HILLSBOROUGH PAGES 17-28

PASCO PAGES 29-36

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

DECEMBER 13 - DECEMBER 19, 2024

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 the business under the fictitious name of Colwill Engineering, located at 4750 East Adamo Dr., Tampa, Florida, 33605, in the County of Hillsborough, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, this 6th day of Decem-

OWNER: Colwill Enterprises, Inc. December 13, 2024 24-03579H

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 Any Lab Test Now- Tampa located at 3937 W Kennedy Blvd in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of December, 2024.

David Goodell December 13, 2024

24-03588H

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 the business under the fictitious name of Colwill Engineering Mechanical, located at 4750 East Adamo Dr., Tampa, Florida, 33605, in the County of Hillsborough, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, this 6th day of December, 2024.

OWNER: Colwill Enterprises, Inc. December 13, 2024 24-03580H

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

STATUTES
NOTICE IS HEREBY GIVEN that

Danielle McKenzie Krueger / MCK-RUEGER VENTURES LLC will engage

in business under the fictitious name

WOOFIE'S OF SOUTH TAMPA, with a

physical address 2404 S Lois Ave Tam-

pa, FL 33629, with a mailing address

2404 S Lois Ave Tampa, FL 33629, and

already registered the name mentioned

above with the Florida Department of

State, Division of Corporations.

December 13, 2024

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Holiday Inn Express Plant City located at 2102 N. Park Road in the City of Plant City, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of December,

FIRST INSERTION

Number 865.09

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the Fictitious Name of

Purpos3 Apparel located at 1204 CHA-

THAM PINE PL in the City of BRAN-

DON, Hillsborough County, FL 33511

intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Dated this 9th day of December,

2024. Shivam Sharanam LLC Tarun Patel

2024.

Isaac Dumay

December 13, 2024

December 13, 2024

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 Gallo Vecchio Orologi located at 13014 Eagles Entry Dr. in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Odessa, Florida, this 6th day of December, 2024. TONYEYE INK LLC

December 13, 2024 24-03592H

FIRST INSERTION

24-03587H

24-03609H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-

view, FL 33578, intends to hold an auction of the goods stored in the following

units to satisfy the lien of the owner. The sale will occur as an online auction via

www.selfstorageauction.com on 12/30/2024 at 2:30PM. Contents include personal

Boxes

Notice Under Fictitious Name Law Notice Under Fictitious Name Law According to Florida Statute

NOTICE IS HEREBY GIVEN that Insurance Gurus located at 16018 Loneoak View Drive in the City of Lithia.

Dated this 9th day of December, 2024.

Antonio Rodriguez

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 the business under the fictitious name of Colwill Engineering Electrical, located at 4750 East Adamo Dr., Tampa, Florida, 33605, in the County of Hillsborough, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, this 6th day of December, 2024.

OWNER: Colwill Enterprises, Inc. December 13, 2024 24-03581H

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 Softey located at 8875 Hidden River Pkwy Ste 300 #365, in the County of Hillsborough, in the City of Tampa, Florida 33637 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Tampa, Florida, this 5th day of December, 2024. AHMS Skin Care LLC

December 13, 2024 24-03584H

FIRST INSERTION NOTICE UNDER FICTITIOUS

According to Florida Statute Number 865.09

the undersigned, desiring to engage in business under the Fictitious Name of Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

December 13, 2024 24-03610H

STATUTES NOTICE IS HEREBY GIVEN that Danielle McKenzie Krueger / MCK-RUEGER VENTURES LLC will engage

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

in business under the fictitious name WOOFIE'S OF SOUTH TAMPA, with a physical address 2404 S Lois Ave Tampa, FL 33629, with a mailing address 2404 S Lois Ave Tampa, FL 33629, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. 24-03593H

December 13, 2024

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Savvy Connect located at 1911 W LEMON ST in the City of TAMPA, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, . Tallahassee, Florida.

Dated this 7th day of December, 2024. MARKESHIA GRANT

24-03605H December 13, 2024

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

FIRST INSERTION

NOTICE OF PUBLIC SALE:

is hereby given 01/07/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 9808 BAY ST, TAMPA, FL 33635 pursuant to Florida Statute 713.585. 3KP-FL4A74JE242609 2018 KIA 4343.55 Lienor Name: FONTENANCY AUTO REPAIRS LLC Lienor Telephone #: 813-697-1791 MV License #: MV112428 Location of Vehicles: 9808 BAY ST, TAMPA, FL 33635

December 13, 2024 24-03595H

B-4551

A-311

G-815

A-279

A- 256

10-131

X80

19-6

6-83

X59

10-133

R/V 901

December 13, 20, 2024

14-181

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/07/2025 at 08:00 AM the following December 13, 2024

clothing electronics furniture

toys furniture clothing

tools electronics boxes

tools furniture clothing

furniture bedding boxes

clothing furniture boxes

furniture clothing mattresses

Trailer

bags, totes

Boxes, totes

Semi-trailer

furniture boxes

artwork boxes totes

24-03585H

vehicles(s) may be sold at public sale at 2701 N ARMENIA AVE TAMPA, FL 33607 pursuant to Florida Statute 713.585. 1C4RDHAG1DC685751 2013 DODG 12491.93 Lienor Name: AL-FONSO'S AUTO REPAIR INC. Lienor Telephone #: 813-697-1791 MV License #: MV94024 Location of Vehicles: 2701 N ARMENIA AVE TAMPA, FL 33607 24-03599H

FIRST INSERTION NOTICE OF PUBLIC SALE:

is hereby given that on 01/07/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 7310 N FLORIDA AVE TAMPA, FL 33604 pursuant to Florida Statute 713.585. 1HGCM567X7A148035 2007 HOND 1981.20 19UDE2F-85GA003574 2016 ACUR 12689.38 1C4RJFN95KC963864 2019 JEEP 1183.38 WDDKK6FFXHF362336 2017 MERZ 1438.05 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 N FLORIDA AVE TAM-

December 13, 2024 24-03594H

Unit # A022

Unit # A052

Unit # A046

Unit# A087

Unit # A116

Unit # A197

Unit # A216

Unit # A254

Unit # A326

Unit # A339

Unit # B007

Unit # B019

Unit # B023

Unit # B027

Unit # B040

Unit # B150

Unit # B163

Unit # B165

Unit # B229

Unit #B270

Unit # C023

Unit # D104

Unit # D105

Unit # D109

Unit # D112

Unit # D174

Unit # D188

Unit # D203

property belonging to those individuals listed below.

Darius Williams

Lasonya Tribilant

Delores Jefferson

Sophie Simeon

Nicole Valentin

Timothy Jordan

Joshua Bynum

Sherniky Boggs

Shanna Hall

Tony Ward

Michael Albelo

Karen Martin

Angel Nolasco

Marilyn Valdez

Joshua Oliveras

Ryan Bishop

Ryan Bishop

Evans Lubin

Shanna Hall

Cavoni Herald

Charles Vincoli

Brandon Brown

Melva Richardson

Johana Hidrovo

Latesha Christopher

Eric Howard

Chris Gardner

Alfred Brown

Mark Purvis

FIRST INSERTION

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

the undersigned, desiring to engage in business under the fictitious name of Brightway, The Raysick Agency located at 410 S Ware Blvd Ste. 831 in the County of Hillsborough, in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 9th day AGENCY, LLC

NOTICE IS HEREBY GIVEN that

of December, 2024. RAYSICK FAMILY INSURANCE December 13, 2024 24-03611H

Boxes, Clothing Boxes, Bedding, Clothing, Toys

Boxes, Books, Tools

Furniture, Lamps

Books, Furniture

Totes, Furniture

Furniture, Tools

Boxes, Furniture

Boxes, Bedding

Lamps, Tools

Tools, Boxes

Appliances

Lamps, Toys

Furniture

Furniture

Sports

Boxes, Collectibles

Furniture

Bedding, Boxes, Clothing,

Boxes, Clothing, Tools, Toys

Bags, Appliances, Bedding

Furniture, Boxes, Bedding

Appliances, Bedding, Boxes,

Appliances, Boxes, Furniture,

Appliances, Boxes, Suit Cases

Bedding, Boxes, Tools, Clothing,

Boxes, Clothing, Furniture,

Appliances, Boxes, Clothing,

Bedding, Boxes, Clothing,

Bedding, Boxes, Clothing,

Boxes, Furniture, Lamps, Toys

Tools, Appliances, Boxes

Appliances, Boxes, Toys

Appliances, Bedding, Boxes,

Bedding, Books, Furniture, Sports

Boxes, Appliances, Tools, Washer

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 Thermo King of Lakeland located at 7802 US Hwy. 301 N. in the City of Tampa, Hillsborough County, FL 33637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of December, Hunt OpCo, LLC

Irene Diaz, CFO December 13, 2024

24-03612H

FIRST INSERTION

According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Floor Coverings International of Southshore Tampa, FL located at 333 N. Falkenburg Road, Suite D-407 in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the De-

Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of MavenOps Solutions located at 2616 W Kennedy Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 6th day of December, 2024. RobinAshlev,LLC

24-03604H

FIRST INSERTION

Notice Under Fictitious Name Law

partment of State, Tallahassee, Florida. Dated this 9th day of December,

Baywalk Holdings, Inc. Cody Souders December 13, 2024 24-03614H

Notice is hereby given that th

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 FCI of Southshore Tampa, FL located at 333 N. Falkenburg Road, Suite D-407 in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 9th day of December,

Baywalk Holdings, Inc. Cody Souders

24-03615H

FIRST INSERTION

PUBLIC NOTICE Southwest Florida Water Management District (Dis-

trict) issued on November 26, 2024, a Water Use Permit (WUP) Ownership Transfer at KBar, by applicant: EPG KBar Holdings, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609. Application No. 20 007325.005. Application received: November 15, 2024. Predominant use type(s): Agriculture. Quantity: The authorized allocated quantities and withdrawal points under this ownership transfer remained the same with no change as previously permitted, whereby quantities assigned at the withdrawal points remain the same as follows: Annual Average Daily (AAD) quantity of 90,000 gallons per day (gpd) , a Peak Month quantity at 180,000 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity remaining the same at zero (0) gallons per event. Location: Sections 1 and 2, Township 27 South, Range 20 East, in Hillsborough County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

REQUEST FOR PROPOSAL

pa, Florida 33607, hereby issues Public Notice of its intention to receive Requests for

Event Security Services, Raymond James Stadium

MANDATORY PRE-PROPOSAL MEETING

RFP DUE DATE

10am. Documents will also available for download on our website https://www. $tamp as ports authority.com/procurement-services,\ https://www.myvendorlink.com$ and via DemandStar https://www.demandstar.com. Further details can be obtained

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY

December 13, 2024

24-03608H

24-03603H

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 pur-

chase up until the winning bidder takes possession of the personal property.

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

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City, FL 33566, intends to hold an auction of the goods stored in the following

units to satisfy the lien of the owner. The sale will occur as an online auction via

www.selfstorageauction.com on 12/30/24 at 2:30 PM. Contents include personal

property along with the described belongings to those individuals listed below.

Crystal Bailey

Nichole Byrd

Andrew Moll

Alan Torrez

Amy Turner

Solis, Kailyn

Maria Ramirez

Theresa Renteria

Beunca Mitchell

Beunca Mitchell

Danelys Gomez

Donald Kappes

Chasity McBride

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tam Proposals for event security services at Raymond James Stadium. RFP #24-05

Tuesday, January 7, 2025 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium)

Wednesday, January 22, 2025 not later than 10am RFP packages will be available for distribution on Friday, December 13, 2024 after

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

Dated at Tampa, Florida this 9th Day of December 2024.

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com





Unit # D211 Ryan Bishop Tools, Boxes
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 pur-

chase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390

BUSINESS OBSERVER

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 La'Fian located at 203 Pine Tulip Ct Apt 201, in the County of Hillsborough, in the City of Tampa, Florida 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Tampa, Florida, this 10th day of December, 2024. Leonie Moulton

December 13, 2024 24-03630H

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 Summerall located at 5701 Summerall Vista Circle 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 10th day of December,

Summerall Land Acquisition LLC December 13, 2024 24-03631H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/07/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 1209 OLD HOPEWELL RD UNIT C4. TAMPA, FL pursuant to Florida Statute 713.585. JTDKARFP5H3003873 2017 PRIUS 12491.93 Lienor Name: CT AUTOMOTIVE REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV111971 Location of Vehicles: 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619

December 13, 2024 24-03598H

FIRST INSERTION

Fictious Name Notice

is hereby given that Nicolle Nieves Rider, desiring to engage in business under the fictitious name of Portals Imaginative Events located at 117 Euclid Loop, Seffner, Florida 33584 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the

December 13, 2024 24-03586H

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 DTF TRANSFERS TAMPA located at 9921 Race Track Road in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of December,

Bridget Nixon

December 13, 2024

24-03634H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.ora

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

> POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

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 KEISHA DANIELLE GIBSON located at 10722 Deepbrook Drive in the City of Riverview, Hillsborough County, FL $33569\ \mathrm{intends}$ to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 11th day of December,

Keisha Danielle Collier 24-03632H December 13, 2024

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Harnev Hardware located at 1321 GREENWAY DRIVE in the City of IR-VING, Hillsborough County, TX 33408intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of December,

December 13, 2024 24-03613H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/07/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598 purto Florida Statute 713.585. $1GR1P0622ND431230 \quad 2021 \quad GTDN$ 2728.94 Lienor Name: ESTRADA TRUCK & AUTO INC Lienor Telephone #: 813-697-1791 MV License #: MV112563 Location of Vehicles: 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598

December 13, 2024 24-03597H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates be low these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559,917 Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE JANUARY 6, 2025 CHRISTIAN BROTHERS AUTOMOTIVE 20303 TROUT CREEK DR

2005 JAGU SAJWA01U75HN38326 \$2,531.74 AFFORDABLE AUTO OF TAMPA

LLC 5909 JOHNS RD STE 301 2019 HD 1HD1KRP12KB658040 \$10,493,69

SALE DATE JANUARY 27, 2025 AFFORDABLE AUTO OF TAMPA

LLC 5909 JOHNS RD STE 301 2013 JEEP 1C4BJWDG6DL594923

\$12,588.04 December 13, 2024 24-03591H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/07/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 217 SHERYL LYNN DR, BRANDON, FL 33510 pursuant to Florida Statute 713.585. 1FDEE14N4KHA06015 1989 FORD 1172.12 Lienor Name: FINAL TOUCH AUTO CARE LLC Lienor Telephone #: 813-697-1791 MV License #: MV112615 Location of Vehicles: 217 SHERYL LYNN DR, BRANDON, FL

December 13, 2024

FIRST INSERTION

Notice of Sale Pursuant to Florida Statute 713.585

F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date January 3rd, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

2016 Cadillac VIN#: 40211 1G6AA5RX0G0113815 Lienor: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt \$4,340.15 December 13, 2024 24-03575H

FIRST INSERTION

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

File No. 2024-CP-002886 IN RE: ESTATE OF PROVIDENCE PROVENZANO, Deceased.

The administration of the estate of PROVIDENCE PROVENZANO, deceased, whose date of death was August 28, 2023, and whose social security number ends in 7004, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 13, 2024.

/s/ Angela Anna Provenzano ANGELA ANNA PROVENZANO 3402 West St. Louis Street

Tampa, FL 33607 /s/ Alan F. Gonzalez ALAN F. GONZALEZ, ESQUIRE Attorney for Personal Representative Florida Bar No.: 229415 WALTERS LEVINE & DeGRAVE 601 Bayshore Blvd., Suite 720 Tampa, FL 33606 (813) 254-7474 AGonzalez@walterslevine.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION

File Number 24-CP-3383 Division B IN RE: ESTATE OF THELMA GARDNER ASHBY,

Deceased. The administration of the estate of THELMA GARDNER ASHBY, deceased, whose date of death was September 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court Probate Division Post Office Box 1110 Tampa, Florida 33601

The names and addresses of the Personal Representative and the Personal Representative's attorney is 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 reguired to be served must file their claims with this Court ON OR BE-FORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-

TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

December 13, 20, 2024 24-03627H

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 sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES, SECTION 733.702, WILL BE FOR-EVER BARRED.

NOTWITHSTANDING 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 PUBLICA-TION OF THIS NOTICE IS December 13, 2024.

TERRY HESLIN Personal Representative

1996 Day Road Loogootee, Indiana 47553 Lexy M. Bubley, Esquire Attorney For Personal Representative Florida Bar No. 1026786 BUBLEY & BUBLEY, P.A. 12960 N. Dale Mabry Highway Tampa, Florida 33618 Telephone (813) 963-7735 E-mail: LMB@bublevlaw.com December 13, 20, 2024 24-03628H

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 CP 003256 IN RE: ESTATE OF GARY M. DZIUBAN

Deceased The administration of the Estate of Gary M. Dziuban, deceased, whose date of death was June 11, 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 rep-

resentative'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 BE-FORE THE LATER OF THREE (3)MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 FOR-EVER BARRED.

 $\begin{array}{ccc} \text{NOTWITHSTANDING} & \text{THE} \\ \text{TIME} & \text{PERIOD} & \text{SET} & \text{FORTH} \\ \text{ABOVE, ANY CLAIM FILED TWO} \end{array}$ (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this Notice is Dec 13, 2024.

Personal Representative: CAROLE A. COLE 1408 69th Avenue West

Bradenton, Florida 34207 Attorney for Personal Representative: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com December 13, 20, 2024 24-03624H

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-003527 IN RE: ESTATE OF MICHAEL E. FRIEDMAN,

The administration of the estate of MICHAEL E. FRIEDMAN, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney is 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 13, 2024

Personal Representative: /s/ Donna Minasian Friedman DONNA MINASIAN FRIEDMAN

203 Somerset Ln Palm Harbor, FL 34684 Attorney for Personal Representative: /s/ Daniel C. Parri DANIEL C. PARRI, ESQUIRE Attorney for Personal Rep. Florida Bar No.: 036325 1217 Ponce de Leon Blvd. Clearwater, FL 33756 Telephone: (727) 586-4224 Fax: (727) 585-4452 E-Mail: dan@parrilaw.com Secondary E-Mail: jill@parrilaw.com December 13, 20, 2024 24-03582H

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-003226

DIVISION A IN RE: ESTATE OF JOANNE HENNION O'HAROLD a/k/a JOANNE HENNION,

Deceased. This administration of the ESTATE OF JOANNE HENNION O'HAROLD A/K/A JOANNE HENNION, deceased, whose date of death was September 16, 2023, File Number 24-CP-003226, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the mailing address of which is P.O. Box 3360, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER

IN ADDITION TO THE TIME LIM-ITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: December 13. 2024

DONNA PALSO Personal Representative

21020 4th Street Land O' Lakes, FL 34638 /s/ Keathel W. Chauncey KEATHEL CHAUNCEY, ESQ. Attorney for Personal Representative FL Bar No. 68461 Fresh Legal Perspective, PL 6930 W. Linebaugh Avenue Tampa, FL 33625 813-448-1042 Service@FLPLawFirm.com CScott@FLPLawFirm.com December 13, 20, 2024 24-03589H

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 Courthhouse, 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 fi you do not understand the importance of this notice.

The date of first publication of this notice is December 13, 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

Dec. 13, 20, 27, 2024; Jan. 3, 2025 24-03625H

YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related

PUBLISH

• We offer an online payment portal for easy credit card payment

notices

 Service includes us e-filing your affidavit to the Clerk's office on your behalf

Email legal@businessobserverfl.com



--- ESTATE ---

HILLSBOROUGH COUNTY

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003586 IN RE: ESTATE OF LEE ANN HUNTLEY,

Deceased. The administration of the Estate of LEE ANN HUNTLEY, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, 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 oth-

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

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

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: December 13, 2024.

LYNN E. DARCEY Personal Representative 1390 Pelham Road Winter Park, FL 32789 JEANETTE MORA, ESQ.

Attorney for Personal Representative Florida Bar No. 296735 FLAMMIA ELDER LAW FIRM 2707 W. Fairbanks Ave., Suite 110 Winter Park, FL 32789 Telephone: (407) 478-8700 Email: Jeanette@Flammialaw.com Secondary Email: Paralegal@Flammialaw.com December 13, 20, 2024 24-03583H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003801 Division A IN RE: ESTATE OF LINDSEY RUTH CHURCH,

Deceased.The administration of the Estate of LINDSEY RUTH CHURCH, Deceased, whose date of death was October 19, 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

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

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

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

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

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

The date of first publication of this notice is: December 13, 2024.

AMANDA CHURCH WHIDDEN **Personal Representative** 609 24th Avenue SW

Ruskin, FL 33570 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 December 13, 20, 2024 24-03590H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003835 IN RE: ESTATE OF BRENDA DARLENE HICKS, Deceased.

The administration of the estate of BRENDA DARLENE HICKS, deceased, whose date of death was October 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The first date of publication of this notice is: December 13, 2024.

DELORES HICKS Personal Representative

4939 East Busch Blvd., Apt. 1324 Tampa, FL 33617 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com December 13, 20, 2024 24-03623H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Hillsborough COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003812 Division A IN RE: ESTATE OF Elaine Mazzo Deceased.

The administration of the estate of Elaine Mazzo, deceased, whose date of death was November 15th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION 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 FOR-EVER 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 December 13th, 2024

Personal Representative: Margo Van Pelt-Woods 1404 Duelda Dr

Brandon, FL 33511 Russell R. Winer Attorney at Law Attorneys for Personal Representative 1017 9th Ave N St Petersburg, FL 33705 Telephone: (727) 821-4000 Florida Bar No. 517070/523201 Email Addresses: rw@inherit-Florida.com December 13, 20, 2024 24-03636H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003246 IN RE: ESTATE OF BILLY JOE BROWN

Deceased. The administration of the estate of BIL-LY JOE BROWN, deceased, whose date of death was June 22, 2023, is pending in the Circuit Court for HILLSBOR-OUGH County, Florida, Probate Division, the address of which is P.O. Box $3360\ Tampa, FL\ 33601.$ The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 December 13, 2024.

Personal Representative: /s/ Michael E Schmidt MICHAEL E. SCHMIDT P.O. Box 260762

Tampa, Florida 33685 Attorney for Personal Representative: /s/ Tiffany M. Cerniglio TIFFANY M. CERNIGLIO, Attorney Florida Bar Number: 121791 HARRIS BARRETT MANN & DEW 1700 66th Street N., Ste. 502 St. Petersburg, FL 33710 Telephone: (727) 892-3100 Fax: (727) 898-0227 E-Mail: tiffany@bbmdlaw.com Secondary E-Mail: denise @bbmdlaw.com December 13, 20, 2024 24-03600H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003254 IN RE: ESTATE OF DOOCHAN HAHM A/K/A DOO CHAN HAHM

Deceased. The administration of the estate of Doochan Hahm a/k/a Doo Chan Hahm, deceased, whose date of death was November 19, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 December 13, 2024.

Personal Representative: Mion Hahm

15527 Redington Drive

Redington Beach, Florida 33708 Attorney for Personal Representative: Tara Rao Bild, Attorney Florida Bar Number: 28293 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900 E-Mail: Tara.Bild@hwhlaw.com Secondary E-Mail: probate.efile@hwhlaw.com December 13, 20, 2024 24-03601H

P.O. Box 3300

Tampa, FL 33601

Attorney for Personal Representative:

Linda Muralt, Esquire

Bennett Jacobs & Adams, P.A.

Telephone: (813) 272-1400

FL Bar No. 0031129

P.O. Box 3300

Tampa, FL 33601

Fax: (866) 844-4703

is pending in the Circuit Court for 3 MONTHS AFTER THE TIME OF

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NO.: 24-CP-003774 DIVISION: B IN RE: ESTATE OF

BERNADETTE EROA OLDHAM, Deceased. The administration of the Estate of Ber-

nadette Eroa Oldham, deceased, whose

NOTICE TO CREDITORS

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-3849

Division A

IN RE: ESTATE OF

DAVID JAMES SHIVES, A/K/A

DAVID J. SHIVES

'HE CIRCUIT COURT FOR

date of death was September 9, 2024, 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 repre-

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

sentative's attorney are set forth below.
All creditors of the Decedent and

THIS NOTICE ON THEM.

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

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

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, Florida Statutes. FLORIDA PROBATE DIVISION

FIRST INSERTION

File No. 2024-CP-3260 IN RE: ESTATE OF RONELYN K. CRESCENTINI AKA RONELYN KAY CRESCENTINI Deceased.

The administration of the estate of RONELYN K. CRESCENTINI. deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 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.

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,

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

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

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

notice is December 13, 2024. Personal Representative:

/s/ Roger Arsene Crescentini ROGER ARSENE CRESCENTINI, SR.

Attorney for Personal Representative: /s/ Richard S. Ackley RICHARD S. ACKLEY, Attorney Florida Bar Number: 102956 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.comSecondary E-Mail: srw@wrplawyers.com

dent's death by the decedent or the de cedent'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.

The date of first publication of this notice is December 13, 2024.

Personal Representative Theresa Oldham c/o Bennett Jacobs & Adams, P.A.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003395 IN RE: ESTATE OF TAMER ADEL ABBASSI,

Deceased. The administration of the Estate of TAMER ADEL ABBASSI, deceased, who died on May 13, 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 file number 24-CP-003395. The names and addresses of the Personal Representative and the Personal Representative's attorney are

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

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

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

E-Mail: LMURALT@BJA-Law.com

December 13, 20, 2024 24-03626H

EK BAKKED 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 December 13, 2024.

Personal Representative: Signed by: Karen Abbassi Karen Abbassi 10228 Grand Oak Circle

Madeira Beach, FL 33708 Attorney for Personal Representative: /s/ Megan M. Greene RALEIGH W. GREENE, IV, ESQ. FBN 93584 MEGAN M. GREENE, ESQ. FBN 102739 401 Fourth Street North St. Petersburg, FL 33701 Telephone: (727) 821-2900 Facsimile: (727) 822-7686 bgreene@greenelegalfirm.com; mgreene@greenelegalfirm.com eservice@greenelegalfirm.com Attorney for Personal Representative

December 13, 20, 2024 24-03619H

Deceased. The administration of the estate of David James Shives, a/k/a David J. Shives. deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal

representative's attorney are set forth

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

FIRST INSERTION as described in ss. 732.216-732.228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

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

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

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 December 13, 2024. Personal Representative: /s/ David J. Shives, Jr. David J. Shives, Jr.

9812 Bennington Drive

Tampa, Florida 33626 Attorney for Personal Representative: /s/ Brian P. Buchert Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837

BBuchert@BuchertLawOffice.com

December 13, 20, 2024 24-03573H

this court WITHIN THE LATER OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

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

FIRST INSERTION

NOTICE. ALL CLAIMS NOT FILED WITHIN BARRED.

The date of first publication of this

503 Proclamation Dr. Tampa, Florida 33613

December 13, 20, 2024 24-03574H

HILLSBOROUGH COUNTY

FIRST INSERTION

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

CASE NO. 19-CA-002928 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. TAJAR J. RAY. JR, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 24, 2022, and entered in 19-CA-002928 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and TAJAR J. RAY. JR.; MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on January 10, 2025, the following described property as set forth

in said Final Judgment, to wit: LOT 9, BLOCK 14, MAGNO-LIA PARK SOUTHEAST "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE(S) 86 THROUGH 96, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 6108 MAGNOLIA PARK BOULEVARD,

RIVERVIEW, FL 33578Any 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

NOTICE OF FORECLOSURE SALE

IN THE COUNTY COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

PLAINTIFF, V. PAULETTE A. BROWN, PAULETTE

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated December 2, 2024, entered in

Case No. 21-CC-047081 of the County

Court of the Thirteenth Judicial

County, Florida, wherein WATERSIDE COMMUNITY ASSOCIATION, INC.,

is the Plaintiff, and PAULETTE A.

BROWN, PAULETTE MCCLAIN, UNKNOWN SPOUSE OF PAULETTE

MCCLAIN, UNKNOWN TENANTS,

are the Defendants, Cindy Stuart, Clerk

of Court of Hillsborough County, will

sell to the highest and best bidder for

cash online via the internet at https://

www.hillsborough.realforeclose.com at

10:00 AM, on the 17th day of January,

2025 the following described property

WALK AT WATERSIDE IS-LAND TOWNHOMES-PHASE

ONE, ACCORDING TO THE

MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

Case No. 24-CA-006964

Division: K

BAY AREA LENDING SERVICES,

GIBSON PRODUCTS LLC a Kansas

NOTICE IS HEREBY GIVEN that

pursuant to the "Final Judgment of

Foreclosure," entered in Case No. 2024-

CA-006964 on November 14, 2024, in

the Thirteenth Judicial Circuit Court.

in and for Hillsborough County, Flor-

ida, wherein Bay Area., Plaintiff, and

Gibson Products LLC and David Wil-

son, collectively, the Defendants, will

sell to the highest and best bidder for

cash, the real property situated in Hill-

sborough County, Florida, described

below to the highest bidder, for cash,

www.hillsborough.realforeclose.com at

10:00 A.M. on the 10th day of January

2025, the following described property

as set forth in said Final Judgment, to

LLC, a Florida limited liability

limited liability company, and DAVID WILSON, individually

Plaintiff, vs.

Defendants.

as set forth in said Final Judgment:

LOT 1 BLOCK 10, RIVER-

in and for Hillsborough

MCCLAIN, UNKNOWN SPOUSE

OF PAULETTE MCCLAIN, UNKNOWN TENANTS,

CASE NO. 21-CC-047081 WATERSIDE COMMUNITY

ASSOCIATION, INC.,

DEFENDANTS.

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

Dated this 6 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com19-270479 - MiM December 13, 20, 2024 24-03617H

92 AT PAGE 70 OF THE PUB-

OUGH COUNTY, FLORIDA.

PAULETTE A. BROWN and

Name of record owner:

PAULETTE MCCLAIN

4126 GRADSTONE PL,

TAMPA, FL 33617-7312 PIN: A-28-28-19-

5ZB-000010-00001.0

Property Address:

days after the sale.

paired, call 711.

LIC RECORDS OF HILLSBOR-

Folio: 148855-0374 Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the notice must file a claim within sixty (60)

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, Hills-

borough County Courthouse, 800 E.

Twiggs St., Room 604, Tampa, Florida

33602, (813) 272-7040, at least 7 days

before your scheduled court appear-

ance, or immediately upon receiving this notification if the time before the

scheduled appearance is less than 7

days; if you are hearing or voice im-

Dated: December 5, 2024 s/ Marielle Westerman, Esq.

Florida Bar No. 13244

Westerman Law, PLLC

360 Central Ave., Ste. 800

St. Petersburg, FL 33701

mwesterman@westerman.law

FIRST INSERTION

THE EAST 75.00 FEET OF LOT 26, BLOCK 1, NORTHDALE - SECTION F - UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 50, PAGE 28, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA, TO-GETHER WITH THE WEST-

Defendant. The Hillsborough County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on January 6, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at https:// www.hillsborough.realforeclose.com.

The subject property is described as set forth in the said Order, to wit:

Lot 18, MAP OF GIBSONTON-ON-THE-BAY 5TH ADDI-TION, as the same is recorded in Plat Book 2890 at Page 496, of the Public Records of Hillsborough

County, Florida. U-23-30-19-Parcel

FIRST INSERTION

1R9-000000-00018.0 Physical address: 9908 California Street, Gibsonton, FL 33534 IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS 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 UNCLIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM

THE SURPLUS.

IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (963) 534-4690, within two (2) days of your receipt of this Notice of Sale; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 771. Dated this 10th day of December

2024. /s/Robert Salta By: Robert Salta. FLORIDA BAR NO.: 1022665 Law Offices of Stephen K. Hachey, P.A.

Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578 December 13, 20, 2024 24-03621H

FIRST INSERTION

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

AMENDED NOTICE OF SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024 CA 002722

NOTICE IS HEREBY GIVEN that pur-

suant to an Order Granting Final Judg-

ment of Foreclosure, dated November

20, 2024, and entered in case # 2024-

CA-002722 of the Circuit Court of the

Thirteenth Judicial Circuit in and for

Hillsborough County, Florida, wherein

MAGED BARSOUM is the Plaintiff, and ANDREA M. OROSCO is the

MAGED BARSOUM,

Defendants.

Plaintiff, vs. ANDREA M. OROSCO and

HILLSBOROUGH COUNTY,

DIVISION CASE NO. 18-CA-008227 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-4, TBW MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4,

LAZARITO GODOY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 06, 2024, and entered in 18-CA-008227 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-4, TBW MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 is the Plaintiff and LAZARITO GODOY; MADI L. OTERO PEREZ; FORD MOTOR CREDIT COMPANY LLC, A DELA-WARE LIMITED LIABILITY COM-PANY F/K/A FORD MOTOR CREDIT COMPANY, A CORPORATION; CAPITAL ONE BANK (USA), N.A. 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 January 09, 2025, the following described property as set forth in said Final Judgment, to wit:

ERLY 2.00 FEET OF LOT 27,

BLOCK 1, NORTHDALE - SECTION F - UNIT NO. 2

Property Address: 16324 BONN-EVILLE DR, TAMPA, FL 33624 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 11 day of December, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com December 13, 20, 2024 24-03633H

FIRST INSERTION

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

CIVIL DIVISION, AS CHANCERY Case No.: 24-CA-003681 Division: A

NEST CENTRAL COAST, LLC, a foreign limited liability company, MICHELLE DELACRUZ, in her

capacity as Trustee for The Real roperty Preservation, and MICHELLE DELACRUZ, in her capacity as Trustee for The Real Property Preservation's unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against defendants or parties claiming to have any right, title, or interest in the property described in this Complaint, Defendant(s).

TO: MICHELLE DELACRUZ, in her capacity as Trustee for The Real Property Preservation.

YOU ARE HEREBY NOTIFIED that the Plaintiff instituted an action against you on May 6, 2024, to quiet title with respect to the lands situated at 6505 Ju lie Street, Tampa, Florida 33610, which property is described as:

2, STEPHEN FOSTER HIGHLANDS ADDITION., according to plat thereof as recorded in Plat Book 33, Page 81, of the Public Records of Hillsborough County, Florida.

Each defendant is required to serve written defenses to the complaint or petition on SeanCarlo Lopez, Esq., Plaintiff's attorney, whose address is 700 7th Avenue North Saint Petersburg, Florida 33701, within sixty days after the first

publication of this notice in a newspaper in Hillsborough County, Florida, exclusive of the day of publication, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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. Written defenses must be served ON

OR BEFORE: FEBRUARY 3, 2025 DATED on 12/5/2024.

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

SeanCarlo Lopez, Esq., Plaintiff's attorney, 700 7th Avenue North Saint Petersburg, Florida 33701 Dec. 13, 20, 27, 2024; Jan. 3, 2025

24-03570H

RESCHEDULED SALE

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

national banking association, Plaintiff, v.

individual, THE UNITED STATES OF AMERICA, ADMINISTRATOR OF THE U.S. SMALL BUSINESS

LOTS 23, 24, 25, 69 AND 70, BLOCK 5, HOMELANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 14, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT

TOGETHER WITH: All equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor,

affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property Address: 3200 West Hillsborough Avenue, Tampa, Florida

at a public sale to the highest and best bidder for cash, at www.hillsborough. realforeclose.com, beginning at 10:00 a.m. on February 4, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator. Hillsborough County Courthouse, 801 East Twiggs Street, 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: December 9, 2024. For the Court: /s/ Patrick M. Mosley Patrick M. Mosley, Esq. Florida Bar No. 0033735 Sarah E. Gunn, Esq. Florida Bar No. 1050375 Hill Ward Henderson erty situated in Hillsborough County, 101 East Kennedy Blvd., Suite 3700 Florida: Tampa, Florida 33602 Telephone: (813) 221-3900 Facsimile: (813) 221-2900 Email: patrick.mosley@hwhlaw.com Email: sarah.gunn@hwhlaw.com Email: tricia.elam@hwhlaw.com Attorneys for Plaintiff

December 13, 20, 2024 24-03607H

Valley National Bank

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-006894 Division: B NEWTEK SMALL BUSINESS

FINANCE, LLC, Plaintiff, v. PAYNE'S ENVIRONMENTAL $SERVICES, LLC, a \ Florida \ limited$ liability company; TERRANCE E. PAYNE, A/K/A TERRANCE EARL PAYNE, an individual; PAYNE'S TREE & HAULING SERVICE, INC., a Florida corporation; CPJ INVESTMENT HOLDINGS, LLC, a Florida limited liability company; ASSN COMPANY; C T CORPORATION SYSTEM: CORPORATION SERVICE COMPANY; ADVANTAGE PLATFORM SERVICES INC.: JANE/JOHN DOE, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR

TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, NOTICE is hereby given that, pursuant to the Stipulated Final Judgment of Foreclosure as to Count II of the Complaint entered on December 9, 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 prop-

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT,

Tract 3 in the Northeast Quarter, Section 34, Township 29 South, Range 19 East, according to the map or plat of SOUTH TAMPA, recorded in Plat Book 6, Page(s) 3, of the Public Records of Hillsborough County, Florida. LESS the North 35.00 feet thereof for additional public

FIRST INSERTION right-of-way for State Road 676 (Causeway Boulevard) per Hill-sborough County Commission Minute Book "Q", Page 458, of the Public Records of Hillsborough County, Florida.

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. Informational Purposes Only:

Site Address: 5515 Causeway Boulevard, Tampa, FL Mailing Address: 5617 Causeway Boulevard, Tampa, FL

at public sale, to the highest and best bidder, for cash, on January 6, 2025, beginning at 10:00 a.m., conducted electronically online at http://www.

hillsborough.realforeclose.com.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Stephanie C. Lieb Stephanie C. Lieb, Esquire Florida Bar No. 0031806 Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 101 E. Kennedy Boulevard, Suite 2700 Tampa, FL 33602 slieb@trenam.com Tel: (813) 223-7474 Fax: (813) 229-6553 Attorneys for Newtek Small Business

Finance LLC December 13, 20, 2024 24-03616H

Lot 113 and the West 1/2 of Lot 114, TROPICAL PINES, according to the map or plat thereof as recorded in Plat Book 11, Page

FIRST INSERTION 20, Public Records of Hillsborough County, Florida. Property address: 3110 West Na-

December 13, 20, 2024 24-03578H

poleon Avenue, Tampa, FL 33611 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability

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

Florida Bar Number: 0980609 Anthony & Partners, LLC 100 S. Ashlev Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff December 13, 20, 2024 24-03572H

FIRST INSERTION

THIRD NOTICE OF

CIVIL DIVISION Case No.: 23-CA-011859 Division: D VALLEY NATIONAL BANK, a

AGUILÁ INVESTMENTS, LLC, a Florida limited liability company, AGUILA SANDWICH SHOP CORPORATION, a Florida corporation, ALEXANDER RODRIGUEZ MARTIN, an ADMINISTRATION, and UNKNOWN TENANT(S) IN POSSESSION,

Defendants. Notice is hereby given that pursuant to the Amended Uniform Final Judgment of Foreclosure entered November 15, 2023 and Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on December 4, 2024 in the above-captioned case, the Clerk of the Circuit Court for Hillsborough County, Florida will sell the property located in Hillsborough County, Florida described

OF WAY.

and now or hereafter attached or

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA KATIE HART; OTIS RAMSEY; CASE NO.: 22-CA-007688 TOMMIE RAMSEY: BARBARA DIVISION: J RAMSEY MIMS; BRENDA WELLS FARGO BANK, NATIONAL RAMSEY, ASSOCIATION AS TRUSTEE FOR Defendant(s).

FIRST INSERTION

SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5,

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER, DECEASED; LATISHA NELSON; FABIAN S. NELSON;

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 24-CA-008783 PNC BANK, NATIONAL

GLENN ANDREW PAPP A/K/A

TO: Glen Andrew Papp A/K/A Glenn

Last Known Residence: 1008 N Bay

Street East Tampa, FL 33610 TO: Unknown Spouse of Glenn Andrew

Last Known Residence: 1008 N Bay

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in HILLSBOROUGH County,

LOT 9, OF GOODWATER

SUBDIVISION, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PUT BOOK

12,PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOR-

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 January

OUGH COUNTY, FLORIDA

GLENN A. PAPP; et al.,

Papp A/K/A Glenn A. Papp

Street East Tampa, FL 33610

ASSOCIATION,

Plaintiff, VS.

Defendant(s).

A. Papp

LABRON J. NELSON; RICKAYLA L. TWONS; DALLAS J. WILSON; INGRID VERONICA WILLIAMS; SPENSER BRANDON WILLIAMS;

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Dorothy Mae Grayer a/k/a Dorothy Grayer, deceased 5211 E 30th Avenue

Tampa, Florida 33619 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOTS 23 AND 24, BLOCK 14, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-

8, 2025, and file the original with the

clerk of this court either before service

on Plaintiff's attorney or immediately

thereafter; otherwise a default will be

entered against you for the relief de-

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 notifica-tion of a scheduled court proceeding if

the time before the scheduled appear-

ance is less than 7 days. Complete the

Request for Accommodations Form and

submit to 800 E. Twiggs Street, Room

604, Tampa, FL 33602, ADA Coordina-

tion Help Line (813) 272-7040; Hear-

ing Impaired Line 1-800-955-8771;

As Clerk of the Court

As Deputy Clerk

(SEAL) By: Mustafa Divan

Voice Impaired Line 1-800-955-8770.

Dated on December 3, 2024.

ALDRIDGE PITE, LLP,

Delrav Beach, FL 33484

5300 West Atlantic Avenue

Plaintiff's attorney.

Suite 303

1457-1002B

Ref# 9988

manded in the complaint or petition.

CORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Street Address: 5211 E 30th Avenue, Tampa, Florida 33619 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before JANUARY 15, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in

the complaint or petition. If you are a person with a disability 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 on 12/10/2024.

Cindy Stuart Clerk of said Court Hillsborough County Courthouse 800 E. Twiggs St.

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:22-400432

December 13, 20, 2024 24-03622H

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

GENERAL JURISDICTION

CASE NO. 29-2024-CA-007915 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDEN-TURE TRUSTEE FOR AEGIS AS-2006-1, MORTGAGE BACKED NOTES.

CATHERINE M. HARVEY A/K/A CATHARINE HARVEY A/K/A CATHARINE M. HARVEY AND LEE F. HARVEY, et. al.

Defendant(s),
TO: LEE F. HARVEY, UNKNOWN SPOUSE OF LEE F. HARVEY, DON-

parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

an action to foreclose a mortgage on the following property:

TERSECTION OF THE EAST BANK OF CANAL AND THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 22 EAST, THENCE RUN WEST 135 FEET, SOUTH 330 FEET, EAST MORE OR LESS TO THE EAST BANK OF CANAL AND NORTHERLY ALONG CANAL TO THE BE-GINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH

has been filed against you and you are

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton. 2025/(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 the relief demanded in the complaint or petition filed herein.

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-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

day of December, 2024.

CLERK OF THE CIRCUIT COURT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

PRIMARY EMAIL: flmail@raslg.com 24-222792

December 13, 20, 2024 24-03606H

Tampa, FL 33602 (SEAL) By: Isha Tirado-Baker As Deputy Clerk

FIRST INSERTION

NOTICE OF ACTION -

Plaintiff, vs.

YOU ARE HEREBY NOTIFIED that

COUNTY, FLORIDA.

required to serve a copy of your written defenses, if any, to it on counsel for Florida 33487 on or before January 16, default will be entered against you for

If you are a person with a disability

THIS NOTICE SHALL BE PUB-

WITNESS my hand and the seal of this Court at County, Florida, this 9th

(SEAL) BY: Mustafa Divan DEPUTY CLERK

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

FIRST INSERTION

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

CASE NO.: 24-CC-040379

Div. U HAWKS POINT HOMEOWNERS' ASSOCIATION, INC. MEGAN GRACIA, UNKNOWN

TENANT #1, UNKNOWN TENANT Defendants. TO: MEGAN GRACIA

 $1512~\mathrm{OAK}~\mathrm{POND}~\mathrm{STREET}$ RUSKIN, FLORIDA 33570 YOU ARE HEREBY NOTIFIED that

an action to foreclose a homeowners assessments lien recorded on March 18th. 2024, in Official Records Instrument #: 2024114846, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 1512 Oak Pond

Street Ruskin, Florida 33570 LEGAL:

Lot 100, Hawks Point Phase 1A-2-2nd Partial Replat, according to the Plat thereof, as recorded in Plat Book 120, Page 250, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BREN-TON J. ROSS, Esquire, 5550 W. Execu-

tive Drive, Suite 250, Tampa, Florida 33609 on or before 01/13/2025, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

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

DATED this 6 day of December,

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

Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609

December 13, 20, 2024 24-03629H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2024-CA-001651 SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs.

YAE MARTIN COLON, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/9/2024, in Case No.: 2024-CA-001651 of the Circuit Court in and for Hillsborough County, Florida, wherein SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and YAE MARTIN COLON, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https:// www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 4/8/2025, the following described property set forth in the Final Judgment of Foreclosure:

5, Block 10, FOREST BROOKE PHASE 3A, according to the plat as recorded in Plat Book 131, Pages 235 through 241, of the Public Records of Hillsborough County, Florida.

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

DISABILITY WHO NEEDS ANY AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED NG, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVER-SION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RE-CEIPT OF THIS MEDIATION CON-FERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770.

DATED: December 11, 2024 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549

December 13, 20, 2024 24-03635H

FIRST INSERTION

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

CASE No. 24-CA-008271 PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF PAUL W. MITCHELL JR A/K/A PAI WALTER MITCHELL, JR. (DECEASED), ET AL. DEFENDANT(S). To: JULIE MINOTAKIS

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1717 Regal Mist Loop, Trinity, FL 34655

To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF PAUL W. MITCHELL, JR. A/K/A PAUL WALTER MITCHELL, JR. (DE-CEASED)

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 10803 Garden Village Court, Thonotosassa, FL 33592

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: LOT 22, SKEWLEE GARDENS.

ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 48, PAGE 12, 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 January 8, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

If you are a person with 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: December 3, 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 #: 24-001393/24-CA-008271/PHH

December 13, 20, 2024 24-03576H

Email your Legal Notice adline Wednesday at noon • Friday Publication

FIRST INSERTION

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

CASE NO. 292024CA003762A001HC DIVISION: H RF -Section II NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. BRIAN JONATHAN SAUNDERS A/K/A BRIAN SAUNDERS: LIDIA SAUNDERS; CREEK PRESERVE HOMEOWNERS ASSOCIATION. INC.: UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED.

ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 29, 2024 and an Order Canceling and Resetting Sale dated December 4, 2024 and entered in Case No. 292024CA003762A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is Plaintiff and BRIAN JONATHAN SAUNDERS A/K/A BRI-AN SAUNDERS: LIDIA SAUNDERS: CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.real foreclose.com, 10:00 a.m., on February 6, 2025 , the following described property as set forth in said Order or Final Judgment,

to-wit:

LOT 651, CREEK PRESERVE PHASE 9, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGE 186, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

December 13, 20, 2024 24-03577H

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

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

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 December 6, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-201405 / SR4 December 13, 20, 2024 24-03620H

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

DIVISION

SET BACKED SECURITIES TRUST

NA LAMAR. whose residence is unknown and all

LOT BEGINNING AT THE IN-

FIRST INSERTION NOTICE OF ACTION

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION, AS CHANCERY Case No.: 24-CA-003681 DIVISION: A

NEST CENTRAL COAST, LLC,

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

a foreign limited liability company, Plaintiff(s), v. MICHELLE DELACRUZ, in her capacity as Trustee for The Real Property Preservation, and MICHELLE DELACRUZ, in her capacity as Trustee for The Real **Property Preservation's**

unknown spouse, heirs, devisees. grantees, judgment creditors, and all other parties claiming by, through, under, or against defendants or parties claiming to have any right, title, or interest in the property described in this Complaint, Defendant(s).

TO: MICHELLE DELACRUZ. IN HER CAPACITY AS TRUSTEE FOR THE REAL PROPERTY PRESER-VATION'S UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, JUDGMENT CREDITORS, AND ALL OTHER PARTIES CLAIMING BY. THROUGH, UNDER, OR AGAINST DEFENDANTS OR PARTIES CLAIM-ING TO HAVE ANY RIGHT. TITLE. OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT.

YOU ARE HEREBY NOTIFIED that the Plaintiff instituted an action against you on May 6, 2024, to quiet title with respect to the lands situated at 6505 Julie Street, Tampa, Florida 33610, which property is described as: Lot 2, STEPHEN FOSTER HIGHLANDS ADDITION.,

according to plat thereof as recorded in Plat Book 33, Page 81, of the Public Records of Hillsborough County, Florida. Each defendant is required to serve

written defenses to the complaint or petition on SeanCarlo Lopez, Esq., Plaintiff's attorney whose address is 700 7th Avenue North Saint Petersburg, Florida 33701, within sixty days after the first publication of this notice in a newspaper in Hillsborough County, Florida, exclusive of the day of publication, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so. a default will be entered against that defendant for the relief demanded in the

complaint or petition. 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. Written defenses must be served ON

DATED on 12/5/2024. CINDY STUART Clerk of the Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk $Hills borough\ County\ \bar{Courthouse}$ 800 E. Twiggs St. Tampa, FL 33602

OR BEFORE: FEBRUARY 3, 2025

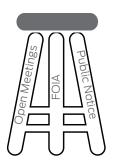
SeanCarlo Lopez, Esq., Plaintiff's attorney, 700 7th Avenue North Saint Petersburg, Florida 33701 Dec. 13, 20, 27, 2024; Jan. 3, 2025



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and



Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

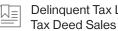
Land Use Changes

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.



Government Property Sales



Permit and License Applications

Mortgage Foreclosures







Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday December 18, 2024 @ 10:00 AM. E-7 Iris Hunter

E-24 Iris Hunter Eric Everrett

L-11

Gladys Campbell December 6, 13, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/20/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 CELT mobile home bearing vehicle identification numbers KBFL-SNA143226 and KBFLSNB143226 and all personal items located inside the mobile home. Last Tenant: Estate of Charlotte Warden Galambos, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Charlotte Warden Galambos. Sale to be held at: Country Villa Estates MHC, 800 Amberwood Drive, Riverview, Florida 33578, 813-689-3809.

December 6, 13, 2024 24-03565H

SECOND INSERTION

Notice of Public Sale

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

ONLY, unless otherwise arranged. U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Saturday, December 28, 2024 after 10:00 AM

208-209 Jameitreus Boyd 73 Gabriel Hernandez December 6, 13, 2024 24-03564H

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Debora Kaye Quigley; If Deceased, All Beneficiaries, Heirs, Successors and Assigns of Debora Kaye Quigley, and All Parties Having or Claiming to Have any Right, Title, or Interest in the Property Herein Described will on 18th day of December 2024, at 11:00 a.m., on property at 13105 Gascony Street, Lot *163 Riverview, Hillsborough County, Florida 33578, in King Richard's Court, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1981 MANA Mobile Home VIN #: 061111S6129 Title #: 19543171

PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 December 6, 13, 2024

24-03525H

SECOND INSERTION

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

PROBATE DIVISION File No. 24-CP-003838 IN RE: ESTATE OF HANNAH REEVE BULLOCK, Deceased.

TO: REEVE BULLOCK

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: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 7, 2025, 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 3rd day of December, 2024.

As Clerk of the Court (SEAL) By: /s/Ryan Marsh As Deputy Clerk

December 6, 13, 20, 27, 2024

24-03557H

SECOND INSERTION

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

CASE NO.: 24-CA-005629 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR METROPOLITAN ASSET FUNDING, INC., II, MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 1999-D,** Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUST-

EES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LARRY M. JENSEN, DECEASED; et al., Defendant(s).

TO: Green Tree Financial Corp Last Known Residence: 1100 Landmark Towers 345 St. Peters Street Saint Paul, MN 55102

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following perty in HILLSBOROUGH County,

THE NORTH 228.00 FEET OF THE SOUTH 457 FEET OF THE EAST 300 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY,

FLORIDA TOGETHER WITH A NON-EXCLUSIVE EASEMENT INTEREST FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 50 FEET OF THE EAST 350 FEET OF THE SOUTH 975 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EXISTING R/W FOR MCINTOSH ROAD TO BE USED FOR ROAD PUR-POSES

TOGETHER WITH 1994 MO-BILE HOME VIN# 10L23789 TITLE # 67447608

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 December 31, 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.

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

Dated on November 25, 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 1221-15932B Ref# 9830 December 6, 13, 2024

SECOND INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 22, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the

time of the sale specified.
PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storagetreasures.com. 1013 - rincon. Clara: 1027 - Talavera, Ashlev: 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1083 - Laguer, Hector; 1105 - Talavera,

Ashley; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2002 - Perez, Alejandra; 2023 - Ward, Dylan; 2028 - Jackson, Victoria; 2041 - Baughman, Jason; 2184 - Hairston, Colin; 3009 - Haynes, Tamberneisha; 3020 - Boxley, Frank; 3072 - Guiste, Nardine PUBLIC STORAGE \sharp 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM

Sale to be held at www.storagetreasures.com.
1006 - Rojas, Roberto; 1022 - Harris, Marie; 1055 - Hicks, Timnisha; 1123 - Roldan, Laurel; 1137 - Hernandez, Luriam; 1138 - Gonzalez, Kiroska; 2015 - Mccullough, Sherkeila; 2018 - OConner, Donald; 3008 - Hardy, Rantrellea; A065 - Bullock, Scott; A073 - Franklin, Hipolito; A075 - kay, Melissa; A089 - Hernandez, Nyjhia; C330 - GARCIA, MICHELE; C342 - Iii, Rafael Askew; C357 - KNIGHT, AROYRI; D405 - Sirmans, Parris; D417 - merchan, Ender; D428 - Hill, Melissa; D439 - Steele, Lanica; D463 - Lomsak, Courtney; E517 - Ducos, Ruth Alvarez; E546 - Lynch, Michael; E554 - Loiselle, John; F627 - OConner, Donald; H804 - sforza, michael; RV14 - Kharzouz, Chad

PUBLIC STORAGE \sharp 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.
0112 - Yaddof, Corey; 1070 - Sevilla, Liza; 1096 - Lopez, Ernest; 1113 - williams, Arkadi; 1129 - Dinard, Jaliyah; 143A - Quesada, Kaitlyn; 205 - Garcia, Wilmer; 219 - dalda, Meyli; 258 - King, Kris; 309 - Williams, Brian; 343 - Gibson marine group llc gibson,

william; 746 - Samuel, Deja; 779 - Tarver, Charles; 953 - suero, Gladys; 981 - Lancaster, Byron; P005 - Nelson, Dolly Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own $personal\ locks.\ To\ claim\ tax-exempt\ status, original\ RESALE\ certificates\ for\ each\ space\ purchased\ is\ required.\ By\ PS\ Retail\ Sales,$

LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. 24-03509H December 6, 13, 2024

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

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

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

or email legal@businessobserverfl.com



SECOND INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0009 - Baker, Chenae: 0065 - Freeman, Veronica: 0105 - Skinner, Candance: 0142 - ortiz, Aliana: 0156 - Depillo, Cirelda: 0201 - Rios, Jorge: 0206 - Baker, Antonio: 0211 -Jr, Rafael M.Negron; 0215 - Bollman, Jennifer; 0217 - Broussard, Tabatha; 0234 - WILLIAMS, TONJA; 0254 - Staulters, William; 0264 - Smoliakov, Denis; 0310 - Mackey, Javette; 0313 - Williams, Jada; 0314 - Broussard, Tabatha; 0331 - Acevedo, Mark; 0337 - Martinez, Brittney; 1029 - Brown, Kelvin; 1060 - Walker, Alante; 1067 - Local transport corp McElroy, Vince; 2001 - Jenkins, Ebony; 2008 - Camacho, Kyle; 2027 - Jenkins, Ebony; 2036 - james, Alyia; 3010 - Mcneil, Roneasha; 3032 - Brown, Kelvin; 3081 - Mcclendon, Derrick; 4004 - Nazaire, Louis; 4016 - Terebey, Christopher Rand; 9058 - Baraybar, Myriam

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

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

0117 - Jones, Greg; 0359 - CASTAING, MICHAEL HENRI; 0451 - Bailey, Eriyon; 0530 - faison, Crystal; 0537 - Smiley, Jerome; 0618 - Roberts, Jeremy; 1039 - 4 Lucky Dogs Marsh, Robin; 1058 - Marsh, Robin; 2013 - Camero, Matthew

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

01017 - chappell, Fernando; 01019 - Rivera, Dulce M; 01025 - Sniezyk, Riley; 01040 - morse's landscaping llc Morse, Jessica; 01088 - Tenn, Tok; 01093 - Cooper, Stefanie; 01095 - Bright, Alex; 01096 - chappell, Fernando; 01168 - Edwards, Kelli; 02013 - Reynolds, Lavonda; 02042 - Byrnes, Kirby; 02079 - Bright, Therese; 02111 - Tyson, Clifton; 02142 - hollis, Janell; 02154 - white, Lacharlsie; 02201 - Whitson, Joshua; 03051 - Rush, Taquisha; 03090 - Jenkins, Shaquilla; 03188 - Soto, Caitlyn; 03275 - Ross, Victoria L.; 03282 - Lopez, Raul; 03304 - Kilburn, Delani; 05020 - King, Erika; 07005 - Wheeler, Ja'net; 07017 - GRUSOVNIK, JACK; 07018 - Campbell, Brittany; 0802829 - Cook, Perry; 09016 - Johnson, Ralston; 09032 - Castillo, Linda; 09036 - eskridge, John; 12013 - Stevens, Eric; 13004 - Quintana, Enrique; 13076 - Philon, Lamont

PUBLIC STORAGE \sharp 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0202 - Lewis, Bernadette D; 0226 - May, Sean; 0324 - Allen, Marc; 0414 - Johnson, Chauntea; 0418 - Paris, Frances; 0428 - Burgin, Ollie Keeton; 0434 - AIC STRATEGIES Rao, Adarien; 1003 - Leverett, Valerie; 1028 - Erickson, Nathan; 1029 - Pickett, Mandel; 2004 - Mendoza, Jonathan; 2019 - Garcia, Omayra; 3023 - Elsner, Maria; 3056 - Burrows, Alicia; 3075 - Hernandez, Michael; 3081 - Dennis - Peak, Natalie; 3175 - Ayesh, Ibtisam; 3214 - King, Rick A; 3223 - Hires, Danielle; RV12 - Poff, Junior

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

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

1028 - Stribling, Shalita; 1031 - Stribling, Shalita; 1038 - Cartagena-Cruz, Marlyn; 1080 - Jackson, Ashley; 1144 - Sexton, Lauren A; 1187 - Dupree, Mackenzie; 2037 - Richardson, Janet; 2040 - Pacheo, Nydia; 2044 - Deris, James; 2045 - Ibrahim, Suleiman; 2052 - Harrison, Scott; 2068 - payne, eleisha; 2079 - tolentino, Angely; 2083 - Green, Angela; 2142 - Lynch, Michael; 2167 - Figueroa, Jeiron; 2186 - mode-louissaint, Olguine; 3044 - Garcia, Yunier; 3049 - Scott, Chacanwha; 3063 - Thomas, Anthony; 3064 - Lynch, Michael; 3093 - White, Dominique; 3111 - Cole, Willie; 3138 - Harris, Latalityse; 3156 - Warren, Clarence; 3168 - sessions, Nyeisha; 3179 - Rodgers, Dawn; 3182 - Woods, Myra

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

B004 - Premium Art Management Inc. Hayes, Alex; B022 - Jones II, Major; B050 - Boone, Yvonne; B066 - Davis, Shantel; B071 - Warren, Earleisha; B120 - Bauer, Barbara; C012 - Clark Arosemena, Robert; C028 - Fedrick, Eugenia; C034 - Cacador, Sabrina D; C036 - Miller, Deborah; C038 - Ockletree-King, Christian; C065 - icenhower, Jimmy; C117 - Lopez, Rachel; C131 - Martinez, Luis Bruno; D026 - Wimer, Paige; D051 - Design Worx Hanson, Michael; D061 - Lodrigues, Donald; D077 - Lodrigues, Christy; D082 - Lebron, Olivia; D098 - DiLillo, Salvatore; D103 - Stone, Maxine; D126 - Clarke, Damian; E007 - Sharpe, Edward; E025 - Williams, Willie; E045 - Edwards, Chaz; I010 - Mallory, Nicorya; I012 - Love, Michlene; I015 - Larry, Rashaw; I033 - khan, Shileen; I058 - Hicks, Ced'kia; I062 - martinez, david; J008 - Abraham, Neiham; J010 - Ellis, Dajalon; J012 - miranda, Bella; J015 - Mathis, Dorrice; J026 - Smith, Desiree; J051 - Twons, Richard; J069 - Minor, Keshawn; J073 - Lewis, Vashon; J100 -Saunders, Shakina; J115 - Mickens, Ciara; J117 - Lima, Adrian; K005 - buie, Starr; K015 - Morel, Jeffrey; K019 - Guzaman, Edgargo; K021 - Miller, Ethan; K085 - Farese, Brittney; K097 - Pradia, Cynthia; L010 - Bradley, Alicia; L033 - Jackson, Miosha; L100 - Caldwell, Treay; L200 - altidor, Cecilia; L307 - Chapa, Victoria

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Sale to be held at www.storagetreasures.com.

0012 - Sanchez, Cassandra: 0020 - Skinner, Candance: 0024 - Anderson, Shearon Webb: 0066 - Law, Destiny: 0091 - Guerrero, Yailyn Reves: 0096 - Ebert, Meredith: 0128 - Williams, Erika; 0166 - Leinson, Seana; 0215 - Bryant, Roosevelt; 0245 - Gallardo, Lindsay; 0270 - Watson, Dionna; 0368 - Rosario de Sousa, Nanci; 0386 -Wallace, Erielle; 0391 - Miller, Noelle; 0399 - moccia, Dominic; 0401 - Griffin, Virginia; 0430 - Maxwell, Blair; 0504 - Davis, Ashley; 0507 - Lowe, Tamara; 0516 - george, Mondranisha; 0534 - Williams, Ivanna; 0635 - Franklin, Cheryl; 0636 - Koon, Sherrie; 0641 - Carrington, Deshun; 0653 - Carey, Stacie; 0669 - Chatman, Janee; 0673 - bozeman, Jerry; 0680 - Nickleson, Brookie; 0715 - Rivas, Jolita; 0767 - Rodriguez, Devon; 0774 - Hopkins, Jennifer; 0786 - hendry, Regenique; 0803 - Parker, Nhijza; 0825 - Toliver, Karol; 0835 - Lewis, Cynthia; 0837 - Albert, Kourtney; 0857A - Marshall, Erykah; 0857B - Peacock, Kalasian; 0857E - Green, Kevin; 0857I - Johnson, Jennell; 0863L - Hannegeyn, William Van; 0863M - Follin, Devon; 0872 - Ivey, Michael; 0885 - Cargile, Jeffery; 0887 - Dominguez, Christine; 0929 - Harrison, Jakob; 1000 - Bowens, Carla

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1013 - Higby, Ricky; 1053 - Whitehead, Paula; 1076 - Monroe, Mykaila; 1083 - Campbell-Finch, Chelsie; 1086 - Burton, Britanie; 110 - Klersy, Angela; 1121 - Pruitt, Kaitlyn; 1126 - Peres, Demaris; 1155 - Mitchell, Courtney; 1167 - Harvey, Johnasha; 1173 - Carnegie, Reginald; 1183 - Perez, Yahaira; 1210 - Piwowar, Jason; 122 - Govens, Tinesha; 1220 - Klersy, Angela; 1232 - Mann, Victoria; 1236 - Diaz, Melany; 1267 - Leon, Mythara; 1281 - Cullen, Michael; 1301 - Mortara, Kayla; 1310 - Jones, Shonda; 1385 - Agenor, Vanessa; 139 - Sanchez, Anthony; 1396 - Quarles, Angelia; 1408 - Aaron, Leah; 1428 - Kenon, Vandolyn; 1490 - Newberry, Taleah; 1505 - Drawdy, John; 200 - Diggs, Chamarla; 217 - Govens, Tinesha; 253 - Marrero, Xavier; 259 - Quinones, Vigie; 278 - salters, Nakia; 280 - Candelario, Jessica; 33 - Hanson, Erin; 340 - Salazar, Corina; 35 - steam roller services Johnson, Jeparis; 421 - Hoffman, Elizabeth; 423 - Knight, James; 429 - Small, Micheala; 480 - Nowell, Dekyra; 487 - Milledge, Genalder; 511 - Stratton, Robert; 528 - Abraham, Neiham; 537 - Londhe, Carla; 555 - Austin, Karen; 563 - Ainsworth, Tyler; 565 - Check, Daniel; 570 - liang, Catherine; 623 - Castillo, Melanie; 650 - Harless, Todd; 652 - crognale, Jayde; 655 - Owens, Dajia; 681 - Mozick, Dylan; 692 - Spencer, Jordan; 703 - Newberry, Sharee; 721 - Miller, Cheryl; 852 - cage, takandryia; 911 - Sullivan, Monique; 922 - Dohm, Tim; 940 - Webb, Bejay; 956 - Noe, Teresa; 967 - Johnson, Briana; 971 - mccall, Kaisha; 979 - Pemberton, Kelly

PUBLIC STORAGE \sharp 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

A023 - Chapman, Ty; B013 - Oliveras, Annette; B034 - Bryant, Nivea; B035 - Rivera, John; B036 - bernard, elijah; B045 - Flex Storage Geornas, Bobby; B046 - Diggs, Danyell; B053 - james, Sandra; C003 - Parker, Roderick; C025 - Frison, Latesha; C029 - Overstre, Chambray; C032 - Diaz, Jose; C043 - Heggs, Angelina; C060 - Mcneal, Zavein; D001 - coffin, raven; E009 - Wint, Antonio; E012 - Charles, Justin; E022 - strong, Laverne; E023 - williams, april; E043 - Downs, Teresa; E050 - Mcphee, Jason; E060 - Woods, Kenneth; E080 - Hunter, Iresenia; E092 - Saffold, Brittany; E097 - watts, lewis; E130 - Woodard, Ila; E138 - causey, Drevan; E141 - Thomas, Arthor; E169 - Ashley, Michael; E172 - Amos, Tatiyana; E179 - Hall, Meghan; E207 - Flex Storage Geornas, Bobby; F003 - Brooks, Elouise; F016 - Latson, Jonya; F019 - King, Shelia; F030 - Gajula, Ramtej; F037 - McCullar, Cabrina; F045 - harris, wesley; F054 - slaughter, jermain; G001 - eady, Taylor; G008 - adisme, Nadia; G016 - Robinson, Lola; G024 - Timmons, Eriel; G027 - Myers, Maurisha; G028 - Charles, James; G036 - Gabriel, Rosena; G041 - Moore, Amy; G057 - WALTERS, MICHAEL; G068 - Ware, Patrice; G074 - Mode, Olguine; H001 - Taylor, Larry; H005 - MASON, JERRY; H006 - kelley, Jasmine; H021 - Hamilton, Lisa; H027 - Gonzalez, Yahaira; H032 - Worthy, Mianca; H038 - mcneil, Eriqa; H045 - hernandez-miranda, johao; H059 - Deramus, Jemese; H060 - Burnett, Sequita; J009 - Robinson, Dolamyke; J014 - Bridges, RaKiya;

J015 - Alexis Home Care LLC Alexander, Karmeyatta; J035 - MENENDEZ, JANAKA; J050 - Scott, Maya
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

December 6, 13, 2024 24-03510H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003697 Division: A IN RE: ESTATE OF JOAN ELLEN NEVILLE,

Deceased. The administration of the Estate of Joan Ellen Neville, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33609. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is December 6, 2024.

Personal Representative: Nat Neville 1400 Queen Avenue North

Apt. 304 Seattle, Washington 98109 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100

Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com December 6, 13, 2024 24-03521H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003685 Division: B

IN RE: ESTATE OF JUNE E. BENNING, Deceased. The administration of the Estate of

June E. Benning, deceased, whose date of death was October 17, 2023, is pending in the Circuit Court for HILL-SBOROUGH 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

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

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

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

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

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

The date of first publication of this notice is December 6, 2024.

Personal Representative: Judie Gerard 1401 Knox Place Alexandria, Virginia 22304

Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380

E-Mail: elaine@estatelawtampa.com December 6, 13, 2024 24-03520H

SECOND 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 12/27/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit: 3092 Chrisel Gomez

Appliances, boxes, totes, electronics, furniture

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

December 6, 13, 2024 24-03515H

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-008267

DIVISION D FLYBOYS DEVELOPMENT, LLC, Plaintiff,

JOE NICHOLS, as an heir or beneficiary of Tevania Irwin, deceased; JOY IRWIN SWANSON, as an heir or beneficiary of Tevania Irwin, deceased; KAY IRWIN BENFORD, as an heir or beneficiary of Tevania Irwin, deceased; WILLIAM CLYDE IRWIN II, as an heir or beneficiary of Tevania Irwin, deceased; CATHY DUNSTAN, as an heir or beneficiary of Tevania Irwin, deceased; and the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all other parties claiming an interest by, through, or under the ESTATE OF TEVANIA IRWIN, DECEASED, Defendants.

TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, OR UNDER THE ESTATE OF TEVANIA IRWIN, DECEASED.

YOU ARE NOTIFIED that an action has been filed against you to reform the deed on the following property located in Hillsborough County, Florida:

The South 9 acres of the North 5/8 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 29 South, Range 20 East, Hillsborough County, Florida, Less the East 440 feet, thereof, Also the West 442.4 feet of the South 3/8 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 29 South, Range 20 East, Hillsborough County,

Florida, Less Road Right of Way. You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is Krinzman Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Voice Impaired Line 1-800-955-8770. WITNESS, my hand and seal of this Court on this 18 day of NOVEMBER, 2024. CINDY STUART

CLERK OF THE CIRCUIT COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Jacqueline F. Perez, Esquire, Krinzman Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy 19 North, Suite 104, Clearwater, Florida 33761 Nov. 22, 29; Dec. 6, 13, 2024

24-03457H

FOURTH INSERTION

SUMMONS NOTICE IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE No. S8015CV202401729 SUMMONS DESERT FOOTHILLS ESTATES

OWNERS ASSOCIATION, an Arizona non-profit corporation, Plaintiff. vs. BRIAN K. ZEBROWSKI and AMY M. SCHAEPPI a/k/a AMY M.ZEBROWSKI, husband and wife: UNKNOWN HEIRS AND DEVISEES OF ANY OF THE ABOVE, if deceased; PARTIES IN POSSESSION; FICTITIOUS DEFENDANTS: THE LEGACY AT DESERT FOOTHILLS ESTATES OWNERS ASSOCIATION, an Arizona non-profit corporation; BALBOA CAPITAL CORPORATION, a California corporation; MIDLANDS STATE BANK, an Illinois state-chartered bank; GFRS EQUIPMENT

LEASING FUND II, LLC, a Delaware limited liability company; Defendants. THE STATE OF ARIZONA TO THE DEFENDANT(S):

Brian K. Zebrowski Amy M. Schaeppi a/k/a Amy M. Zebrowski

19718 Amazon Basin Road Lutz, Florida 33559

YOU ARE HEREBY SUMMONED and required to appear and defend within the time applicable in this action in this Court. If served within Arizona you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona - whether by direct service, by registered or certified mail or by publication - you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration of 40 days after the date of such service upon the Director. Service by registered or certified mail without the State of

Arizona is complete 30 days after the

date of filing the receipt and affidavit of

service with the Court. Service by publication is complete 30 days after the date of the first publication. Direct service is complete when made. Service upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt of Officer's Return. RCP 4; ARS " 20-222, 28-502, 28-503.

YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time limit applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.

YOU ARE HEREBY CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court. accompanied by the necessary filing fee, within the time required and you are required to serve a copy of any Answer or response upon the Plaintiffs' attorney. RCP 10(d); ARS '12-311; RCP 5; ARS "22-215, 22-216.

Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case, at least ten (10) judicial days before your scheduled court date.

Request for an interpreter for persons with limited English proficiency must be made to the office of the Judge or Commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

THE NAME AND ADDRESS OF PLAINTIFF'S ATTORNEY IS:

Penny L. Koepke, Esq. Maxwell & Morgan, P.C. 4854 East Baseline Road, Suite 104 Mesa, Arizona 85206 (480) 833-1001

Copies of this summons and complaint can be obtained at the offices of Maxwell & Morgan, P.C. at the above

SIGNED AND SEALED this date: August 30, 2024

Christina Spurlock Clerk of Superior Court (SEAL) By: KLEONARD Deputy Clerk

Penny L. Koepke, Esq. Maxwell & Morgan, P.C. 4854 East Baseline Road, Suite 104 Mesa, Arizona 85206 (480) 833-1001 Email: MAIL@HOALAW.BIZ Nov. 22, 29; Dec. 6, 13, 2024

24-03419H

--- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT,

THIRTEENTH JUDICIAL CIRCUIT, FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
REF: 24-CP-003182 Division 05 UCN: 292024CP003182A001HC IN RE: ESTATE OF ARTHUR R. PIPES Deceased

The administration of the estate of ARTHUR R. PIPES, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Hill-sborough County, Florida Probate Di-vision, the address of which is 800 E. Twiggs Street, Room 430, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE

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 December 6, 2024.

Personal Representative: MICHAEL W. PORTER 535 49th Street North

St. Petersburg, Florida 33710 Attorney for Personal Representative: MICHAEL W. PORTER, Esquire Law Firm of Michael W. Porter Attorney for Personal Representative Florida Bar Number: 607770 535 49th Street North, St. Petersburg, FL 33710 $\,$ Telephone (727) 327-7600 Primary Email: ${\bf Mike@mwplawfirm.com}$

SECOND INSERTION

December 6, 13, 2024 24-03518H

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

PROBATE DIVISION File No.: 24-CP-003463 In Re: The Estate of SHARON K. RAMBO, Deceased.

The administration of the estate of SHARON K. RAMBO, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is December 6, 2024.

Personal Representative:

Marjorie Beal 1228 Winfield Forrest Dr.

Tallahassee, FL 32317 Attorney for Personal Representative: Erin M. Zides, Esq. Tampa Law Group, P.A. Florida Bar Number: 95662 15310 Amberly Drive

Suite 250 Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail: erin@mytampalawgroup.com --- PUBLIC SALES ---

SECOND INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 21, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures. com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1067 - sercye, james; 1077 - James, Tasheika; 2016 - Roberds, Matthew; 2027 - Anthony, Tierra; 6008 - Hudson, Kyle; 6026 - Holloway, Marshall; 6095 - Akerman, Debra; 7071 - Newman, Theodore; 8033 - AquaBlue Business Solutions Dobson, Tina; 8045 - hartnett, Andrew; 8056 - Jackson, Malcom; 8060 - Christie, Winston; 8086 - copeland, joanthan PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$ 0409 - Pereira, Edrey Olazabal; 0414 - Rodriguez, William; 0508 - Alfonso, Anthony; 0839 - Rankin, Damon; 1215 - Seymore, Mia; 1282 - Maxey, Zachary; 1302 - Marquez, Roberto; 1308 - tosado, Abraham; 1346 Collins, Audrey; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1484 - Ortiz, Eric; 1522 - Louis, Marry; 1525 - Rankin, Damon; 1623 - Waller, Valerie Renee; 1631 - Jackson, Brittany; 1701 - Kraft,

Kimberly, 7003 - Coats, Ronald PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Sale to be held at www.storagetreasures.com.

B001 - Glenn, Catisha; B013 - Ingram, Tinesha; B057 - korsa, Rebecca; B081 - De Armond, Katherine; B116 - Gray, Kyler; B144 - Brown, Anita; C031 - ACR Investment of Nort America LLC Castillo, Angel; E001 - Carter, Michael; E037 - Rios, Santa; E048 - Salazar, Javier; E052 - Rivera, Ailin; E069 - Lewis, Jacquelyn; E075 - Soto Jr, Wilfredo; E093 - Green, April; F007 - menendez, tino; F019 - Keller, Sarene; F024 gutierrez, jerryana; F064 - SOTAK, MYRON; F068 - Perez, emmanuel; F071 - Lewis, Tommy; F074 - Sanders, Robert; G008 - McCrae, Brian; G010 - cruz, Alberto; G011 - negron, Leilany; G020 - Shartz, Ken; G067 - Mccullough, katrina; G070 - Stewart, Charles; G089 - McCrae, Brian; G100 - Aviles, Bluette; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J026 - Ricks, Darren; K071 - Satcher Jr., Benjamin PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

1073 - Green, Tawana Boone; 1208 - Bonilla, Yuliana; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1298 - Miller, Marlow; 1311 - Miller, Richard; 1318 - Moore, Taylor; 1330 - feliu, Denny; 1343 - Hall, Iyana; 1401 - Thompson, Porchae; 2022 - Duncan, Shannon; 2023 - Duncan, Shannon; 2044 - Paulino, Rafael; 2065 - Pitchford, Ashley; 2260 - Murrugarra, Maycol; 2317 - gonzalez, Michael; 2361 - BUFF, STEPHEN; 2390 - Bautista, Salvador; 2434 - Llanos-Rivera, Betzaida; 3036 - Franklin, Ferron; 3059 - Gordon, Tammy; 3064 - sconiers, Johniela; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3122 campbell, Sheletha; 3125 - Davis, Kendon; 3145 - Manning, Susan; 3168 - LARKINS, RODNEY; 3245 - burgos, rafeal; 3250 - Brown, Teresa; 3282 - Carrington, Lisa; 3283 - Henderson, Letoya; 3301 - The R Taylor Law Firm Taylor Jr, Robert; 3316 - Nash, Ronald G; 3370 - Lopez, Jasmine; 3372 - Grant, Beverly; 3392 - Lersundy, Carlos; 3396 - Pittroff, Jessica; 3450 - Carter, Stevie; 3455 - Jacquet, Berta; 3458 - Venzor, Thea; B151 - Johnson, Ray; D099 - APPLE, JEFFREY; E015 - Schmidt, Gary; E056 - Luzon, Ruth; E059 - Ward, Mia; E062 - luz, Lopez; E064 - Watson, Yonika; E080 - Miller, Marlow; E097 - Wilks, Kenneth; F090 - Veloz, Dianelys; F134 - Porter, Ericka; F150 - Aguirre, Idania Pacheco; F154 - Denson, Oriyunna; F157 - Brunson, Jeanette; F158 - Castillo, LuisJose Nunez; F174 - Catalan Felipe, Oscar

PUBLIC STORAGE \sharp 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A002 - Brown, Laura; A003 - Reed, Ebony; A005 - Johnson- Streater, Herbrinia; A018 - Moore, Maia; A044 - Allen, Aaliyah; A045 - woods, Shanese; A047 - Hall, Mikecia; A059 - Vega, Luis; A066 - Clark, Michael; A068 - French, Michelle B; A070 - Danzy, Shelton; B007 - jacobsen, walter; B014 - Peterson, Klental; B015 - BASURTO JIMENEZ, Jose; B021 - Byrnes, Denise; B029 - Goldsmith, Annie; B051 - Judge, Adrian; B053 - Kelly, Mary; B064 - Williams, Xavier; B065 - Schreiber, Cicelia; B071 - Aponte, Martha; C002 - Holliday, Patryk; C018 - FIELDS, QUESLEY; C027 - FLOYD, UNIQUE; C043 - WATTS JR, Lewis; C061 Buckley, Christopher; C076 - Cone, Nicole; C097 - knighton, Stacey; C110 - Robinson, Perry; C117 - boston, ashley; C131 - Hernandez, Jose; D004 - Smith, Chisa; D013 - bradley, Raymond; D014 - Barnes, Kenneth; D042 - boide, David; D064 - Respire Educational Services MITCHELL, CHASITI; D064G - Hoffmann, Vikki; D065 - seward, Patrick; D078 - Jackson, Shamika; D100 - mellema, tara; D109 - Williams, Xavier; D110 - brown, Leroy; D111 - brown, latrina; D117 - Simmons, Arnold; D119 - Maldonado, Rose; D124 - Ayala, Jose; D138 - Johnson, Justyn; E010 - Bennett, Laquisha; E014 - Delgado, Natasha; E025 - Sparrow, Jada;

E028 - Davis, Kevy; E054 - Ham, Disheka; E060 - Haren, Ashley; E065 - BURNS JR, EDWARD PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

Sale to be held at www.storagetreasures.com.

1004 - Mcauley, Mystie; 1010 - Morales, Marlene; 1076 - monthervil, Cardiny; 1107 - Anderson, Tameka; 1109 - SMITH, VICTORIA; 1131 - Wright, Leslie; 1133 - Sullivan, Ulonda; B014 - Little Girl Lost, LLC Vidal, Bernadette; B027 - Jackson, Earnest; B028 - Pineda, Angela; B039 - Miller, Garrett; C016 - Reyes, Maria Luisa; C048 - Fernandez, Cristina Mercedes; C054 - Riddlemoser, Matt; C057 - Jackson, Jahmil; D008 -Rodriguez, Caridad; D010 - Gonzalez, Mayra; D045 - sepulveda, Carlos; F011 - Kargin, Volkan; F014 - Party Balloons Entertaiment Monserrat, Geraldine; F039 - Carr, Lisa; F040 - Ptash, Georgiy; P002 - Heacock,

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

Time: 11:00 AM Sale to be held at www.storagetreasures.com.

A003 - Mustard, Lewis; A014 - Hannoche, Peter; A041 - Jackson, Breshaun; B004 - Shear, Julia; B035 - Teague, Torian; C018 - negron, Aileen; C040 - Boyd, Alphael A; D001 - Ferworn, Justin; D045 - MILLER, CARLOS; E034 - Moore, Marie; E036 - Chesbrough, Rebecca; E043 - Herring, Willie; E100 - Washington, Rickey; E102 - kruger, Kelly; E126 - Moody, Brandon; E128 - Evans, Angela; E147 - PAUL, ROSELLA; G019 - Preston, Jennifer; G020 - Anderson, Malcolm L; G027 - Davis, Catherine; G040 - Sanchez, Jose; G062 - Scott, Jalon; G120 - Mitchell, Thomas

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

Sale to be held at www.storagetreasures.com.

A011 - Grates, Charles; A020 - Johnson, Joe; A033 - Rivera, Ramon; A036 - Yarns, Sophia; A053 - Piggott, Danesha; A057 - Nadeem, Sayyed; B031 - Bingham, Aisha; B050 - Holder, Clifton; B051 - Sykes, Asher; B068 - Hurtado, Carmen; B082 - Francois, Aceves Jn; F006 - Triana, Yanellys; F011 - Dixon, Makisha; F018 - Lafleur, Abigaelle; G029 - Byron, Anya; G036 - edwards, carmen; G060 - Byrd, Katrenia; H004 - Merritt, Andre; H005 - Galindo, Jennifer; H022 - Chiaramonte, Lisa; H025 - Frazier, Jenee; H033 - Godoy, Nicole; H043 - Robinson, Linda; H056 - lafleur, Abigaelle; H059 - Burk, Tyrica; H070 - murillo, sandy; H080 -Cuellar, Dayluisa; 1004 - Dotzler, John; 1005 - Brown, Brittne; 1008 - Norwood, Shannon; 1014 - Williams-Anderson, Kelly; J019 - Gray, Katrina; J031 - Mathias, Bryan; J040 - Khan, Maham; J082 - Perales, Maria;

K021 - Taki, Bassem; K029 - lavar, Joel; P044 - Riqueno, Jose PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Sale to be held at www.storagetreasures.com.

0111 - LaVallee, Guy; 0121 - Maqwar, Hasan; 0133 - henry, Diamond; 0212 - Godwin, Myron; 0217 - Quinteros, Maria; 0220 - Meteye, Akira; 0228 - Tirado, Raquel; 0229 - Mattear, Christopher; 0231 - Allen, Charridy; 0249 - Wheeler, Latosha; 0251 - Martinez, Anibal; 0266 - Mckinny, Chad; 0311 - Harper, Desiree; 0325 - westfall, lee ann; 0331 - Harris, Dawn; 0357 - Fernandez, Ira; 0375 - Harris, Carolyn; 0376 - Perez, Alfonso; 0426 - Curry, Anuel; 0431 - Floyd, Timothy; 0437 - Platt, Desean; 0460 - Osuji, Ndidi; 0515 - Biggs, Douglas; 0529 - Thomas, Sherrie; 0538 - Daniel, Janice; 1016 - philyor, Equina; 1039 - Dorsey, Emmit; 1071 - Mason, Eldricke; 1111 - Dukes, Phyllis; 1142 - johnson, Mahlijah; 1176 - Candela, Sitrena A; 1186 - Wells, Janeka; 1202 - Dula, Mykia; 1236 - Roundtree, Shekeara; 1254 - Scott, Lucas; 1258 - Candela, Sitrena A; 1261 - Smith, Nola; 1276 - Diaz, Carla; 1310 - greene, Amoni; 1332 - Degante, Anjelica; 1354 - Ezzahi, Francheska; 1368 - Jackson, Illianna; 1377 - Peeples, Kyra; 1380 - Jordan, Darryl; 1383 - Siler, Carmen; 1384 - williams, Jasmine; 1407 - Green, Jamal; 1419 - brooks, tiffany; 1426 - Wamba, Maria; 1430 - Wright, Jaron; 1513 - bryant, Jabari; 1538 - Foster, Eltyneshia; 1540 - Robinson, Zakhia; 1546 - Streets, Jamesha; RV017 - durga, aravind; RV019 - Sanchez, Robert

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

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

0011 - Ruiz, Justin; 0024 - Pourtemour, James; 0119 - Hoeksema, Justin; 0147 - Davis, Catherine; 0149 - Carr, Mark; 0162 - Hart, Pheunda; 0176 - Hopton, Dimetrius; 0209 - Figueroa, Eddie; 0306 - lopez, luz; 0309 - Johnson, Marneiqwa; 0405 - johnson, sonja; 0422 - Guzman, Jessy; 0512 - Clemons, Ebbony; 0547 - Oneal, Lindsey; 0559 - Valdivia, Thomas; 0567 - Thomas, Willie; 0612 - Loyola, Celia; 0616 - rodriguez, lelaine; 0648 - Feliz, Eva; 0668 - Serrano, Elizabeth; 0687 - Story, Skyler; 0702B - mendieta, Albert; 0713A - Gilcreast, Brianna; 1071 - Clarke, Madre May

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139 Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

A0114 - wiggins, Jazzmine; A0217 - hultz, Grant; A0232 - Woodard, NJimi; A0251 - Daniels, Shandrieka; A0287 - Patterson, Dylan; A0288 - James, Kwame; A0289 - cotera, Alyssa; A0328 - Soulios, Eliana; A0336 - Jones, Olga; A0345 - Datascan Slatouski, Jacob; A0351 - Baptiste, Cecil; A0456 - Baptiste, Cecil; A0419 - Milton, Gayle; A0461 - Castillo, Jessie James; A0479 - Granacki, Cori; A0492 - Rettie, Melainie; A0493 - floyd, Kristorpher; A0498 - Winn, Michael A; A0520 - Hammonds, Rosalee; A0531 - Hawkins, Rebecca; A0537 - Castillo, Yida; A0547 - Brown, Eddie; A0552 - Concepcion, Melissa; C0128 - Martinez Gil, Augusto; C0603 - Greico, William; C0635 - Simpson, Tamera; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0688 - Montes DeOca, Desiree; C0738 - Villegas, Fransisco; C0759 - Portis, Quinessa M

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

Sale to be held at www.storagetreasures.com.

1048 - Edgecombe, Kenneth; 1103 - Johnson, herbert; 1118 - McCord, Katriena; 1126 - Smith, Brittania; 1144 - Davis, Samantha; 1183 - Berry, Sylvester; 1213 - Rodriguez, Rosa; 1254 - Vega, Elaine; 1404 - Kelley, Regina; 1410 - Smith, Bree; 1529 - crum, A S; 1545 - Davis, Clarissa; 1559 - Tanis, Kathryn; 1568 - Petit, Alberto; 2045 - Mendez, Nataly; 2055 - lundy, Sebrena; 2085 - Ramnarine, Mariah; 2142 - Guzman, Jesse; 2165 - Michael, Adrian; 2174 - Sanchez Gonzalez, Jhoan; 2182 - Williams, Lori; 2209 - Bennifield, Shanteeka; 2229 - Navarro Pupo, Yuneisis; 3008 - McCord, Katriena; 3010 - meregildo, Richard; 3014 - tomljanovich, Joseph; 3023 - brasileiro, michael; 4103 - hogg, Paul; 4119 - sanchez, jose; 4400 - Dejesus, Vanessa; 5103 - hogg, Paul; 5114 - Miranda, Nelson; 5119 - Hunter, Dominique; 5122 - Hornsy, Sheryl; 5301 - McCord, Katie; 5407 - Santiago, Raquel; 5504 - De Los Santos, Ysmael; 5511 - Napier, Jascenta

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

1035 - Ping, David Lee; 1046 - Hakala, Sheryl; 1088 - Ngouh, Lionel; 2005 - Slocomb, Kelly; 2022 - Homer, Christine; 2073 - Sage, Samantha; 2162 - Sussman, Terri; 3024 - LEE, DELLA; 3034 - Chatman, Ashley; 3052 - Howard, Derek; 3072 - davis, gregory; 3114 - Smith, Jarvis; 3117 - Jones, Amanda; 3135 - Noriega, Ashley; 4021 - Culbert, Ryan; 4028 - Chatman, Ashley; 4048 - salicrup, eumari; 4080 - Stupay, Douglas; 4081 - Roque, Brianna; 4142 - Speights, Almetra; 5016 - Smith, Jamieka; 5040 - wojtylak, Michael; 5046 - Torres, Marilyn; 5091 - DeLuca, Dominique; 5092 - Pemberton, Mariah; 5103 - Garcia, Francheska; 5113 - Lyle, Hannah; 5154 - stoltz, Travis; 5166 - Miller, Starr; 5182 - Campbell, Jelani; 5195 - Dannelevitz, Suzy; 5201 - Dannelevitz, Suzy

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098 Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

1011 - Hammonds, Tamesha; 1039 - Bradford, Ashley; 1099 - Pena, Richard; 1110 - Murphy, Michele; 1123 - Weaver, Roger; 1150 - Weaver, Roger; 1161 - Martey, Henry; 1165 - RILEY, JOHN; 1172 - Rodriguez, Brian; 1204 - Britton, Allen; 1229 - COLLINS, DANIEL; 1237 - Valencia, Wendy; 1246 - Parga, Jenny; 1252 - WOMEN CARE FLORIDA LYN, SAMANTHA; 2018 - Klapproth, Donald; 2045 - Arango, Alexander; 2070 eldemire, Craig; 2163 - Fraga, Sandro; 2170 - Spears, Toleah; 2182 - CRUZ, FRANCISCO; 2214 - Rosa, Yinette; 2230 - Mancebo, Pedro; 2359 - Wardlaw, Janay; 2376 - Greene, Kevonna

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

December 6, 13, 2024 24-03511H

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- PUBLIC SALES ---

THIRD INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE -PROPERTY

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

COUNTY, FLORIDA Case No. 2024-CA-008351 Division: F OMARYS SOTO MARTINEZ

Plaintiff, vs YISELLA MARTINEZ, LIZEIDA SOTO MARTINEZ, ERIC CUEVAS, and ERVIN CUEVAS DEJESUS, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under

or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described Defendant.

To: YISELLA MARTINEZ, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003753

Division A

IN RE: ESTATE OF

DAVID MICHAEL DIRMYER,

Deceased.

The administration of the estate of DA-

VID MICHAEL DIRMYER, deceased,

whose date of death was April 26, 2024, is pending in the Circuit Court for

Hillsborough County, Florida, Probate

Division, the address of which is P.O.

box 1110, Tampa, FL 33601-1110. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The personal representative has no

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

fied under s. 732.2211, Florida Statutes.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

MICHAEL ROBERT DIRMYER

Personal Representative

209 Second Avenue SE Ruskin, FL 33570

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

notice is December 6. 2024

JAMES P. HINES, JR.

Florida Bar No. 061492

315 S. Hvde Park Ave.

Tampa, FL 33606

Secondary Email:

Hines Norman Hines, P.L.

Telephone: 813-251-8659

lmartinez@hnh-law.com

Email: jhinesjr@hnh-law.com

ALL CLAIMS NOT FILED WITHIN

NOTICE.

All creditors of the decedent and oth-

persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described:

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Hillsborough Property, Florida: Lot 20, Block 11, Town'n Coun-

try Park Unit No. 3 according to the map or plat thereof, recorded in Plat Book 35, Page 81, of the Public Records of Hillsborough County, Florida.

Commonly known as: 4926 Murray Hill Drive, Tampa, FL 33615

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shane K. Warner, Plaintiff's attorney whose address is 3401 W. Cypress St., Suite 204, Tampa, FL 33607, thirty (30) days after the first publication date, 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. 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.

HILLSBOROUGH COUNTY

WITNESS my hand and seal of this Court November 19, 2024.
CINDY STUART

CLERK OF THE COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courhouse 800 É. Twiggs St. Tampa, FL 33602

Shane K. Warner, Attorney for Petitioner FSB# 92131 Warner Legal 3401 W. Cypress St., Suite 204 Tampa, FL 33607 Ph: (813) 470-6341 Fax: (888) 900-2630 Notice of Jud. R. Ad. 2.516 designated Email: swarner@swarnerlaw.com Nov. 29; Dec. 6, 13, 20, 2024

24-03460H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003026 IN RE: ESTATE OF AUTUMN REIGN RUDD

Deceased. The administration of the estate of AUTUMN REIGN RUDD, deceased, whose date of death was February 4, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

NOTWITHSTANDING THE TIME 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 DE-CEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNI-FORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLA. STAT. 732.216-732.228 APPLIES OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER FLA. STAT. 732.2211.

The date of first publication of this notice is December 6, 2024. Signed on this 3rd day of December,

> Personal Representative: /s/ Harold Qualls HAROLD QUALLS

7243 Corvette Court Raleigh, North Carolina 27613 Attorney for Personal Representative: /s/ Tiffani K. Thornton Tiffani K. Thornton, Esq. FBN: 1007807 THE LAW OFFICE OF TIFFANI K. THORNTON 10150 Highland Manor Dr., Suite 200 Tampa, Florida 33610 Telephone: 813-337-7349 Primary email: tiffani@tktlaw.org Attorney for Personal Representative December 6, 13, 2024 24-03562H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY.

PROBATE DIVISION File No: 24-CP-003168 Division B IN RE: ESTATE OF SHERRY LYNN SANDBERG

Deceased. The administration of the estate of Sherry Lynn Sandberg, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of

33601 The names and addresses of the personal representative and the personal representative's attorney are set

which is P.O. Box 3360, Tampa, FL

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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

PERSONAL REPRESENTATIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DE-CEDENT'S DEATH BY DECEDENT DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPO-SITION OF COMMUNITY PROP-

TICE ON THEM.

ERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216 -732,218, APPLIES, OR MAY APPLY. MADE BY A CREDITOR AS SPECI-FIED UNDER S. 732.2211.

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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER BARRED. NOTWITHSTANDING

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 December 6, 2024

Personal Representative: /s/ David Eric Austrew DAVID ERIC AUSTREW

2135 S. Emerson Ave. Indianapolis, IN 46203 Attorney for Personal Representative: /s/ Debbie London Baker DEBBIE LONDON BAKER Attorney for Personal Representative Florida Bar Number: 119061 6409 Eureka Springs Rd., Ste. 516 Tampa, Florida 33610 Telephone: 813-586-1332 debbaker@londonbakerlaw.com

December 6, 13, 2024

24-03537H

--- ESTATE ---

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

OF THE STATE OF FLORIDA

IN AND FOR HILLSBOROUGH

COUNTY

PROBATE DIVISION

REF# 24-CP-003616

IN RE: ESTATE OF

HELEN W. GILBART,

Deceased.
The administration of the estate of

Helen W. Gilbart, deceased, File No. 24-

CP-003616, whose date of death was

September 15, 2024, is pending in the Circuit Court for Hillsborough County,

Florida, Probate Division, the address

of which is Probate Room 101, 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.

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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this Court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

A Personal Representative or curator has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death Act as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

this notice is December 6, 2024.

The date of the first publication of

Personal Representative:

Paul C. Jensen

2001 16th Street N

St. Petersburg, FL 33704

24-03519H

Attorney for Personal Representative:

fied under s. 732.2211.

James A. Byrne, Esquire

St. Petersburg, Florida 33701

540 - 4th Street North

December 6, 13, 2024

(727) 898-3273

FBN #302481

DATE OF DEATH IS BARRED.

THIS NOTICE ON THEM.

NOTICE.

ER BARRED.

All creditors of the decedent and

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

PROBATE DIVISION File No. 24-CP-2934 IN RE: ESTATE OF KENNETH WASHINGTON, Deceased.

The administration of the estate of KENNETH WASHINGTON, deceased, whose date of death was July 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 WITH-IN 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. 732.2211.

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

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

The date of first publication of this notice is: December 6, 2024.

JANET WASHINGTON JACOBS **Personal Representative** 151-47 136th Avenue

Jamaica, NY 11434 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: irivera@hnh-law.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003243 IN RE: ESTATE OF TROY LAMONT WHITE

Deceased. The administration of the estate of Troy Lamont White, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 6, 2024.

Personal Representative: /s/ Shannon White Shannon White 9910 Hound Chase Dr

Gibsonton, Florida 33534 Attorney for Personal Representative: /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Email: ed@spinkslawfirm.com December 6, 13, 2024 24-03524H

SECOND INSERTION

December 6, 13, 2024

24-03523H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION

File Number: 2024-CP-003376 Division: A IN RE: ESTATE OF CLARENCE E. WORD, III. Deceased.

The administration of the estate of CLARENCE E. WORD, III, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ERIOD 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 Prop-erty Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written de-mand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: December 6, 2024

Personal Representative Rolanda Word 178 Mangrove Manor Drive

Apollo Beach, FL 33572 (407) 861-4501 Attorney for Personal Representative Robert Corbett, Esq FL Bar # 1054751 The Law Office of R Corbett, PLLC 1635 E. Highway 50, Suite 300 Clermont, FL 34711 (352) 234-4170 service@robcorbettlaw.com December 6, 13, 2024 24-03538H



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com



December 6, 13, 2024 24-03542H



SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024-CA-008403

DIVISION: C

BELAUT PIERRE,

KETTY PIERRE RAMEAU.

JOLINA RAMEAU, AND

SAMUEL RAMEAU.

sborough.

ANNICK RATON, DARNELL

RAMEAU, SOLEILA RAMEAU,

NOTICE is hereby given that a civil ac-

tion commenced on October 22, 2024,

and is now pending as case number

2024-CA-008403 in the Circuit Court

in the State of Florida, County of Hill-

The name of the unserved party

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 22-CA-010292 MORTGAGE ASSETS MANAGEMENT, LLC. Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE. GRANTEES,; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; FAIROAKS NORTH, INC.; TRUDY ADAMS; VICTORIA HENDERSON: WILLIAM T. HENDERSON, SR.; CHRISTOPHER HENDERSON; COREY HENDERSON: JAMES HENDERSON; EDWARD RESHEW; ANDREA TUSCO; FREDRIC RESHEW; JOYCE KITAY; 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

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 26, 2024 in Civil Case No. 22-CA-010292, of the Circuit

CLAIMANTS

Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, MORTGAGE ASSETS MANAGE-MENT, LLC is the Plaintiff, and UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOP-MENT: FAIROAKS NORTH, INC.: TRUDY ADAMS; VICTORIA HEN-DERSON; WILLIAM T. HENDER-SON, SR.; CHRISTOPHER HENDER-SON; COREY HENDERSON; JAMES HENDERSON; EDWARD RESHEW; ANDREA TUSCO: FREDRIC RE-SHEW; JOYCE KITAY; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN 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 January 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: CONDOMINIUM UNIT NUM-

BER 62; BUILDING A, FAIR OAKS NORTH, A CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3552, PAGE 1299, AND ANY AMENDMENTS THERETO; AND THE PLAT THEREOF

RECORDED IN CONDOMIN-IUM PLAT BOOK 2, PAGE 49, ALL OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 2nd day of December, 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 Digitally signed by Zachary Ullman 2024.12.02 08:50:01-05'00' FBN: 106751

Primary E-Mail: ServiceMail@aldridgepite.com 1395-752B

December 6, 13, 2024 24-03552H

SECOND INSERTION

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

Case No. 23-CA-001785 Division H RESIDENTIAL FORECLOSURE

Section II SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

JEFF THOMSEN A/K/A JEFFREY J. THOMSEN. UNKNOWN SPOUSE OF JEFF THOMSEN A/K/A JEFFREY J. THOMSEN, LUCAYA LAKE CLUB HOMEOWNERS ASSOCIATION, INC., GOODLEAP, LLC, AND UNKNOWN TENANTS/OWNERS. Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 2, 2024, in the Circuit Court of Hillsborough County, Florida, Cindy Stu-art, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 2, BLOCK F, LUCAYA LAKE CLUB PHASE 2E, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 129, PAGE 19, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 11105 SPRING POINT CIR, RIVERVIEW, FL 33579; 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., January 23, 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.

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

Dated: December 3, 2024 By: /s/ Laura E. Noyes Laura E. Noyes Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 Foreclosure Service@kasslaw.com011150/2320782/wll December 6, 13, 2024 24-03551H 10003 North 4th Street, Tampa, FL 33612

to the action is:

Jolina Rameau

and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 2 day of December, 2024. Cindy Stuart

AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 /s/ Stephen K. Hachey

Stephen K. Hachey, Esq. Florida Bar No.: 15322 10521 Bloomingdale Ridge Drive Riverview, FL 33578 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com December 6, 13, 2024 24-03549H

OFFICIAL

COURTHOUSE

WEBSITES

MANATEE COUNTY

manateeclerk.com

SECOND INSERTION

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

Case No.: 24-CC-007180 Division: J TAMPA PALMS NORTH OWNERS ASSOCIATION, INC., a Florida notfor-profit Corporation, Plaintiff, v.

LANCE LEWIN AND ERIC LEWIN, AS TRUSTEES OF THE LEWIN FAMILY IRREVOCABLE TRUST. DATED 5/4/12; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and 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,

Defendants. TO: ERIC LEWIN, AS TRUSTEES OF THE LEWIN FAMILY IRREVO-CABLE TRUST, DATED 5/4/12, whose last known address is: 16355 Ashington Park Drive, Tampa, FL 33647; and 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, grant-ees, or other claimants; and ALL OTH-ERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Plaintiff, TAMPA PALMS NORTH OWNERS ASSOCIATION, INC., has filed an action against you in the County Court for Hillsborough County for Foreclosure and Damages related to certain real property located and situated in Hillsborough County, Florida, and described as follows:

Lot 6 in Block 1 of TAMPA PALMS AREA 4 PARCEL 21 REPLAT, according to the Plat thereof, recorded in Plate Book 85 at Page 67, in the Public Records of Hillsborough County, Florida.

This action is titled TAMPA PALMS NORTH OWNERS ASSOCIATION, INC., v. LANCE LEWIN, et al., Case Number: 24-CC-007180. You are required to serve a copy of your written defenses, if any, to it on William W. Huffman, Esq., of Shumaker, Loop & Kendrick, LLP., the Plaintiff's attorney, whose address is 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602, on or before thirty (30) days after the date of first publication of this Notice of Action, which will be published by The Business Observer, 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.

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

Dated: 12/2/2024. Cindy Stuart Clerk of the Circuit Court & County (SEAL) By: Isha Tirado-Baker

As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

William W. Huffman, Esq. Shumaker, Loop & Kendrick, LLP., Plaintiff's attorney, 101 East Kennedy Boulevard, Suite 2800,

Tampa, Florida 33602 31145689v1

December 6, 13, 2024 24-03553H

SECOND INSERTION

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

COUNTY, FLORIDA CASE NO.: 11-CA-015966 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1,

Plaintiff, v. TARYA A. TRIBBLE, ET AL., Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 30, 2024 entered in Civil Case No. 11-CA-015966 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SE-RIES 2007-SD1, Plaintiff and TARYA TRIBBLE; LAKE ST. CHARLES MASTER ASSOCIATION INC. 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 January 21, 2025 the following described property as set forth in said Final Judgment, to-

LOT 26, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

Property Address: 6940 Freeport Road, Riverview, FL 33569 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970

Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M140368 December 6, 13, 2024 24-03559H

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH **COUNTY**

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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 Division: C 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, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH UNDER, OR AGAINST JANE T.

BROWN, SUN CITY CENTER COMMUNITY ASSOCIATION INC., MITCHELL LEWIS BROWN, ALL UNKNOWN HEIRS, CREDITORS, DEVISEES. BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,

UNDER, OR AGAINST ALEXANDER LEE BROWN, JEFFREY GLENN BROWN, ELIZABETH DIANNA BROWN, MARY CRAIG LOVE,

Defendants. To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Alexander Lee Brown

Last Known Address: 604 Ojai Avenue, Sun City Center, Florida 33573 Current Address: 2422 Durham St. NW

Roanoke, VA 24012 YOU ARE HEREBY NOTIFIED that an action has been instituted to fore-close 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 Av-

enue, 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

against you for the relief demanded in the Complaint. You may also e-mail the written defenses to the Complaint to following e-mail addresses: service@garysingerlaw.com

publication of this notice 01/07/2025,

otherwise a Judgment may be entered

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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court at Hillsborough County, Florida, this 2 day of December, 2024. CINDY STUART

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

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 24-03554H December 6, 13, 2024

SECOND INSERTION

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

COUNTY, FLORIDA

CASE NO.: 24-CA-007095 WELLS FARGO BANK, NA, Plaintiff, VS. JAMIE M. COOPER; CARLA DAYMOND; et al.,

Defendant(s). TO: Jamie M. Cooper Last Known Residence: 18423 Meadow Blossom Ln Tampa, FL 33647 TO: Unknown Spouse of Jamie M. Coo

per Last Known Residence: 18423 Meadow Blossom L
n Tampa, FL 33647 TO: Carla Daymond Last Known Residence: 18423 Meadow Blossom Ln Tampa, FL 33647

TO: Unknown Spouse of Carla Daymond Last Known Residence: 18423 Meadow Blossom Ln Tampa, FL 33647 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 90, BLOCK 9, CROSS CREEK PARCEL "K" PHASE 2C, ACCORDING TO THE PLAT THEREOF, RECORD-ED IN PLAT BOOK 92, PAGE 71, OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before December 31, 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.

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 notifica-tion of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated on November 25, 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 1113-14702B Ref# 9925

December 6, 13, 2024 24-03533H

--- ESTATE ---

HILLSBOROUGH COUNTY

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION Case No. 24-CA-009394

ONE NET ENTERPRISES, LLC. Assignor,

LARRY S. HYMAN,

Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about November 25, 2024, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by ONE NET ENTERPRISES, LLC, Assignor, with its principal place of business at 1301 W. Dr. Martin Luther King Jr. Blvd., Plant City, Florida 33563, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. $\,$ §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before March 25, 2025.

December 6, 13, 20, 27, 2024 24-03569H

SECOND INSERTION

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

FILE NO: 24-CP-003423 IN RE: ESTATE OF BRENDA JOYCE TOWLE, DECEASED.

The administration of the Estate of Brenda Joyce Towle, deceased, whose date of death was 3/23/2024, Case Number 24-CP-003423, 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

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT 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 6 day of December, 2024. Personal Representative:

Vernon L. Towle, 4641 W. Sangria Dr., La Porte, IN 46350 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666

Counsel for Personal Representative Counsel for Personal Representative Law Office of Elizabeth Devolder, 5383 Primrose Lake Circle, Suite C

Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) elizabeth@elizabethdevolder.com casemanager@elizabethdevolder.com

December 6, 13, 2024 24-03561H



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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003550 IN RE: ESTATE OF

JAYANT S. DESAI Deceased. The administration of the Estate of JAYANT S. DESAI, deceased, who died

on August 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Catherine Catlin, 800 E. Twiggs St. Tampa, Fl 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below All creditors of the decedent and oth-

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

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

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

NOTWITHSTANDING THE TIME 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 December 6, 2024.

Personal Representative Shreya Desai 7114 Pelican Island Drive

Tampa, Florida 33634 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 December 6, 13, 2024 24-03545H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File Number 24-CP-003698 Division O Florida Bar No. 144663 IN RE: ESTATE OF EARL CECIL GODWIN a/k/aEARL C. GODWIN

administration of the estate of EARL CECIL GODWIN a/k/a EARL C. GODWIN, deceased, whose date of death was June 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110 Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attor-

Deceased.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 DECEMBER 6, 2024.

Personal Representative DIANA L. THOMPSON 2712 Charleston Dr.,

Plant City, FL 33563 Attorney for Personal Representative Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 110 E. Reynolds St., Ste. 900 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com December 6, 13, 2024 24-03567H

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

COUNTY, FLORIDA CASE NO.: 23-CA-014959 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DE-CEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DECEASED: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated September 18, 2024 entered in Civil Case No. 23-CA-014959 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and THE UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AN-THONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS PO-TENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DE-CEASED 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 January 17, 2025 the following described property as set forth in said Final Judgment, to-wit:. LOT 14, BLOCK 60, SULPHUR

SPRINGS WITH THE EAST 1/2

SECOND INSERTION

--- ACTIONS / SALES ---

OF A CLOSED ALLEY ABUT-TING THEREON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8010 N 14th St, Tampa, FL 33604 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M23334-JMV December 6, 13, 2024 24-03558H

SECOND INSERTION

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

CIVIL DIVISION Case No. 24-CA-001003 Division: A OCEAN CAPITAL VENTURES, INC., a Florida corporation, Plaintiff, vs. GREATER NEW SALEM

PRIMITIVE BAPTIST CHURCH, INC., a Florida not for profit corporation, BENJAMIN M. CURRY, individually, **Defendants.**NOTICE IS HEREBY GIVEN that

pursuant to the "Final Judgment of oreclosure," entered in Case No. 2024-CA-001003 on July 15, 2024, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Ocean Capital Ventures, Inc., Plaintiff, and Greater New Salem Primitive Baptist Church and Benjamin M. Curry, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 30th day of December 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 4, Less the West 100 feet of the South 156.7 feet thereof and Less the West 50 feet of the North 156.63 feet thereof, all of Lot 17 and the West 50 feet of Lot 18, ORAN SUBDIVISION,

according to the map or plat thereof as recorded in Plat Book 29, Page 42, Public Records of Hillsborough County, Florida. Property address: 4501 East Di-

ana Street, Tampa, FL 33610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

/s/ Frank A. Lafalce FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff 24-03560H December 6, 13, 2024

SECOND 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. 22-CA-007547 Division E
RESIDENTIAL FORECLOSURE NAVY FEDERAL CREDIT UNION CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA , RETREAT AT CARROLLWOOD ASSOCIATION, INC.; UNITED STATES OF AMERICA,

INTERNAL REVENUE SERVICE: AMERICAN EXPRESS NATIONAL BANK; CAN CAPITAL ASSET SERVICES, INC.; IERNIA HEATING & COOLING, INC.; UNKNOWN SPOUSE OF CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; UNKNOWN SPOUSE OF AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 37, RETREAT AT CAR-ROLLWOOD, ACCORDING

TO THE PLAT RECORDED IN PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORD-ED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; 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., January 15, 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.

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

Dated this December 2, 2024 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 110650/2219648/CMP December 6, 13, 2024 24-03541H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-000061

DIVISION: H PNC Bank, National Association

Plaintiff, -vs.-Laura G. Ross; Mary C. Nesvig; Unknown Spouse of Laura G. Ross: Unknown Spouse of Mary C. Nesvig; City of Tampa, Florida; Unknown Parties in Possession #1, if living. and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-000061 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein PNC Bank, National Association, Plaintiff and Laura G. Ross are defendant(s). I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http:// www.hillsborough.realforeclose.com beginning at 10:00 a.m. on January 23, 2025, the following described property as set forth in said Final Judgment, to-

THE WEST 44 FEET OF LOTS 1 AND 2 OF THE WEST 50 FEET OF LOT 3 LESS THE NORTH 5 FEET OF THE EAST 6 FEET THEREOF AND THE EAST 6 FEET OF LOTS 19 AND 20, ALL IN BLOCK 1, ROA-NOKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA. TOGETHER WITH

LOT 3, LESS THE SOUTH 56 FEET OF THE EAST 90 FEET AND LESS THE NORTH 5 FEET OF THE EAST 96 FEET, BLOCK 1, ROANOKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: $FLe Service@logs.com^\\$

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP

Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 23-330389 FC01 NCM

24-03535H

December 6, 13, 2024

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

COUNTY, FLORIDA CIVIL DIVISION Case #: 2009-CA-027494 DIVISION: H Federal National Mortgage Association ("FNMA")

Plaintiff. -vs.-Jeffrey Allan Grimes; JPMorgan Chase Bank National Association, as Successor by Merger with Providian Financial Corporation d/b/a First Select Corporation; Unknown Parties in Possession #1: Unknown Parties in Possession #2; If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2009-CA-027494 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Federal National Mortgage Association, Plaintiff and Jeffrey Allan Grimes are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http:// www.hillsborough.realforeclose.com beginning at 10:00 a.m. on January 23, 2025, the following described property as set forth in said Final Judgment, to-

LOT 14, BLOCK 5, NORTH POINTE, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT

BOOK 45, PAGE 5, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

IDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at

1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be

used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi

Michael L. Tebbi, Esq. FL Bar # 70856 09-156066 FC01 ALW December 6, 13, 2024

24-03536H