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Anointed Hands located at 15241 n Dale Mabry Hwy in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2024.

Nikida Davenport
November 1, 2024 24-03267H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Emaanic located at 1021 Davis Heather Cir in the City of Seffner, Hillsborough County, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2024.

Mohimeenu Razzack
November 1, 2024 24-03276H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Open World Kids located at 1032 E Brandon Blvd #7878 in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2024.
Tye Ventures LLC
November 1, 2024 24-03263H

call an attorney referral service or a legal aid office (listed in the phone book), or you may be entitled to have the Court appoint legal counsel to represent you in this action. If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to the party serving this summons at: Jared M. Loper P.A., Attn: Jared M. Loper, Esquire, 1515 4th St. N., St. Petersburg, Florida 33704.

WARNING: UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

THE STATE OF FLORIDA
TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the petition/complaint in this lawsuit on the above-named person.

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

DATED: OCT 22 2024

CINDY STUART
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Jessica Saladin
Deputy Clerk

Jared M. Loper, P.A.
1515 4th Street N.
St. Petersburg, FL 33704
Nov. 1, 8, 15, 22, 2024 24-03277H

NOTICE OF SALE

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

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

Chad Chronister, Sheriff
Hillsborough County Sheriff's Office
Joseph W. Lopano, Executive Director
Hillsborough County Aviation Authority
Mike Merrill County Administrator
November 1, 2024 24-03208H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of THOMAS ALAN SOCHACKI will, on November 13, 2024, at 10:00 a.m., at 6147 Coach House Circle, Lot 74, Ruskin, Hillsborough County, Florida 33570; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1990 SHOR TRAVEL TRAILER, VIN: 1U610979Z, TITLE NO.: 0048979257

and all other personal property located therein

PREPARED BY:

Grace E. DiMeo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#32003-415)

November 1, 8, 2024 24-03248H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/19/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2223	Christopher Light	Cabinet, Boxes, totes, electronics, furniture, outdoors tools
Unit 3245	Chrisel Gomez	Boxes, bags, clothing, electronics
Unit 3226	Maria Cuello	Boxes, totes, furniture
Unit 1534	Eric Patwell	Baby items, totes, outdoors
Parking 1624	Norberto Romero Garcia	BMW 328I, WBA3A5G5XENP33396
Unit 1016	Mica Anderson	Appliances, baby items, boxes, totes, furniture, lamps, outdoors, toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

November 1, 8, 2024 24-03246H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Mark Majeski will engage in business under the fictitious name TRIUMPHANT SOUNDS, with a physical address 4924 Sapphire Sound Drive Wimauma, FL 33598, with a mailing address 4924 Sapphire Sound Drive Wimauma, FL 33598, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 1, 2024 24-03258H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Artwear by Lori located at 11006 Riverview Dr in the City of Riverview, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of October, 2024.

Lori A Todd
November 1, 2024 24-03221H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DCL located at 846 Manns Harbor Dr, in the County of Hillsborough, in the City of Apollo Beach, Florida 3572 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Apollo Beach, Florida, this 26th day of October, 2024.

DALY CONSULTING & LOGISTICS, LLC
November 1, 2024 24-03259H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Woodie's of South Tampa located at 2404 S Lois Ave, in the County of Hillsborough, in the City of Tampa, Florida 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 24th day of October, 2024.

MCKRUEGER VENTURES LLC
November 1, 2024 24-03218H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SPECIALTY ROOFING located at 501 4TH AVE SE in the City of RUSKIN, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of October, 2024.

MARIO SANCHEZ
TONY & MARIO TOTAL SERVICES, LLC

November 1, 2024 24-03245H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Shielder Ventures, LLC, 4305 E FM 1187, #100, Burleson, TX 76028, desiring to engage in business under the fictitious name of D&G Quality Roofing, with its principal place of business in the State of Florida in the County of Hillsborough will file an Application for Registration of Fictitious Name with the Florida Department of State.

November 1, 2024 24-03216H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Derma Direct, PLLC, desiring to engage in business under the fictitious name of "Modern Dermatology" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 1, 2024 24-03215H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Quaiy Quest located at 8914 Memorial Hwy, in the County of Hillsborough, in the City of Tampa, Florida 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 24th day of October, 2024.

3ELLIS LLC
November 1, 2024 24-03217H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ambetter Health located at 8725 Henderson Road in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2024.

Centene Venture Company Florida
Tricia Dinkelman
November 1, 2024 24-03261H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 11/29/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTMWFREV7EJ024203 2014 TOYOTA RAV4 XLE

5TDJZRFH1JS59230 2018 TOYOTA HIGHLANDER SE/ XLE

JTEBU5JR3D5119446 2013 TOYOTA 4RUNNER SR5/LIMITED/TRAIL

November 1, 2024 24-03209H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of UNIVISTA INSURANCE located at 6000 N. Armenia Ave. in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of October, 2024.

DE LA ROSA INSURANCE LLC
Daniel de la Rosa
November 1, 2024 24-03219H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ARTISIAN ROOFING located at 2115 SILOAM SPRINGS DR in the City of DOVER, Hillsborough County, FL 33527 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2024.

ARTISIAN CONSTRUCTION DEVELOPMENT, LLC

November 1, 2024 24-03262H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Derma Direct, PLLC, desiring to engage in business under the fictitious name of "Modern Dermatology" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 1, 2024 24-03215H

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0665957290 File No.: 2024-792

Certificate No.: 2022 / 6528 Year of Issuance: 2022

Description of Property: ABBEY TRACE PHASE 2 LOT 10 BLOCK 1

SEC - TWP - RGE : 12 - 29 - 20

Name(s) in which assessed: CONFIDENTIAL

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 10/25/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
November 1, 8, 15, 22, 2024

24-03222H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0811220125 File No.: 2024-794

Certificate No.: 2021 / 7835 Year of Issuance: 2021

Description of Property: TR COM 400 FT S AND 100 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 THN W 100 FT THN S 46.46

FT MOL THN E 100 FT THN N 46.46 FT MOL TO POB

SEC - TWP - RGE : 13 - 28 - 21

Name(s) in which assessed: CHRISTINA WALTERS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 10/25/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
November 1, 8, 15, 22, 2024

24-03224H

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No. 2024-CP-2861

IN RE: ESTATE OF JAMES CUNNINGHAM

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 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

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1559910000 File No.: 2024-796

Certificate No.: 2022 / 12782 Year of Issuance: 2022

Description of Property: PROGRESO LOT 7 BLOCK 4

PLAT BK / PG : 4 / 54

SEC - TWP - RGE : 05 - 29 - 19

Name(s) in which assessed: AHMED MOHAMED ABDEL-MALEK AHMED

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

--- TAX DEEDS ---

--- ESTATE ---

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

Folio No.: 1593620000 File No.: 2024-797
 Certificate No.: 2022 / 13095
 Year of Issuance: 2022
 Description of Property:
 FLORENCE VILLA LOT 178 LESS LOT BEG AT NE COR OF LOT 178 & RUN S TO SE COR WLY ALONG S BDRY OF SAID LOT TO SW COR & NELY IN A STRAIGHT LINE TO BEG PLAT BK / PG : 14 / 1
 SEC - TWP - RGE : 10 - 29 - 19
 Name(s) in which assessed:
 GRACE A HERNAIZ SANCHEZ
 ROBERT M HERNAIZ MAURICE D HERNAIZ DARSHAN HERNAIZ VANESSA LUGO GRACE A HERNAIZ SANCHEZ

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03227H

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

Folio No.: 0822390200 File No.: 2024-799
 Certificate No.: 2022 / 8390
 Year of Issuance: 2022
 Description of Property:
 TRACT DESC AS COM AT INTERS E BDRY OF SE 1/4 OF NE 1/4 WITH S R/W OF US HWY 92 THN N 87 DEG 01 MIN 10 SEC W 16.36 FT CONT N 87 DEG 03 MIN 02 SEC W 635.84 FT FOR POB CONT W 35.25 FT MOL THN S 350 FT THN E 35.25 FT MOL THN N 350 FT TO POB
 SEC - TWP - RGE : 26 - 28 - 21
 Name(s) in which assessed:
 HORLANDO ARTEAGA

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03228H

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

Folio No.: 0032740000 File No.: 2024-793
 Certificate No.: 2019 / 267 Year of Issuance: 2019
 Description of Property:
 TOWN OF CITRUS PARK LOT 5 BLOCK 28
 PLAT BK / PG : 1 / 130
 SEC - TWP - RGE : 02 - 28 - 17
 Name(s) in which assessed:
 STAMATINA SAGONIAS BERK AYDIN/TRUSTEE STAMATINA SAGONIAS (CO-TRUSTEE)
 THE SAGONIAS REVOCABLE LIVING TRUST DATED AUGUST 24TH 2017
 BERK AYDIN (CO-TRUSTEE)
 THE SAGONIAS REVOCABLE LIVING TRUST DATED AUGUST 24TH 2017

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03223H

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

Folio No.: 2055570000 File No.: 2024-805
 Certificate No.: 2022 / 15596
 Year of Issuance: 2022
 Description of Property:
 ENGLISH'S ADDITION TO PLANT CITY HEIGHTS LOT 6 BLOCK 2
 PLAT BK / PG : 3 / 77
 SEC - TWP - RGE : 20 - 28 - 22
 Name(s) in which assessed:
 FRANCES A HARDEE TRUSTEE
 THE FRANCIS A HARDEE REVOCABLE LIVING TRUST DATED APRIL 19, 2016

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03232H

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

Folio No.: 1706480000 File No.: 2024-804
 Certificate No.: 2022 / 13594
 Year of Issuance: 2022
 Description of Property:
 POWHATAN HEIGHTS BLOCK 1 LOTS 5 AND 6
 PLAT BK / PG : 12 / 77
 SEC - TWP - RGE : 31 - 28 - 19
 Name(s) in which assessed:
 GUERRAN ALLY

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03231H

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

Folio No.: 0857340100 File No.: 2024-800
 Certificate No.: 2022 / 8708
 Year of Issuance: 2022
 Description of Property:
 IRVINE HEIGHTS LOT 2
 PLAT BK / PG : 24 / 66
 SEC - TWP - RGE : 20 - 29 - 21
 Name(s) in which assessed:
 MARVIN J WILLIAMS

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03229H

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

Folio No.: 0906350000 File No.: 2024-801
 Certificate No.: 2022 / 9331
 Year of Issuance: 2022
 Description of Property:
 LOT BEG AT INTERS OF E LINE OF W 1/4 OF NE 1/4 OF NW 1/4 & N LINE OF SR 600 & RUN N 150 FT WLY 60 FT S 150 FT AND ELY 60 FT TO BEG SEC - TWP - RGE : 26 - 28 - 22
 Name(s) in which assessed:
 MANUEL REYNOSO SANDOVAL MANUEL REYNOSO SANDOVAL

All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 10/25/2024

Cindy Stuart
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Travis Hubbard, Deputy Clerk
 November 1, 8, 15, 22, 2024
 24-03230H

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
File Number: 24-CP-003320
IN RE: ESTATE OF NELSON D. CASTELLANO Deceased.

The administration of the estate of Nelson D Castellano, deceased, whose date of death was February 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The 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.
 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 the Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 1, 2024.

Personal Representative:
VIVIAN M. CASTELLANO
 4935 W. Bay Way Drive
 Tampa, Florida 33629
 Attorneys for Personal Representative:
 J. ERIC TAYLOR
 Florida Bar No. 885959
 Primary E-Mail: ttaylor@trenam.com
 Secondary E-Mail: chopper@trenam.com
 TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
 Post Office Box 1102
 Tampa, FL 33601
 Telephone: (813) 223-7474
 Fax: (813) 229-6553
 November 1, 8, 2024 24-03237H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
Case No.: 24-CP-003288
IN RE: ESTATE OF JAMES BENNETT HAGERBAUMER Deceased.

The administration of the Estate of JAMES BENNETT HAGERBAUMER, deceased, who died on August 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Caroline Tesche Arkin, 800 E. Twiggs Street, Room 430- Edgcomb Courthouse, Tampa, Florida 33602, Courtroom #412. The names and addresses of the petitioner and the petitioner'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 November 1, 2024.

Personal Representative
Jamie Hagerbaumer
 103 Turtleback Crossing Drive
 Chapel Hill, North Carolina 27516
 Attorney for the Personal Representative
 Aaron J. Bedy, Esq.
 Bedy Law, PLLC
 13043 West Linebaugh Avenue
 Tampa, Florida 33626
 727-308-0529
 Florida Bar No.: 99293
aaron@bedylaw.com
 November 1, 8, 2024 24-03200H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE FILE NO. 24-CP-003176
PROBATE DIVISION B
IN RE: ESTATE OF ERNEST GEORGE FIGUEREDO a/k/a ERNEST G. FIGUEREDO, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 The administration of the estate of ERNEST GEORGE FIGUEREDO a/k/a ERNEST G. FIGUEREDO, deceased, File Number 24-CP-003176, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
 The date of the first publication of this notice is November 1, 2024.

PERSONAL REPRESENTATIVE:
ERNEST FIGUEREDO, JR.
 2025 59TH STREET SOUTH
 GULFPORT, FLORIDA 33707
 ATTORNEYS FOR PERSONAL REPRESENTATIVE:
 ASHLEY DREW GRAHAM, ESQUIRE
 ZACUR & GRAHAM, P.A.
 5200 CENTRAL AVENUE
 ST. PETERSBURG, FL 33707
 (727) 328-1000 X 213
 FBN 41100
 EMAIL: ADGLAW@GMAIL.COM
 November 1, 8, 2024 24-03239H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-3305
Division Probate
IN RE: ESTATE OF KEITH HARLAN ADAMS Deceased.

The administration of the estate of Keith Harlan Adams, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. 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 November 1, 2024.

Personal Representative:
Laura A. Adams
c/o Boyer & Boyer, P.A.
 46 N Washington Blvd, Ste 21
 Sarasota, FL 34236
 Attorney for Personal Representative:
 Edwin M. Boyer, Esq.
 Florida Bar Number: 252719
BOYER & BOYER, P.A.
 46 N Washington Blvd, Ste 21
 Sarasota, FL 34236
 Telephone: (941) 365-2304
 Fax: (941) 364-9896
 Email: emboyer@boyerboyer.com
 Secondary Email:
service@boyerboyer.com
 November 1, 8, 2024 24-03201H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION
FILE NO: 24-CP-003276
DIV: A
IN RE: ESTATE OF GLENDEL W. COCK, Deceased.

The administration of the Estate of GLENDEL W. COCK, deceased, whose date of death was June 6, 2024, File Number 292024CP003276, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.
 The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is the 1st day of November, 2024.

Personal Representative
 Gerald L. Hemness, Jr., Esq.
 Counsel for Personal Representative
 Florida Bar #67695
 100 Ashley Dr. South, Ste. 664
 Tampa, FL 33602-5300
 (813) 324-8320
gerald@hemness.com
 November 1, 8, 2024 24-03251H

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Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003156
IN RE: ESTATE OF
HARRY ANGELO NOROIAN,
aka HARRY A. NOROIAN
Deceased.

The administration of the estate of HARRY ANGELO NOROIAN, also known as HARRY A. NOROIAN, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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: November 1, 2024.

ALISON K. NOROIAN
Personal Representative
61 Montgomery Street
Shelton, CT 06484

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
November 1, 8, 2024 24-03202H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002356
Division B
IN RE: ESTATE OF
KENNETH DAVID MART
AKA KENNETH D. MART
Deceased.

The administration of the estate of Kenneth David Mart aka Kenneth D. Mart, deceased, whose date of death was November 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 1, 2024.

Personal Representative:
Jason Mart
1106 Split Silk Street
Valrico, Florida 33594

Attorney for Personal Representative:
Lyndy C. Jennings, Esq., Attorney
Florida Bar Number: 908851
Law Offices of Lyndy C. Jennings, P.A.
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
E-Mail: ljennings@lyndylaw.com
November 1, 8, 2024 24-03204H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 24-CP-003379
DIVISION B
IN RE: ESTATE OF
ERIC NOLAND MINGLEDORFF,
Deceased.

The administration of the Estate of Eric Noland Mingledorff, deceased, whose date of death was July 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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.

The date of first publication of this notice is November 1, 2024.

Personal Representative:
Brian Mingledorff
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
November 1, 8, 2024 24-03249H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-2385
IN RE: ESTATE OF
RAYMOND RAMIREZ
CONTRERAS,
Deceased.

The administration of the estate of RAYMOND RAMIREZ CONTRERAS, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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: November 1, 2024.

GENESIS DELGADO
Personal Representative
4537 Eternal Prince Drive
Ruskin, FL 33573

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
November 1, 8, 2024 24-03203H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003361
IN RE: ESTATE OF
MICHAEL BRIAN WAUGH,
Deceased.

The administration of the estate of Michael Brian Waugh, deceased, whose date of death was September 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 1, 2024.

Personal Representative:
Karen Beth Moon
1050 W. Columbia Ave., Apt. 1D
Chicago, Illinois 60626

Attorney for Personal Representative:
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
November 1, 8, 2024 24-03250H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
FLORIDA, THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
CASE NO. 29-2024-CP-03072
IN RE: ESTATE OF
FRANCES M. TATUM,
Deceased.

The administration of the estate of Frances M. Tatum, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Hillsborough County, FL, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 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 2 YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative or curator has no duty to discover whether any property held at the time of 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.

The date of first publication of this notice is November 1, 2024.

Personal Representative:
George A. Tatum
26461 NW 160th Place
High Springs, FL 32643

Attorney for Personal Representative:
Larry E. Ciesla
4400 NW 23rd Avenue, Suite A
Gainesville, FL 32606
(352) 378-5603
lciesla@larryciesla-law.com
Florida Bar No. 283533
November 1, 8, 2024 24-03207H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024-CP-003290
Division A
IN RE: ESTATE OF
WILLIAM DUNCAN SELLERS II
Deceased.

The administration of the estate of WILLIAM DUNCAN SELLERS II deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the

personal representative's attorney are set forth below.

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

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

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 1, 2024.

Personal Representative:
Cheryl Lou Skinner
13312 Tiger Lilly Lane
Tampa, Florida 33625

Attorney for Personal Representative:
SPINKS LAW FIRM
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Fax: 813-489-2553
Email: ed@spinksfirm.com
Attorney for Petitioner
November 1, 8, 2024 24-03238H

FIRST INSERTION

NOTICE TO HEIRS
IN THE CIRCUIT COURT IN AND
FOR HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FILE NO.: 2024 CP 1256
IN RE: ESTATE OF
PAUL JOSEPH MALLIA, III
Deceased.

A Petition For Administration of The Estate of Paul Joseph Mallia, III, whose date of death was July 4, 2023, has been filed in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. Case number 2024 CP 1256. The name and address of the proposed personal representative and personal representative's attorney are set forth below.

The Heirs are hereby given notice of potential funds due for disbursement to said heirs that will be set forth by an order of the court. Heirs and/or their legal successors or representatives, are given notice to contact the attorney below within 30 days to claim their respective interest in the estate. If no heirs claim an interest in the estate, any funds remaining at the conclusion of the estate will be deposited into the registry of the court, after which time each respective heir will be required to properly petition the court for their respective share of the funds, if any. Failure to take timely action may result in escheatment of the funds to the State of Florida. You are encouraged to seek legal counsel if you do not understand the importance of this notice.

The date of first publication of this notice is November 1, 2024

Proposed Personal Representative:
John W. MacGloan

c/o Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205

Attorney for Personal Representative:
William Shaffer, Esq
Attorney for Petitioner
Florida Bar Number: 65952
Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Telephone: (941) 404-4940
E-Mail: will@bandslaw.com
November 1, 8, 15, 22, 2024

24-03205H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-002898
Division B
IN RE: ESTATE OF
SHIRLEY MAE MITCHELL
aka
SHIRLEY NEWSOM MITCHELL
Deceased.

The administration of the estate of SHIRLEY MAE MITCHELL also known as SHIRLEY NEWSOM MITCHELL, deceased, whose date of death was July 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names

and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-

erty to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is November 1, 2024.

Personal Representative:
Eugene Newsom Jr.
EUGENE NEWSOM, JR.
6382 W. Alexandria Road
Middleton, OH 45042

Attorney for Personal Representative:
/s/ Angela M. Tormey
Angela M. Tormey, Esq.
Attorney for Petitioner
Florida Bar Number: 1010466
1070 Bloomingdale Avenue
Valrico, Florida 33596
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
November 1, 8, 2024 24-03236H

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Business Observer

10/20/24

November 1, 8, 2024 24-03272H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002241
IN RE: ESTATE OF
CLARA H. LAWHEAD,
Deceased

The administration of the estate of Clara H. Lawhead, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representatives and the 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is November 1, 2024.

Personal Representative:

Martha A. Moore

1630 Palmwood Dr.

Clearwater, Florida 33756

Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
November 1, 8, 2024 24-03275H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 24-CA-5698
**REAL REALTY SOLUTIONS INC.
PLAINTIFF, VS.
GOLDROCK INC. AS TRUSTEE
OF THE 16-617 LAND TRUST,
DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 12, 2024, and entered in 2024-CA-5698 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Real Realty Solutions Inc. is the Plaintiff and Goldrock Inc as Trustee of the 16-617 Land Trust, is the Defendant. Cindy Stuart is the Clerk of the Court who will sell the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on November 25, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 5 Block 13, SPYGLASS AT RIVER BEND, according to the Plat thereof, as recorded in Plat Book 106, Page 206, of the Public Records of Hillsborough County, Florida.

Street Address: 125 Orange Mill Ave., Ruskin, FL 33570

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

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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated this 29th day of October, 2024.
Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff

Florida Bar No. 71675
10150 Highland Manor Dr. Ste 200
Tampa, FL 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
November 1, 8, 2024 24-03264H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-001976
Division: H

RH FUND 27, LLC, a Nevada limited liability company, Plaintiff, vs. FRIENDS OF DOLPHINS, LLC, a Florida limited liability company; TAZINE JAFFER, an individual; SANDRA S. JAFFER, an individual; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; 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 Defendants.

NOTICE is hereby given that, pursuant to the Order Granting Tazine Jaffer's Verified Emergency Motion to Cancel Foreclosure Sale entered October 24, 2024 and the Amended Uniform Final Judgment of Foreclosure entered on July 30, 2024 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:

A part of Lots 7 through 14, Block 1, together with a part of West Giddens vacated right-of-way per Ordinance No. 2809-A, Zambito Subdivision, as shown on the plat recorded in Plat Book 30, Page 53, of the Public Records of Hillsborough County, Florida, being further described as follows:

Begin at the Point of Intersection of the South line of West Hillsborough Avenue (State Road No. 600) as described in Official Records Book 9702, Page 619, of the Public Records of Hillsborough County, Florida, with the East right-of-way line of North Howard Avenue as described in Official Records Book 655, Page 521, of the Public Records of Hillsborough County, Florida; thence along said South right-of-way line of West Hills-

borough Avenue the following two (2) courses and distances: (1) S.89°17'27"E., 177.98 feet; (2) S.89°29'15"E., 22.02 feet; thence S.01°31'52"W., 218.30 feet; thence N.89°13'30"W., 200.00 feet to said East right-of-way line of North Howard Avenue; thence along said East right-of-way line of North Howard Avenue N.01°31'52"E., 218.00 feet to the Point of Beginning. Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Property Address: 2110 W. Hillsborough Avenue, Tampa, FL 33603

at public sale, to the highest and best bidder, for cash, on January 23, 2025 at 10:00 a.m., 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 THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at 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.

/s/ Lara Roeske Fernandez
LARA ROESKE FERNANDEZ
Florida Bar No.: 0088500
lfernandez@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard,
Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474
Fax: (813) 229-6553
Attorneys for RH Fund 27, LLC
November 1, 8, 2024 24-03198H

FIRST INSERTION

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

CASE NO. 18-CA-010592
**NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.**

**JEAN K. DESSOURCES A/K/A
JEAN DESSOURCES, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2024 in Civil Case No. 18-CA-010592 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff and Jean K. Dessources a/k/a Jean Dessources, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of November, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 40 IN BLOCK 1 OF
HEATHER LAKES UNIT XIV

B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 1, OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
14-09589FL
November 1, 8, 2024 24-03257H

FIRST INSERTION

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

Case No. 29-2023-CA-001076
Division H
**RESIDENTIAL FORECLOSURE
SECTION II**

**FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2020-1
Plaintiff, vs.**

**ALBERTO LUGO-TORRES A/K/A
ALBERT LUGO-TORRES; IRMA
LUGO A/K/A IRMA LUZ LUGO,
RIVER BEND OF
HILLSBOROUGH COUNTY
HOMEOWNERS ASSOCIATION,
INC.; UNKNOWN SPOUSE OF
ALBERTO LUGO-TORRES A/K/A
ALBERT LUGO-TORRES;
UNKNOWN SPOUSE OF IRMA
LUGO A/K/A IRMA LUZ LUGO,
AND UNKNOWN TENANTS/
OWNERS,
Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this case on July 29, 2024, in the Circuit Court of Hillsborough County, Florida, Cindy St-

uart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 2, BLOCK 17, RIVER BEND PHASE 4A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 54 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2509 RIVER BRIAR BLVD, RUSKIN, FL 33570; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on February 20, 2025 at 10:00 AM.

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

Dated: October 24, 2024
By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
246300/2219524/wll
November 1, 8, 2024 24-03195H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 22-CA-002691
CITIMORTGAGE, INC.

**Plaintiff(s), vs.
DONNELL SMITH; THE
UNKNOWN SPOUSE OF
DONNELL SMITH;
HILLSBOROUGH COUNTY,
FLORIDA, CLERK OF COURT;
TRANSWORLD SYSTEMS, INC.,
D/B/A CREDIT MANAGEMENT
SERVICES, AS ASSIGNEE OF
IVAN ACKERMAN, M.D., P.A.;
THE UNKNOWN TENANT IN
POSSESSION
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 3, 2024 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE NORTH 1/2 OF THE EAST 132 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET AND LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY.

Property address: 5103 Joe King Road, Plant City, FL 33567

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

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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY 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.

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

Respectfully submitted,
/s/ Betsy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-001978-1
November 1, 8, 2024 24-03197H

FIRST INSERTION

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

CASE NO. 23-CA-016883
**PLANET HOME LENDING, LLC,
Plaintiff, vs.**

**FRANCISCO BACA GUZMAN;
UNKNOWN SPOUSE OF
FRANCISCO BACA GUZMAN;
BAY AREA DKI; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 20, 2024 and entered in Case No. 23-CA-016883, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and FRANCISCO BACA GUZMAN; UNKNOWN SPOUSE OF FRANCISCO BACA GUZMAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BAY AREA DKI; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on November 20, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 58 OF EAST TAMPA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A SUBDIVISION OF GOVERNMENT LOTS 1, 3 AND 4 IN SECTION 19, TOWN-

SHIP 29 SOUTH, RANGE 19 EAST, SUBJECT PROPERTY BEING THE SAME AS LOT 18, BLOCK 58 OF LEWIS E. WARREN'S ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 79 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 23rd day of October 2024.
/s/ Marc Granger
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-01461 PHL
V6.20190626
November 1, 8, 2024 24-03194H

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.**

**292022CA000594A001HC
DIVISION: A
RF-Section I**

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF LSF11
MASTER PARTICIPATION TRUST,
Plaintiff, vs.**

**ROBERT DOUGLAS WINTER
A/K/A ROBERT D. WINTER;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated October 16, 2024, and entered in Case No. 292022CA000594A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST is Plaintiff and ROBERT DOUGLAS WINTER A/K/A ROBERT D. WINTER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on January 13, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 127 A RESUBDIVISION
OF A PART OF APOLLO BEACH UNITS 2 & 6, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 49 PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

IF YOU ARE 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.

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.
DATED October 22, 2024.
/s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-179858 / SR4
November 1, 8, 2024 24-03193H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-CA-003776
Honorable Judge: Mark Wolfe
PLANET HOME LENDING, LLC
Plaintiff, vs.
TIFFANY MARIAN CEDANO;
UNKNOWN SPOUSE OF TIFFANY MARIAN CEDANO; UNKNOWN TENANT OCCUPANT #1,
UNKNOWN TENANT OCCUPANT #2;
Defendants,

TO: UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2
 Last Known Address: 917 E. Poinsettia Ave, Tampa, FL 33612
 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 917 E. Poinsettia Ave, Tampa, FL 33612 and more particularly described as follows:
 LOTS 1 AND 2, BLOCK R, MAP OF CASTLE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 TAX ID # A1444730000
 COMMONLY KNOWN AS: 917 E. Poinsettia Ave, Tampa, FL 33612

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before November 27, 2024, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before

service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 DATED ON day of 10/22/2024
 Cindy Stuart
 Hillsborough County Clerk of Court and Comptroller
 (SEAL) Mustafa Divan
 As Deputy Clerk
 Matthew T. Wasinger, Esquire,
 Plaintiff's attorney,
 605 E. Robinson Street, Suite 730,
 Orlando, FL 32801
 November 1, 8, 2024 24-03199H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-005021
PHH MORTGAGE CORPORATION,
Plaintiff, VS.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE,
GRANTEES,; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CROSS RIVER BANK; SLSLT UNDERLYING TRUST 2019-1 C/O WILMINGTON TRUST, NATIONAL ASSOCIATI;
UNKNOWN TENANT #1 N/K/A DOUGLAS RAPER; UNKNOWN TENANT #2 N/K/A DOROTHY RAPER; DAVID RAPER; DARRELL RAPER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 15, 2024 in Civil Case No. 22-CA-005021, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CROSS RIVER BANK; SLSLT UNDERLYING TRUST 2019-1 C/O WILMINGTON TRUST, NATIONAL ASSOCIATI; UNKNOWN TENANT #1 N/K/A DOUGLAS RAPER; UNKNOWN TENANT #2 N/K/A DOROTHY RAPER; DAVID RAPER; DARRELL RAPER; ANY AND ALL

UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 19, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 3 OF RIVER HIGHLANDS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 16, 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. 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 25 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: Zachary Ullman
 Date: 2024.10.25 13:41:18-04'00'
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1395-549B
 November 1, 8, 2024 24-03252H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 23-CA-012028
LONGBRIDGE FINANCIAL, 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 JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;
COURTNEY CAPRI WILLIAMS;
TYNIA SHANTE WILLIAMS;
UNKNOWN SPOUSE OF JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY,
Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 31, 2024 and entered in Case No. 23-CA-012028, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is Plaintiff and 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 JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

COURTNEY CAPRI WILLIAMS; TYNIA SHANTE WILLIAMS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on November 25, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 10, BLOCK 22, WEST MADISON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 30, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
 This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 28th day of October 2024.
 Marc Granger, Esq.
 Bar. No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 23-00292 CLNK
 V6.20190626
 November 1, 8, 2024 24-03256H

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
 CIVIL DIVISION
CASE NO. 24-CA-005791
DIVISION: H
RF-Section II
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1,
Plaintiff, vs.
THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SHEILA L. NIELSEN A/K/A SHEILA LORRAINE NIELSEN, DECEASED;
ANGELA RAE CONSER MCKEAN;
ALICIA RUTH NIELSEN; MALISSA ERIN NIELSEN; 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).
 TO: ANGELA RAE CONSER MCKEAN
 Last Known Address
 17505 Copper Creek Dr
 Edmond, OK 73012
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
 LOT 7, BLOCK 1, RIDGE-DALE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN

PLAT BOOK 57, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 12-02-24, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS 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 on 10/24/2024.
 CINDY STUART
 As Clerk of the Court
 (SEAL) By: Catherine Castillo
 As Deputy Clerk
 Diaz Anselmo & Associates, P.A.,
 Plaintiff's attorneys,
 P.O. BOX 19519,
 Fort Lauderdale, FL 33318,
 (954) 564-0071,
 answers@dallegal.com
 1496-204515 / VP2
 November 1, 8, 2024 24-03192H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-009993
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, VS.
RONNIE S. PENZER A/K/A RONNIE PENZER; LISA PENZER; WILLIAM PENZER; DAVID PENZER; UNKNOWN TENANT 1 JARRETT PENZER; HERITAGE HARBOR GOLF & COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 9, 2024 in Civil Case No. 22-CA-009993, 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 CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and RONNIE S. PENZER A/K/A RONNIE PENZER; LISA PENZER; WILLIAM PENZER; DAVID PENZER; UNKNOWN TENANT 1 JARRETT PENZER; HERITAGE HARBOR GOLF & COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 4, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 18, BLOCK 11, HERITAGE HARBOR-VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE(S) 71, 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. 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 25 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: Zachary Ullman
 Date: 2024.10.25 13:41:18-04'00'
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1092-13156B
 November 1, 8, 2024 24-03254H

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.: 23-CA-014326
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
Plaintiff, VS.
SCOTT DAVIS CLAY; VIRGINIA CLAY A/K/A VIRGINIA V. CLAY; ARCH MORTGAGE ASSURANCE COMPANY; CITY OF TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 11, 2024 in Civil Case No. 23-CA-014326, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff, and SCOTT DAVIS CLAY; VIRGINIA CLAY A/K/A VIRGINIA V. CLAY; ARCH MORTGAGE ASSURANCE COMPANY; CITY OF TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com

on December 11, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 THE WEST 60 FEET OF LOT 10, BLOCK 11 OF FIFIELD REFILED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THAT CERTAIN TRACT BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 10, BLOCK 11, RUNNING SOUTH 15 FEET, EAST 60 FEET, NORTH 15 FEET AND THENCE WEST ALONG THE SOUTH BOUNDARY OF THE AFORESAID WEST 60 FEET OF LOT 10 TO THE POINT OF BEGINNING AND THE SOUTH 1/2 OF CLOSED ALLEY ABUTTING THEREON
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
 AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 25 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: Zachary Ullman
 Date: 2024.10.25 13:25:11-04'00'
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1092-13208B
 November 1, 8, 2024 24-03253H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE NO. 23-CA-009337
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEABC MORTGAGE TRUST 2005-5, MORTGAGE BACKED NOTES, PLAINTIFF, VS.
DONALD C. BURKHARDT A/K/A DONALD BURKHARDT A/K/A DONALD C. BURKHARDT, JR., ET AL.
DEFENDANT(S).
 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 20, 2024 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on December 18, 2024, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
 LOT 18 AND THE NORTH 19.55 FEET OF LOT 19 IN BLOCK 3 OF SOUTHERN PINES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11 ON PAGE 18 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
 If you are 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, 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.
 Tromberg, Morris & Partners, PLLC
 Attorney for Plaintiff
 600 West Hillsboro Boulevard
 Suite 600
 Deerfield Beach, FL 33441
 Telephone #: 561-338-4101
 Fax #: 561-338-4077
 Email: eservice@tmppllc.com
 By: Ezra Scrivanich, Esq.
 FBN: 0028415
 November 1, 8, 2024 24-03273H

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CC-04496:
ALLY BANK,
Plaintiff, VS.
HABANERO FISHERMAN INC,
MAUKEL RAMOS; et al.,
Defendant(s).
 TO: Maykel Ramos
 Last Known Residence: 8413 N Armenia Ave Apt 1018 Tampa, FL 33604
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
 2020 Ford Explorer
 VIN 1FMSK7DH4LGB39289
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 22, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
 Dated on October 17, 2024.
 As Clerk of the Court
 (SEAL) By: Mustafa Divan
 As Deputy Clerk
 ALDRIDGE PITE, LLP
 Plaintiff's attorney,
 5300 West Atlantic Avenue Suite 303
 Delray Beach, FL 33484
 1693-201B
 Ref# 9582
 Nov. 1, 8, 15, 22, 2024 24-03190H

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
 sarasotaclerk.com
 charlotteclerk.com
 leeclerk.org
 collierclerk.com
 hillsclerk.com
 pascoclerk.com
 mypinellasclerk.gov
 polkcountyclerk.net
 myorangeclerk.com

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

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.

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

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BOARD 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

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISOR FOR THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Waterset Central Community Development District (the "District"). The District is generally located North and South of Paseo Al Mar Boulevard, South of Big Bend Road, West of Interstate 75, and East of US 41, in Hillsborough County, FL, and which comprises parcels of land containing approximately 405.6 acres, m.o.l., within Sections 22, 23, 26 and 27, Township 31 South, Range 19 East. This Notice is to advise that a meeting of the landowners of the District will be held for the purpose of electing one (1) person to the District Board of Supervisors.

DATE: November 14, 2024 and November 21, 2024
TIME: 10:00 AM

PLACE: Offices of Rizzetta & Company
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578

The Landowner's Meeting will be opened on November 14, 2024, at 10:00 AM, and will be continued until November 21, 2024, at 10:00 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowner's Meeting on November 14, 2024 at 10:00 AM, or at the continued Landowner's Meeting on November 21, 2024 at 10:00 AM. Proxy forms may be obtained upon request at the Office of the District Manager, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. At the landowners' meeting, each landowner or his or her proxy shall be entitled to nominate a person 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 landowners' 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 landowners' meeting may be obtained from 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. 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 action with respect to any matter considered at the landowners' 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, which record includes the testimony and evidence upon which the appeal is to be based.

Ruben Durand, District Manager
Oct. 25; Nov. 1, 2024 24-03165H

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BOARD 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

SECOND 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

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-007170 U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9, Plaintiff, vs.

RENATO AMADO A/K/A RENATO F. AMADO AND FRANCIA AMADO, et. al. Defendant(s), TO: RENATO AMADO A/K/A RENATO F. AMADO, FRANCIA AMADO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 21, BLOCK 10, GROVE PARK ESTATES UNIT #7, AC-

CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before December 3, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 29th day of October, 2024.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-060255 November 1, 8, 2024 24-03271H

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-007170 U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9, Plaintiff, vs.

RENATO AMADO A/K/A RENATO F. AMADO AND FRANCIA AMADO, et. al. Defendant(s), TO: RENATO AMADO A/K/A RENATO F. AMADO, FRANCIA AMADO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 21, BLOCK 10, GROVE

PARK ESTATES UNIT #7, AC-CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before December 3, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 29th day of October, 2024

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-060255 November 1, 8, 2024 24-03269H



Are internet-only legal notices sufficient?

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

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

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LV1 82257_V16

1/20/2024, 12:42

--- ESTATE ---

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

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

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

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

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

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

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.

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

SECOND 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. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND 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 Representatives
Florida Bar Number: 0181549
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
E-Mail: lohnl@leslielohnlaw.com
Oct. 25; Nov. 1, 2024 24-03146H

SECOND 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 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 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

SECOND 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. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,
mgarcia@carltonfields.com
Telephone: (305) 530-0050
136439019.1
Oct. 25; Nov. 1, 2024 24-03179H

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No: 24-CP-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, Edgecomb Courthouse, 800 East Twiggs 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 OF 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

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

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

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

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:
lsamuiloff@bushross.com
Oct. 25; Nov. 1, 2024 24-03144H

THIRD 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 hearing pursuant to sections 120.569 and 120.57(1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Josh.Shepard@myfloridacfo.com or via 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

--- ACTIONS / SALES ---

SECOND 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, GRANTEEES, 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 GIVEN 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 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, 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, deceased; 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 December, 2024, the following described property as set forth in said Final Judgment, to wit:
 THE EAST 100 FEET OF THE WEST 115 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, HILLSBOROUGH 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 mortgage.
 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-000315
NATIONSTAR MORTGAGE LLC; Plaintiff, vs.
TIFFANY CUTINI, JOSHUA TULLY, ET AL; Defendants
 NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated September 18, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on November 22, 2024, the following 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 Records of Hillsborough County, Florida.
 Property Address: 13178 ROYAL PINES AVE, RIVERVIEW, FL 33579
 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.
 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-006678
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, 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)

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 following 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 Colony, in Section 2, Township 27 South., Range 17 East, Hillsborough 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 degrees 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 Hiawatha; 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 boundary of the South 3/4 of the aforementioned Tract 3 of Keystone Park Colony, to the Point of Beginning. Containing 2.54 acres, more or less.
 Being the same property conveyed to Linda Angley Cirincione, 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 written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, 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 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.

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

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 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, Christmas Items; Adger, Meyora Misc. Household Items; Yancey, Shawn Ladders, Reese Hitch, Roofing Supplies, Wood, Sawhorses, Door, Misc. Building Supplies Sale is subject to cancellation in the event of settlement between owner and obligated party.
 Oct. 25; Nov. 1, 2024 24-03176H

SECOND 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 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 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.
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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2024-CA-007048
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAMON HERNANDEZ AKA RAMON HERNANDEZ IZQUIERDO, DECEASED
 Last Known Address: Unknown
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following 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 RECORDS 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 person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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

SECOND 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, GRANTEEES, ASSIGNEES, 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, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, 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. HOLLOMAN'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 9,

OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough 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

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 24-CP-002108
Division Probate
IN RE: ESTATE OF JOHN WESLEY CHISM Deceased.

TO: Lilly Loraine Sikes Chism Estate
 YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:
 Karen L. Kayes
 Warner Norcross + Judd LLP

700 Terrace Point Road,
 Suite 350
 Muskegon, Michigan 49
 on or before 11/18, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for

the relief demanded, without further 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

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 24-CA-000178 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME 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 ASSOCIA-

TION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2021-RTL3, MORTGAGE-BACKED NOTES, SERIES 2021-RTL3, Plaintiff and PHILLEX, LLC, a Florida Limited Liability Company; AZURE ESTATES ASSOCIATION INC.; UNKNOWN TENANT #1 N/K/A TYREN BELLAMY; UNKNOWN TENANT #2 N/K/A FRENKA BELLAMY 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 20, 2024 the following described property as set forth in said Final Judgment, to-wit:

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, AC-

CORding TO MAP OR FLAT 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: fltrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02400040 Oct. 25; Nov. 1, 2024 24-03170H

SECOND 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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1920 Old Tustin Ave, Santa Ana, CA 92705 on or before 11-22-24, a

date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

SECOND 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

SECOND 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@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

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

CINDY STUART As Clerk of the Court and/or Comptroller (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

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. 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@fljud13.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

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. 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@fljud13.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

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

SECOND INSERTION

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@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

Dated: 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

SECOND 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