

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 business under fictitious name of NORTH FLORIDA OB-GYN located at: 5002 W. LEMON STREET in the city of TAMPA, FL 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11th day of December 2024.
OWNER:
WOMEN'S CARE FLORIDA, LLC
5002 W. LEMON STREET
TAMPA, FL 33609
December 20, 2024 24-03638H

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 fictitious name of WOMEN'S CARE NORTH FLORIDA OB-GYN located at: 5002 W. LEMON STREET in the city of TAMPA, FL 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11th day of December 2024.
OWNER:
WOMEN'S CARE FLORIDA, LLC
5002 W. LEMON STREET
TAMPA, FL 33609
December 20, 2024 24-03639H

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 fictitious name of PALM BEACH OBSTETRICS & GYNECOLOGY located at: 5002 W. LEMON STREET in the city of TAMPA, FL 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11th day of December 2024.
OWNER:
WOMEN'S CARE FLORIDA, LLC
5002 W. LEMON STREET
TAMPA, FL 33609
December 20, 2024 24-03640H

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 HeroHire Solutions located at 10613 Bahama Woodstar Court in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of December, 2024.
The Commahouse LLC
December 20, 2024 24-03664H

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 The Soft Queen Collection located at 10782 Verawood Dr in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of December, 2024.
Akisha Dawson
December 20, 2024 24-03641H

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 Modern Machinery Company located at 911 US HWY 301 South 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, Florida.
Dated this 17th day of December, 2024.
Capital Machine Technologies, Inc.
December 20, 2024 24-03680H

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 Liv and Luxe Stationery located at 2414 W Chicago Ave in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of December, 2024.
Felicia Livengood
December 20, 2024 24-03683H

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 MIA located at 11501 Smokethorn Dr in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of December, 2024.
Solanche Eligio de la Puente
December 20, 2024 24-03682H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/17/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
4T1B11HK7KU070761
2019 TOYOTA CAMRY L/LE/XLE/SE/XSE
KM8J33A41HU488129
2017 HYUN TUCSON
December 20, 2024 24-03662H

FIRST INSERTION
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING
Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, January 9, 2025, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.
Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.
A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
District Manager
December 20, 2024 24-03657H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/20/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
2HGFC2F69KH584228
2019 HOND CIV
JTDKN3DU9E1764178
2014 TOYT PRIUS
2T2ZK1BA3FC187600
2015 LEXS RX 350
2T2ZK1BA4CC069521
2012 LEXUS RX 350
December 20, 2024 24-03663H

Q&A
LV18237_V13

Who benefits from legal notices?

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

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

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 15th day of January, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Delgado, Willie Joe Desk, Bags, Laundry Hamper, Free Weights, Mattresses, Storage Cubby, Barstools, Wall Pictures; Mearthur, Lauren Folding Table, Bed Frame, Shelving Unit , Wall Pictures, Boxes, Bags, Blankets, Misc. Items; Smith, Melissa Clothes, Boxes, Bags, Chairs, Medical Equipment, Beds, Shoes, Kids Toys, Beds, , Salon Hair Dryer, Jumper Cables, Folding Cooler Chair, Misc. Items; Linton, Brenton J. Chair, TVs, Totes, Dressers, Clothes, Mattress, Dishes, Electronics, Handheld Vacuum , Area Rug, Steam Cleaner; Vieira, Okera Wine Cooler, TV, Shoes, Folding Table, (2) Tripods, Boxes, Hair Dryer, Nail Design Equipment, Misc. Items; Zamarripa, Jennie Dresser, Totes, Clothes, Boxes, Black Decker Drills , Mini Chair, Table, Fan Chest; Larry, Talishiya Washer, Dryer, Boxes, Bags, Clothes, Dresser, TV, Bund Bed, Bed, Misc. Items; Wilkerson, Coni Dishes, Totes, Boxes, Dresser, Wreathes, Misc. Items; Colburn, Nicholas Cornhole set, Loveseat, Washer Dryer, Toolbox Rolling, Speakers and Subwoofers, Cabinet, Amps, Boxes, Bags,, Highchair, Shop-Vac, Misc. Items; Smith, Denson Bed Frame, Ironing Board, Suitcases, Bags, Boxes, Misc. Household Items; Dixon, Ayyashia Office Chair, Boxes, Comforter Sets for Bed, Suitcases, Cooler, Blankets, Mattress, Bedding , Shoes, Pillows Lots of Boxes Sale is subject to cancellation in the event of settlement between owner and obligating party.
December 20, 27, 2024 24-03645H

FIRST INSERTION
INVITATION TO BID
The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for the purchase of rubber walkway mats for use at Raymond James Stadium.
BID #24-02
Purchase of Rubber Walkway Mats, Raymond James Stadium
BID DUE DATE
Wednesday, January 15, 2025 not later than 10am
Bid packages will be available for distribution on Monday, December 16, 2024 after 10am. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.
The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.
Dated at Tampa, Florida this 4th Day of December 2024.
/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
December 20, 2024 24-03646H

FIRST INSERTION
NOTICE OF DISSOLUTION:
PTSDX LLC, a limited liability company, is hereby dissolved. Creditors with claims against the company should contact Julia A. Pierson at 3225 S Macdill Ave Suite 129-318 Tampa FL 33629 within 18 days of this publication.
December 20, 2024 24-03658H

--- ESTATE ---

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-003944
DIVISION: B
IN RE: ESTATE OF THOMAS ROLLE, Deceased.

The administration of the Estate of Thomas Rolle, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative
Olga Rosetta Rolle
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
December 20, 27, 2024 24-03661H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003809
IN RE: ESTATE OF SYDNEY MONTGOMERY BELL Deceased.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Kathryn Montgomery Mahoney
9011 Bana Villa Court
Tampa, FL 33535
Personal Representative
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
lsilva@shumaker.com
tmcintyre@shumaker.com
#31876375v1
December 20, 27, 2024 24-03649H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003727
Division B
IN RE: ESTATE OF VIRGINIA A. KASZER Deceased.

The administration of the estate of VIRGINIA A. KASZER, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:
C. GRAHAM CAROTHERS, JR.
1719 Bayou Grande Boulevard NE
St. Petersburg, Florida 33703
Attorney for Personal Representative:
ERICA K. SMITH ROODHOUSE
Attorney
Florida Bar Number: 42337
LEGACY PROTECTION LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, FL 33701
Telephone: (727) 471-5868
E-Mail:
erica@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
December 20, 27, 2024 24-03648H

--- ESTATE ---

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP003718 Division A IN RE: ESTATE OF RONALD H. LOVELL Deceased.

The administration of the estate of RONALD H. LOVELL, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 20, 2024.

Personal Representative:

ROBBYN LOVELL

7424 Tangle Bend Drive Gibsonton, FL 33534

Attorney for Personal Representative: THOMAS R. WALSER, ESQ.

Attorney for Personal Representative E-mail Addresses:

trwalsr@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487

Telephone: (561) 210-5500

December 20, 27, 2024 24-03647H

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-003440 IN RE: ESTATE OF SCOTT THOMAS MOORE, Deceased.

This administration of the estate of SCOTT THOMAS MOORE, deceased, whose date of death was September 26, 2024, File Number 24-CP-003440, and whose social security number is xxx-xx-8755, is pending in the Circuit Court for Hillsborough 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

IN ADDITION TO THE TIME LIMITS 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 20, 2024

MADISON MOORE

Personal Representative

12351 Memorial Hwy. Tampa, FL 33635

/s/ Chelsea Scott Chelsea Scott, Esq.

Attorney for Personal Representative FL Bar No. 119394

Fresh Legal Perspective, PL

6930 W. Linebaugh Avenue Tampa, FL 33625

813-448-1042

Service@FLPLawFirm.com

CScott@FLPLawFirm.com

December 20, 27, 2024 24-03684H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Hillsborough COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003903 Division A IN RE: ESTATE OF Steven Ray Allen Deceased.

The administration of the estate of Steven Ray Allen, deceased, whose date of death was September 22nd, 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 below.

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

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

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

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

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

The date of first publication of this notice is December 20th, 2024

Personal Representative:

William R. Allen

4214 Ohio Ave Tampa, FL 33616

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 20, 27, 2024 24-03650H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002768 Div: B IN RE: ESTATE OF ELIZABETH SYDNEY WERNER, Deceased.

The administration of the estate of ELIZABETH SYDNEY WERNER, Deceased, whose date of death was March 23, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twigg, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 20, 2024.

TIMOTHY KEELER,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicentre, Suite P600

290 NW 165 Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

December 20, 27, 2024 24-03675H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003858 Division A IN RE: ESTATE OF ADELAIDE JOSEPHINE SMITH A/K/A ADELAIDE W. SMITH, Deceased.

The administration of the estate of Adelaide Josephine Smith a/k/a Adelaide W. Smith, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:

Robert W. Smith

16210 Sawgrass Circle

Tampa, Florida 33624

Attorney for Personal Representative:

Linda S. Paingold, Esquire

Florida Bar Number: 011542

5334 Van Dyke Road

Lutz, Florida 33558

Telephone: (813) 963-7705

Fax: (888) 673-0072

E-Mail: linda@tampabayelderlaw.com

December 20, 27, 2024 24-03679H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003949 Division B IN RE: ESTATE OF ALEXANDRIA XINTARAS Deceased.

The administration of the estate of ALEXANDRIA XINTARAS, deceased, whose date of death was October 15, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:

/s/ Lauren Silva

LAUREN SILVA

3301 W. Morrison Ave.

Tampa, FL 33629

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@hbmldlaw.com

Secondary E-Mail:

denise@hbmldlaw.com

December 20, 27, 2024 24-03689H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION CASE NO.: 23-CP-02798 DIVISION: B IN RE: THE ESTATE OF: ALAN BRANDES A/K/A ALAN PAUL BRANDES Deceased.

The administration of the Estate of ALAN BRANDES A/K/A ALAN PAUL BRANDES, deceased, whose date of death was May 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgcombe Courthouse, Attn: Probate Department, P.O. Box 989, Tampa, Florida 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE

OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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.

The date of first publication of this notice is December 20, 2024.

ELIZABETH PEACOCK BRANDES

Personal Representative

8017 Paddock Avenue

Tampa, Florida 33614

KNOWLTON LAW FIRM, P.L.

Horace A. Knowlton IV, Esq.

HORACE A. KNOWLTON IV, Esquire

Attorney for Personal Rep.

Florida Bar No.: 817945

14502 North Dale Mabry Highway

Suite 200

Tampa, Florida 33618

813-253-3013

knowltonlawfirmpl@gmail.com

December 20, 27, 2024 24-03685H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003867 Division A IN RE: ESTATE OF FITZHUGH L. RAWLS A/K/A FITZHUGH LEE RAWLS JR. Deceased.

The administration of the estate of Fitzhugh L. Rawls a/k/a Fitzhugh Lee Rawls Jr., deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:

Ashley Danzi

665 Geneva Place

Tampa, Florida 33606

Attorney for Personal Representative:

Charles W. Callahan, III, Attorney

Florida Bar Number: 0148776

Hill Ward Henderson

101 E. Kennedy Boulevard, Suite 3700

Tampa, FL 33602

Telephone: (813) 221-3900

Fax: (813) 221-2900

E-Mail: chad.callahan@hwlaw.com

Secondary E-Mail:

probate.efile@hwlaw.com

December 20, 27, 2024 24-03686H

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



Who benefits from legal notices?

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 23-CA-013112
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2,
Plaintiff, vs.
ERICA HATCHER-WRIGHT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; TEMPLE CREST CIVIC ASSOCIATION, INC.
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 16, 2024, and entered in Case No. 23-CA-013112, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2, is Plaintiff and ERICA HATCHER-WRIGHT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; TEMPLE CREST CIVIC ASSOCIATION, INC., are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH COUNTY, Florida will sell to the highest and best bidder for cash via the Internet at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on the 17TH day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 43 AND THE WEST 1/2 OF THE ALLEY ABUTTING ON THE EAST, TEMPLE CREST UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 63 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 accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fjud13.org, 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fjud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 16th day of December, 2024
 VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive, Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 Pleadings@vanlawfl.com / s / J. Anthony Van Ness
 J. Anthony Van Ness, Esq.
 Florida Bar #: 391832
 Email: TVanness@vanlawfl.com
 PHH18024-23/sap
 December 20, 27, 2024 24-03666H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION
CASE NO. 23-CA-012684
TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE,
Plaintiff, vs.
LEONARD LEE CLEVINGER; UNKNOWN SPOUSE OF LEONARD LEE CLEVINGER; ASSOCIATES HOUSING FINANCE, LLC S/B/M ASSOCIATES HOUSING FINANCE SERVICES, INC. D/B/A FORD HOUSING FINANCE SERVICES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale dated October 22, 2024, and entered in Case No. 23-CA-012684, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE is Plaintiff and LEONARD LEE CLEVINGER; UNKNOWN SPOUSE OF LEONARD LEE CLEVINGER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ASSOCIATES HOUSING FINANCE, LLC S/B/M ASSOCIATES HOUSING FINANCE SERVICES, INC. D/B/A FORD HOUSING FINANCE SERVICES; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on January 15, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:
 TRACT 3:
 A TRACT OF LAND LYING IN TRACT 749 AND 750, RUSKIN COLONY FARMS SUBDIVISION SECOND EXTENSION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; COMMENCING AT

THE NORTHWEST CORNER OF SAID TRACT 749, THENCE NORTH 89 DEG. 58 MIN.19 SEC. EAST (ASSUME BEARING) ALONG THE NORTH BOUNDARY OF SAID TRACT 749, AND TRACT 750 A DISTANCE OF 220.00 FEET, FOR THE POINT OF BEGINNING. THENCE NORTH 89 DEG. 58 MINS. 19 SEC. EAST ALONG THE NORTH BOUNDARY OF SAID TRACT 749 AND 750 A DISTANCE OF 120.00 FEET; THENCE SOUTH A DISTANCE OF 300.00 FEET, TEHNCE SOUTH 89 DEG. 58 MIN. 19 SEC. WEST A DISTANCE OF 120.00 FEET, THENCE NORTH A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. LESS ANY PORTION THERE-OF LYING WITH THE RIGHT OF WAY ROAD ALONG THE NORTH BOUNDARY. TOGETHER WITH MOBILE HOME VIN NUMBERS FL-HMLCB104016210A AND FL-HMLCB104016210B, TITLE NUMBERS 73042111 AND 730443114

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

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

Dated this 17th day of December 2024.
 Marc Granger, Esq.
 Bar No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 22-00732 SPS
 V6.20190626
 December 20, 27, 2024 24-03681H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 24-CA-003650
THE HUNTINGTON NATIONAL BANK,
Plaintiff, vs.
DEMOND MCKINLEY A/K/A DEMOND M. MCKINLEY A/K/A DEMOND MARCEL MCKINLEY; BRANDI MCKINLEY A/K/A BRANDI N. MCKINLEY; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; CENTENNIAL BANK, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated August 9, 2024, and entered in Case No. 24-CA-003650 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein The Huntington National Bank, is Plaintiff and Demond Mckinley a/k/a Demond M. Mckinley; Brandi Mckinley a/k/a Brandi N. Mckinley; United States Of America Department Of The Treasury - Internal Revenue Service; Centennial Bank, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 12th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 1/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF

THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 18 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 16221 Lake Magdalene Boulevard, Tampa, Florida 33613

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

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

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

Dated: 12/13/2024
 McCabe, Weisberg & Conway, LLC
 By: Craig Stein
 Craig Stein, Esq.
 FL Bar No. 0120464
 McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, Florida, 33407
 Telephone: (561) 713-1400
 Email: FLpleadings@mwc-law.com
 File No: 24-400170
 December 20, 27, 2024 24-03654H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 22-CA-009358
FIRST-CITIZENS BANK & TRUST COMPANY, SUCCESSOR BY MERGER TO CIT BANK, N.A., Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF GAITHER W. CROSS, et al., Defendants.

NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 29, 2025, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

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

Lot 25, Block 5, Del Rio Estates, Unit No. 5, according to the map or plat thereof as recorded in Plat Book 40, Page 3, of the Public Records of Hillsborough County, Florida.

Property Address: 4407 Cobia Dr, Tampa, FL 33617

pursuant to the Final Judgment of Foreclosure entered in a case pending

in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any 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 assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 12th day of December, 2024.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
 December 20, 27, 2024 24-03651H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 23-CA-014237

Division: K
PAUL W. URBANEK and KAREN URBANEK, husband and wife, Plaintiff, v.
JEFFERY BARRICKLOW; REINALDO GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 30, 2024, and entered in 23-CA-014237 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PAUL W. URBANEK and KAREN URBANEK are the Plaintiffs and JEFFERY BARRICKLOW, REINALDO GONZALEZ, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, are the Defendants. After giving notice as required by Section 45.031, Florida Statutes, Pat Frank, as Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com beginning at 10:00

a.m. on APRIL 25, 2025, the following described property, as set forth in said Final Judgment, to wit:

LOT 7, 8, AND 9, HOBBS ROAD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE(S) 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,
 PINS: U-30-32-21-83G-000000-00007.0, U-30-32-21-83G-000000-00008.0, and U-30-32-21-83G-000000-00009.0
 Property Address: None

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.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any 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, Florida 33602. Please review the FAQ's for answers to many questions. You may contact the Administrative Office of the Court's ADA Coordinator by letter, telephone or email: Administrative Office of the Courts, Attention: ADA Coordinator, 811 E. Twiggs St., Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 11th day of Decembr 2024.
 EGGERT FITZPATRICK /s/ Scott W. Fitzpatrick, Esq., B.C.S.
 Scott W. Fitzpatrick, B.C.S.
 Florida Bar No. 0370710
 scott@eggfitz.com - Email
 811-B Cypress Village Boulevard
 Ruskin, Florida 33573
 (813) 634-5425 - Telephone
 (813) 633-3397 - Telecopier
 Attorneys for Plaintiffs
 December 20, 27, 2024 24-03642H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-000064
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1,
Plaintiff, vs.
MICHAEL E. MERRITT AND DEBORAH L. MERRITT A/K/A DEBORAH L. MERRITT A/K/A DEBORAH MERRITT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 11, 2024, and an Amended Final Judgement dated September 18, 2024 and entered in 23-CA-000064 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1 is the Plaintiff and MICHAEL E. MERRITT; DEBORAH L. MERRITT A/K/A DEBORAH L. MERRITT A/K/A DEBORAH MERRITT; HILLSBOROUGH COUNTY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; COPPER RIDGE/ BRANDON HOMEOWNERS' ASSOCIATION, INC.; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; ASHRAH ODEH; UNKNOWN SPOUSE OF ASHRAH ODEH 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 February 05, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK C, COPPER RIDGE - TRACT B3, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK #4, PAGE 98, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 908 STALLION WAY, VALRICO, FL 33594

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, email: ADA@fjud13.org.

Dated this 12 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
 22-051610 - Mam
 December 20, 27, 2024 24-03653H

FIRST INSERTION

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

CASE No. 22-CA-001403
REVERSE MORTGAGE FUNDING LLC,
Plaintiff vs.
ROBINSON, LEON, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-001403 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, ROBINSON, LEON, et. al., are Defendants, Clerk of Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 21st day of January, 2025, the following described property:

LOTS 5, 6 AND 7, BLOCK 4, INGLEWOOD PARK ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate

in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed:

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

DATED this 11 day of December, 2024.
 GREENSPOON MARDER LLP
 TRADE CENTRE SOUTH,
 SUITE 700
 100 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FL 33309
 Telephone: (954) 343 6273
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343 6982
 Email 1: Michele.Clancy@gmlaw.com
 Email 2: gmforeclosure@gmlaw.com
 By: /s/ Michele R. Clancy
 Michele R. Clancy, Esq.
 Florida Bar No. 498661
 58341.1290 / JSchwartz
 December 20, 27, 2024 24-03643H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-006995 DIVISION: D MIDFIRST BANK, Plaintiff, vs. BELAUT KARL JOEL PIERRE A/K/A BELAUT PIERRE, et al., Defendant. To: SAMUEL RAMEAU 727 PENNSYLVANIA AVE., APT. 515 ELIZABETH, NJ 07201 AND UNKNOWN SPOUSE OF SAMUEL RAMEAU 727 PENNSYLVANIA AVE., APT. 515 ELIZABETH, NJ 07201 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 2, BLOCK 4, ALTMAN-

COLBY SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Nicholas J Vanhook, Esq., McCalla Rayermer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before JANUARY 21, 2025 or 30 days from the first publication, otherwise a Judgment may 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. WITNESS my hand and seal of said Court on the 16 day of DECEMBER, 2024. CINDY STUART CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10510FL December 20, 27, 2024 24-03668H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-006995 DIVISION: D MIDFIRST BANK, Plaintiff, vs. BELAUT KARL JOEL PIERRE A/K/A BELAUT PIERRE, et al., Defendant. To: DARNELL RAMEAU 10003 N. 24 TH STREET TAMPA, FL 33612 AND UNKNOWN SPOUSE OF DARNELL RAMEAU 10003 N. 24 TH STREET TAMPA, FL 33612 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 2, BLOCK 4, ALTMAN-

COLBY SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Nicholas J Vanhook, Esq., McCalla Rayermer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before DECEMBER 11, 2024 or 30 days from the first publication, otherwise a Judgment may 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. WITNESS my hand and seal of said Court on the 5 day of NOVEMBER, 2024. CINDY STUART CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10510FL December 20, 27, 2024 24-03669H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 19-CA-012136 PLANET HOME LENDING, LLC, Plaintiff, vs. KEISY JIMENEZ; UNKNOWN SPOUSE OF KEISY JIMENEZ; BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN SPOUSE OF BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 2; JOANNE M. DILORENZO, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 21, 2024 and entered in Case No. 19-CA-012136, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and KEISY JIMENEZ; UNKNOWN SPOUSE OF KEISY JIMENEZ; BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN SPOUSE OF BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 2; JOANNE M. DILORENZO; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.

REALFORECLOSE.COM, at 10:00 A.M., on January 15, 2025, the following described property as set forth in said Final Judgment, to-wit: LOTS 4 AND 5, TOGETHER WITH THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTH, BLOCK 10, MAP OF CAMPOBELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs 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 17th day of December 2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01400 PHL V6.20190626 December 20, 27, 2024 24-03678H

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 MAGED BARSOU, Plaintiff, vs. ANDREA M. OROSCO and HILLSBOROUGH COUNTY, Defendants. NOTICE IS HEREBY GIVEN that pursuant to an Order Granting Final Judgment of Foreclosure, dated December 8, 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 BARSOU is the Plaintiff, and ANDREA M. OROSCO is the 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 ADDITION, as the same is recorded in Plat Book 2890 at Page 496, of the Public Records of Hillsborough County, Florida. Parcel ID: U-23-30-19-1R9-000000-00018.0 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 BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF 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. SUBMITTED on this 12th day of December, 2024. By: /s/Robert Salta Robert Salta, FLORIDA BAR NO.: 10222665 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578 eservice@hacheylawpa.com robert@hacheylawpa.com December 20, 27, 2024 24-03652H

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CC-107783 DIV.: J SUNRISE VILLAS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MARIA DEL PILAR GARCES, ET AL., Defendants. Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pinellas County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as: The East 2.65' of Lot 3 and the West 17.35' of Lot 4, Block 2 of SUNRISE VILLAS OF TAMPA, according to the map or plat thereof recorded in Plat Book 55, Page 14, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 3412 N. Sunrise Villas Court, Tampa, Florida, 33614. at public sale, to the highest bidder for

cash at 10 a.m., on the 31st day of January, 2025. DATED this 13th day of December, 2024. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770. DATED this 13th day of December, 2024. STOCKHAM LAW GROUP, P.A. George D. Root, III Florida Bar #0078401 109 S Edison Avenue Tampa, Florida 33606 E-Mail: groot@stockhamlawgroup.com P:(813) 867-4455 / F:(813) 867-4454 Attorney for Plaintiff, SUNRISE VILLAS December 20, 27, 2024 24-03656H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-004427 DIVISION: D Truist Bank Plaintiff, vs. Natalie Rae Bolin; Marion Robert Bolin; 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-004427 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Natalie Rae Bolin 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 21, 2025, the following described property as set forth in said Final Judgment, to-wit: THE EAST 44.5 FEET OF LOT 20, AND THE WEST 21.5 FEET OF LOT 21, OF BINGHAM'S

BAYBRIDGE ADDITION, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 81, 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 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." 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/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 24-330988 FC01 SUT December 20, 27, 2024 24-03655H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-008113 Division: C U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Plaintiff, v. NATANAEL YZQUIERDO FONSECA, JAVIER VALDIVIA ESPINOSA, CARLOS VALDIVIA SOUBLETT, GIOVANNY BERRIO AKA GIOVANNY BERRIO NORIEGA SR., and ALVARO SOUBLETT VELIZ; Defendant. To the following Defendant(s): GIOVANNY BERRIO AKA GIOVANNY BERRIO NORIEGA, SR. Last Known Address: 6511 Yosemite Dr, Tampa, FL 33634 YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about March 13, 2024 at the intersection of East Memorial Highway and West Longboat Blvd, in Tampa, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before January 21, 2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

This notice is provided pursuant to Administrative Order No. 07-97-32-05 In accordance with the Americans with Disabilities Act: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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: 1-800-955-8771 E-mail: ADA@fljud13.org WITNESS my hand and seal of this Court this 16 day of December, 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 Kelley Kronenberg, Attorney for Petitioners, 1511 N. Westshore Blvd., Tampa, FL 33607 December 20, 27, 2024 24-03670H

AMENDED NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2022-CC-106156 BAYRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ADEBOLA ATANDA, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated December 17, 2024 and entered in case no: 2022-CC-106156, of the County Court in and for Hillsborough County, Florida, wherein Bayridge Homeowners Association Inc. is Plaintiff, and Adebola Atanda, is the Defendant(s), the Office of Cindy Stuart, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on January 24, 2025, the following described property as set forth in said Final Judgment, to-wit: "Lot 26, BAYRIDGE, according to the plat thereof, as recorded in Plat Book 123, Page(s) 152 through 164, of the Public Records of Hillsborough County, Florida." The Property is located at the street address of: 1519 Custer Bayou Street, Ruskin, FL 33570 Any person claiming an interest in the surplus funds from the foreclosure sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are

hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. Thirteenth Judicial Circuit ADA Coordinator [external website link] Phone: (813) 272-7040 or ADA@fljud13.org If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711. Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 Phone: (813) 276-8100, extension 7039 If you require sign language interpreting assistance while receiving in person service at the Clerk's Office, the following locations have a virtual remote sign language interpreting service available: Edgecomb Courthouse Customer Service Center, Edgecomb Courthouse Jury Services, Edgecomb Courthouse Domestic Violence Department, Tampa Pierce Street Official Records and Value Adjustment Board Departments, Plant City Courthouse Customer Service Center, and Brandon Regional Service Center. This free sign language interpreting service is available in person on demand at these service locations during each location's operating hours. GARFINKEL LAW Attorney for Plaintiff Garfinkel Law 300 N. Maitland Avenue Maitland, FL 32751 Phone: (407) 539-3900 Telefax: (407) 386-8485 BY:/s/ Karen M. Marcell, Esq. Karen M. Marcell, Esq. Florida Bar No.: 51640 Primary email address: karen@garfinkel.law Secondary email address: rachel@garfinkel.law 20259-007 December 20, 27, 2024 24-03673H

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer 1/2025 1/28

--- ACTIONS / SALES ---

FIRST 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-007992

Division: B
U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Plaintiff, v. DANIEL OJEDA AKA DANIEL MARINO-JEDA, JONATHAN SARMIENTO AKA JONATHAN SARMIENTO-NIVAR, CARI RIVERA AKA CARI RIVERA-LOPEZ, and CARI RIVERA AKA CARI RIVERA-LOPEZ A/N/F/Y.V., Defendant.
To the following Defendant(s): JONATHAN SARMIENTO AKA JONATHAN SARMIENTO-NIVAR
Last Known Address: 6512 Alta Monte Drive, Tampa, FL 33634

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about April 6, 2024 on North Armenia Avenue and West Herman Street in Tampa,

Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before JANUARY 21, 2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

This notice is provided pursuant to Administrative Order No. 07-97-32-05 In accordance with the Americans with Disabilities Act:

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

the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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: 1-800-955-8771
E-mail: ADA@fljud13.org
WITNESS my hand and the seal of this Court this 16 day of December, 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

Kelley Kronenberg,
Attorney for Petitioners,
1511 N. Westshore Blvd.,
Tampa, FL 33607
December 20, 27, 2024 24-03671H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-011785
EQUITY RESOURCES, INC. Plaintiff(s), vs. SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; SHARON SWEAT Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 4, 2024 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of January, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA: A PORTION OF CUSTOM LOT "C", SUN CITY CENTER UNIT 35, AS RECORDED IN PLAT BOOK 45, PAGE 90-1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 19, BLOCK A, OF SUN CITY CENTER UNIT 35, (BEING ALSO THE SOUTHWEST CORNER OF SAID LOT "C"); THENCE NORTH 20 DEGREES 13'03"

EAST 72.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT "C") TO THE "TRUE POINT OF BEGINNING; THENCE NORTH 20 DEGREES 13'03" EAST, 82.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT "C"; THENCE SOUTH 82 DEGREES 36'07" EAST, 93.64 FEET ALONG THE NORTH BOUNDARY OF SAID LOT "C" TO THE WESTERLY RIGHT-OF-WAY LINE OF STONEHAM DRIVE (60' RIGHT-OF-WAY); THENCE SOUTHWESTERLY 130.38 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 422.30 FEET AND A CHORD BEARING SOUTH 18 DEGREES 19'20" WEST, 129.86 FEET THEN NORTH 54 DEGREES 00'08" WEST TO THE TRUE POINT OF BEGINNING.

Property address: 407 Stoneham Drive, Sun City Center, FL 33573
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.

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

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.

Respectfully submitted,
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 23-002415-1
December 20, 27, 2024 24-03672H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-000509

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE2, Plaintiff, vs. ERNESTO PEREZ; UNKNOWN SPOUSE OF ERNESTO PEREZ N/K/A JULIA PEREZ; THE CIT GROUP/CONSUMER FINANCE, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 9, 2024 in Civil Case No. 24-CA-000509, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE2 is the Plaintiff, and ERNESTO PEREZ; UNKNOWN SPOUSE OF ERNESTO PEREZ N/K/A JULIA PEREZ; THE CIT GROUP/CONSUMER FINANCE, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY,

THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, RANTEES, 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 22, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 22 EAST, RUN WEST 210 FEET ALONG THE NORTH BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 130 FEET, FOR A POINT OF BEGINNING, THENCE WEST 194 FEET, THENCE SOUTH 247.44 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 600, THENCE SOUTHEASTERLY 200.10 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE (33 FEET FROM THE CENTERLINE) THENCE NORTH 295.3 FEET TO THE POINT OF BEGINNING.

AND PARCEL I LOT BEGINNING 25 FEET SOUTH AND 378 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND RUN SOUTHERLY 105 FEET WESTERLY 26 FEET NORTHERLY 5 FEET EASTERLY 1.74 FEET NORTHERLY 100 FEET AND EASTERLY

24.26 FEET TO THE POINT OF BEGINNING, OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 22 EAST. PARCEL II THAT PART OF THE EAST 75 FEET OF THE WEST 256 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING NORTH OF SR 600, LESS THE NORTH 125 FEET, OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 22 EAST.

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 12th day of December, 2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: John J. Cullaro
2024.12.12 11:01:18-05'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15177B
December 20, 27, 2024 24-03659H

FIRST INSERTION

NOTICE OF ACTION
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 24-CA-009626
Division B

VANDERBILT MORTGAGE AND FINANCE, INC., Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JULIA SALADINO; TEMPLE TERRACE WOODS HOMEOWNERS ASSOCIATION, INC.; ISPC; HILLSBOROUGH COUNTY - CODE ENFORCEMENT; and UNKNOWN TENANT Defendant.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JULIA SALADINO last known address, 9134 Wood Terrace Drive, Tampa, Florida 33637

Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE,

ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JULIA SALADINO that an action of foreclosure on the following property in Hillsborough County, Florida:

LOT 23, TEMPLE TERRACE WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 1998 HOMES OF MERIT 28X44 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: FLHMBFP101542070A AND FLHMBFP101542070B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before 01/21/2025 and file the original with the clerk of the court either before service on the 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 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 12/16/2024.

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

Leslie S. White, Esquire,
the Plaintiff's attorney,
420 S. Orange Avenue, Suite 700,
P.O. Box 2346,
Orlando, Florida 32802-2346
5375809.v1
December 20, 27, 2024 24-03674H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2019-CA-008560
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING RM3 ACQUISITIONS GRANTOR TRUST, Plaintiff, vs. EDWARD MCDONALD, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 4, 2024, and entered in Case No. 29-2019-CA-008560 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding RM3 Acquisitions Grantor Trust, is the Plaintiff and Edward McDonald, Hillsborough County Clerk of the Circuit Court, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online

at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the February 6, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 19 EAST, RUN THENCE EAST 30 FEET, SOUTH 1021 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 100 FEET, EAST 225.8 FEET, MORE OR LESS TO THE BANK OF THE HILLSBOROUGH RIVER, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE BANK OF THE HILLSBOROUGH RIVER TO A POINT WHICH IS 243.3 FEET MORE OR LESS EAST OF THE POINT OF BEGINNING, THENCE WEST TO THE POINT OF BEGINNING

A/K/A 7203 N 40TH ST TAMPA FL 33604

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.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 12 day of December, 2024.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/19-016414
December 20, 27, 2024 24-03665H

FIRST 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-007492
DIVISION: C
RF -Section I

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R5, Plaintiff, vs. MARON L. GEBRON; MV REALTY PBC, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: MARON L. GEBRON
Last Known Address
11609 WINN RD
RIVERVIEW, FL 33569

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

THE EAST 100 FEET OF THE WEST 533 FEET OF THE SOUTH 132 FEET OF THE NORTH 165 FEET OF THE NORTH 7/8 OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 30 SOUTH, RANGE 20 EAST, OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 1/21/2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO

PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
DATED ON December 16, 2024.

CINDY STUART
As Clerk of the Court
(SEAL) By: Isha Tirado-Baker
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1491-204353 / VP2
December 20, 27, 2024 24-03676H

SAVE TIME



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Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUBURBS
1/2025/06/22

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 24-CC-055626

DIVISION: L
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST,
Plaintiff, v.
EMMA K. RADOVICH AKA EMMA
K. RODOVICH, et al.,
Defendants.
TO: EMMA K. RADOVICH AKA
EMMA K. RODOVICH
Last Known Address: 1526 Sparlin
Road, Lutz, FL 33549

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

PARCEL 2:
A parcel of land lying in the
South 1/2 of the Southwest 1/4 of
the Northeast 1/4 of Section
18 Township 27 South, Range 19
East, Hillsborough County, Flor-
ida, more particularly described
as follows:

Commence at the Southwest
Corner of the Southwest 1/4 of
the Northeast 1/4 of said Sec-
tion 18; thence N 89°25'20" E
along the South boundary of
said Southwest 1/4 of the North-
east 1/4, 659.51 feet to POINT
OF BEGINNING, thence N
00°09'40" W 439.29 feet to a
point on the South boundary
of the North 222.82 feet of the

South 1/2 of said Southwest 1/4 of
the Northeast 1/4, thence along
said South boundary, N 89°22'
08" E, 3.55 feet to a point on the
West boundary of the Southeast
1/4 of the Southwest 1/4 of the
Northeast 1/4 of said Section 1,
thence along said West bound-
ary, S 00°09'40" E., 3.69 feet
to a point on the North bound-
ary of the South 435.60 feet of
the said Southwest 1/4 of the
Northeast 1/4, thence along said
South boundary, N 89°25'20" E,
200.00 feet, thence S 00°09'40"
E, 420.60 feet to a point 15.00
feet North of the South bound-
ary of said Southwest 1/4 of
the Northeast 1/4, thence N
89°25'20" E, 15.00 feet North
of and parallel to said South
boundary, 462.99 feet to a point
on the East boundary of said
Southwest 1/4 of the Northeast
1/4, thence S 00°46'20" E, 15.00
ft; to a point on the said South
boundary of the Southwest 1/4 of
the Northeast 1/4 of the South-
west 1/4 of the Northeast 1/4 of
Section 18, Township 27 South,
Range 19 East, Hillsborough
County, Florida, thence East for
a distance of 390.00 feet for a

Point of Beginning, thence North
for a distance of 225.00 feet;
East a distance of 100.00 feet;
South a distance of 225.00 feet;
West a distance of 100.00 feet to
the Point of Beginning.

TOGETHER WITH an ease-
ment for ingress and egress pro-
poses the South 15.00 feet of the
following described parcel:
A parcel of land lying in the
South 1/2 of the Southwest 1/4 of
the Northeast 1/4 of Section
18, Township 27 South, Range 19
East, Hillsborough County, Flor-
ida, more particularly described
as follows:
Commence at the Southwest cor-
ner of the Southwest 1/4 of the
Northeast 1/4 of said Section 18,
thence on the South boundary
thereof North 89°25'20" East;
a distance of 25.00 feet, to the
intersection with the East right
of way line of Hanna Road and
the Point of Beginning, thence
on said right of way line North,
distance of 138.71 feet, thence
departing said right of way line,
parallel with the North boundary
of the South 1/2 of the Southwest
1/4 of the Northeast 1/4 of said
Section 18 North 89°22'05"
East, a distance of 366.02 feet
to the intersection with the
West boundary of that parcel
described in Official Records
Book 4908, Page 1944, of the
Public Records of said County
and State; thence on said West
boundary South 00°05'04"
East, a distance of 139.05 feet to
the intersection with the South
boundary of the Southwest 1/4 of
the Northeast 1/4 of said Section

18; thence on said South bound-
ary, South 89°25'20" West, a
distance of 366.22 feet, to the
Point of Beginning.

TOGETHER WITH an ease-
ment for ingress and egress pur-
poses over the South 15.00 feet
of the following described parcel:
A parcel of land lying in the
South 1/2 of the Southwest 1/4 of
the Northeast 1/4 of Section
18, Township 27 South, Range 19
East, Hillsborough County, Flor-
ida, more particularly described
as follows:

Commence at the Southwest cor-
ner of the Southwest 1/4 of the
Northeast 1/4 of said Section 18,
thence on the South boundary
thereof North 89°25'20" East;
a distance of 25.00 feet, to the
intersection with the East right
of way line of Hanna Road and
the Point of Beginning, thence
on said right of way line North,
distance of 138.71 feet, thence
departing said right of way line,
parallel with the North boundary
of the South 1/2 of the Southwest
1/4 of the Northeast 1/4 of said
Section 18 North 89°22'05"
East, a distance of 366.02 feet
to the intersection with the
West boundary of that parcel
described in Official Records
Book 4908, Page 1944, of the
Public Records of said County
and State; thence on said West
boundary South 00°05'04"
East, a distance of 139.05 feet to
the intersection with the South
boundary of the Southwest 1/4 of
the Northeast 1/4 of said Section

18; thence on said South bound-
ary, South 89°25'20" West, a
distance of 366.22 feet, to the
Point of Beginning.

TOGETHER WITH an ease-
ment for ingress and egress pur-
poses over the South 15.00 feet
of the following described parcel:
A parcel of land lying in the
South 1/2 of the Southwest 1/4 of
the Northeast 1/4 of Section
18, Township 27 South, Range 19
East, Hillsborough County, Flor-
ida, more particularly described
as follows:

Commence at the Southwest cor-
ner of the Southwest 1/4 of the
Northeast 1/4 of said Section 18,
thence on the South boundary
thereof, North 89°25'20" East, a
distance of 391.22 feet to the in-
tersection with the West bound-
ary of that parcel described in
Official Record Book 4908, Page
1944, of the Public Records of
said County and State; thence on
said West boundary; North
00°05'04" West, a distance of
224.96 feet, to the POINT OF
BEGINNING, thence continue
North 00°05'04" West, a dis-
tance of 214.08 feet to the in-
tersection with the South bound-
ary of the North 222.82 feet of
the South 1/2 of the Southwest 1/4
of the Northeast 1/4 of said Sec-
tion 18, thence on said South bound-
ary, North 89°22'08" East, a
distance of 267.70 feet to the in-
tersection with the West bound-
ary of that parcel described in
Official Record Book 4820, Page
1240, of the Public Records of
said County and State, thence
on said West boundary South

00°09'40" East, a distance of
439.29 feet to the intersection
with the South boundary of the
Southwest 1/4 of the Northeast
1/4 of said Section 18, thence
on said South boundary, South
89°25'20" West, a distance of
168.27 feet to the intersection
with the East boundary of that
parcel described in Official Re-
cord Book 4908, Page 1944, of
the Public Records of said Coun-
ty and State, thence on said East
boundary, North 00°06'45"
West, a distance at 225.04 feet,
thence on the North boundary
of said parcel, South 89°22'33"
West, a distance of 99.91 feet, to
the POINT OF BEGINNING.

TOGETHER WITH an ease-
ment for ingress and egress pur-
poses over the North 15.00 feet
of the West 858.00 feet of the
following described parcel:

The North 1/3 of the Northwest
Quarter of the Southeast Quar-
ter of Section 18, Township 27
South, Range 19 East, Hillsbor-
ough County, Florida,
including the buildings, appur-
tenances, and fixture located
thereon.

Property Address: 1526 Sparlin
Road, Lutz, FL 33549 (the
"Property").
filed against you and you are required
to serve a copy of your written defenses,
if any, to it on HARRIS S. HOWARD,
ESQ., of HOWARD LAW, Plaintiff's
attorney, whose address is 4755 Tech-
nology Way, Suite 104 Boca Raton, FL
33431 on or before JANUARY 14, 2025
(no later than 30 days from the date of
the first publication of this Notice of
Action) and file the original with the

Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint or petition
filed herein.

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

WITNESS my hand and seal of this
Court at Hillsborough, Florida on this 9
day of December, 2024.

CINDY STUART
HILLSBOROUGH
CLERK OF COURT
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

HARRIS S. HOWARD, ESQ.,
of HOWARD LAW,
Plaintiff's attorney,
4755 Technology Way, Suite 104
Boca Raton, FL 33431
December 20, 27, 2024 24-03637H

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-009384
NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING,
Plaintiff, vs.
SERGIO RAMIREZ, et. al.

Defendant(s).
TO: SERGIO RAMIREZ, UNKNOWN
SPOUSE OF SERGIO RAMIREZ, .
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

THE WEST 1/2 OF THE
SOUTH 207.6 FEET OF THE
NORTH 237.6 FEET OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SEC-
TION 34, TOWNSHIP 28
SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY,
FLORIDA; LESS THE WEST 25
FEET THEREOF FOR ROAD;
ALSO LESS THE EAST 424
FEET THEREOF

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before January 23,
2025/(30 days from Date of First Publi-
cation of this Notice) and file the origi-

nal with the clerk of this court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition filed herein.

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 sched-
uled court appearance, or immedi-
ately upon receiving a notification
of a scheduled court proceeding if
the time before the scheduled ap-
pearance is less than 7 days. Com-
plete the Request for Accommoda-
tions Form and submit to 800 E.
Twigg Street, Room 604, Tampa, FL
33602. ADA Coordination Help Line
(813) 272-7040; Hearing Impaired
Line 1-800-955-8771; Voice Impaired
Line 1-800-955-8770.

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

WITNESS my hand and the seal of
this Court at County, Florida, this 18th
day of December, 2024.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@rasg.com
24-211976
December 20, 27, 2024 24-03687H

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 09-CA-017709
DIVISION: G
ADVANTA IRA SERVICES, LLC
FBO BENEFICIARY ROTH IRA
#8005207,
Plaintiff, vs.
THOMAS ORTIZ, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated October 15, 2024, and entered
in Case No. 09-CA-017709 of the
Circuit Court of the Thirteenth Judicial
Circuit in and for Hillsborough County,
Florida in which ADVANTA IRA
SERVICES, LLC FBO BENEFICIARY
ROTH IRA #8005207, is the
Plaintiff and THOMAS ORTIZ; CPT
ACQUISITIONS, LLC; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY are defendants,
Cindy Stuart, Clerk of the Court, will
sell to the highest and best bidder for
cash in/on <https://www.hillsborough.realforeclose.com/index.cfm>
in accordance with chapter 45 Florida
Statutes, Hillsborough County, Florida
on January 15, 2025 at 10:00 a.m.,
EST the following described property
as set forth in said Final Judgment of
Foreclosure:

LOT 2, RESUBDIVISION OF
BLOCK 15 OF OSCAWANA
SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 10, PAGE 22, OF
THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY,
FLORIDA.
PROPERTY ADDRESS: 303
SOUTH MELVILLE AVENUE,
TAMPA, FL 33606

Any person claiming an interest in
the surplus from the sale, if any,
other than the property owner as of
the date of the lis pendens must file
a claim before the clerk reports the
surplus as unclaimed. The Court, in
its discretion, may enlarge the time of
the sale. Notice of the changed time
of sale shall be published as provided
herein.

**See Americans with
Disabilities Act**

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
Email 2: david@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
December 20, 27, 2024 24-03688H

FIRST INSERTION

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

CASE NO.: 2024-CC-031515
DIVISION: K
HAWKS POINT HOMEOWNERS
ASSOCIATION, INC.
Plaintiff, vs.
AMBER DENISE JACKSON,
UNKNOWN TENANT #1 AND
UNKNOWN TENANT #2,
Defendants.

TO: Amber Denise Jackson
2109 Song Sparrow Court
Ruskin, FL 33570

YOU ARE HEREBY NOTIFIED that
an action to foreclose a homeowner's as-
sessments lien recorded on September
27, 2023, in Official Records Instru-
ment #: 20233430375, in the Public
Records of Hillsborough County, on the
following property located in Hillsbor-
ough County, Florida.

ADDRESS: 2109 Song Sparrow
Court, Ruskin, FL 33570

LEGAL:
Lot 239, of HAWKS POINT-
PHASE 1B-1, as per the plat
thereof, as recorded in Plat Book
115, Page 180, of the Public Re-
cords of Hillsborough County,
Florida.

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

W. Executive Drive, Suite 250, Tampa,
Florida 33609 on or before 01/21/2025
, and file the original with the Clerk of
this Court either before service upon
the attorney, or immediately thereaf-
ter; 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 ap-
pearance is less than 7 days. Complete
the Request for Accommodations Form
and submit to 800 E. Twigg Street, Room
604, Tampa, FL 33602. ADA Coordina-
tion Help Line (813) 272-7040; Hear-
ing Impaired Line 1-800-955-8771;
Voice Impaired Line 1-800-955-8770.

DATED this 16 day of December,
2024.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
December 20, 27, 2024 24-03677H

FIRST INSERTION

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

CASE NO.: 2023 CA 014408
M36 FUND, LLC, a Florida limited
liability company,
Plaintiff, v.
WHITE GLOVE HOLDINGS II,
LLC, a Florida limited liability
company; NICKOLAS LEIF
SWANSON, an individual;
LAWRENCE SCHMALTZ, an
individual; PATRICIA SCHMALTZ,
an individual; JOHN DOE and
JANE DOE, as Unknown Tenants;
and any unknown heirs, devisees,
grantees, creditors, and
other unknown persons, unknown
entities, unknown parties or
unknown spouses claiming by,
through or under any of the above-
named Defendants,
Defendants.

Notice is hereby given that pursuant to
the Consent Summary Final Judgment
of Foreclosure entered in this cause, in
the County Court of the 13th Judicial
Circuit in and for Hillsborough County,
Florida, wherein M36 FUND, LLC,
Plaintiff and WHITE GLOVE HOLD-
INGS II, LLC, et al. are Defendants, the
Clerk shall offer for sale to the highest
bidder for cash at www.hillsborough.realforeclose.com
at 10:00 a.m. on the
16th day of January 2025, the following
described property as set forth in the
Consent Summary Final Judgment of
Foreclosure, to wit:

Lot 3, Block 1, Replat of Blocks
A-10, A-21, A-22 & A-24, Temple
Terrace Estates, according to the
plat thereof, as recorded in Plat

Book 39, Page 60, Public Re-
cords of Hillsborough County,
Florida.

IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A RIGHT
TO FUNDS REMAINING AFTER
THE SALE, IF ANY, YOU MUST FILE
A CLAIM WITH THE CLERK NO
LATER THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS AS
UNCLAIMED. IF YOU FAIL TO FILE
A CLAIM, YOU WILL NOT BE ENTITLED
TO ANY REMAINING FUNDS.

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 assis-
tance. Please contact the Court's ADA
Coordinator, Hillsborough County
Courthouse, 800 E. Twigg St., Room
604, Tampa, Florida 33602, (813)
272-7040, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

DATED: December 16, 2024
KOPELOWITZ OSTROW
FERGUSON WEISELBERG
GILBERT
Counsel for Plaintiff
One West Las Olas Boulevard,
Suite 500
Fort Lauderdale, FL 33301
Telephone: (954) 525-4100
Facsimile: (954) 525-4300
By: /s/ Marni L. Avidon
Marni L. Avidon, Esq.
Fla. Bar No.: 67895
avidon@kolawyers.com
December 20, 27, 2024 24-03667H

PUBLISH YOUR LEGAL NOTICE

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

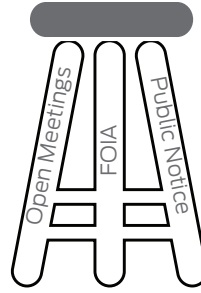
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

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**



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



Independence

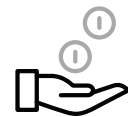


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

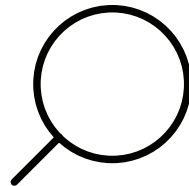


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

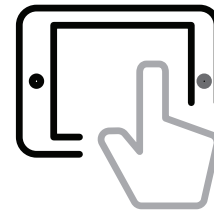
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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 / SALES / ESTATES ---

SECOND 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.

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.

The date of first publication of this notice is December 13, 2024. Proposed Personal Representative: John W. MacGloan.

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-003226. DIVISION A. IN RE: ESTATE OF JOANNE HENNION O'HAROLD. 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.

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

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

IN ADDITION TO THE TIME LIMITS 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.

SECOND INSERTION

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.

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The date of first publication of this notice is Dec 13, 2024. Personal Representative: CAROLE A. COLE. 1408 69th Avenue West. Bradenton, Florida 34207.

SECOND 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, Deceased.

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.

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

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 13, 2024. Personal Representative: /s/ Donna Minasian Friedman. DONNA MINASIAN FRIEDMAN. 203 Somerset Ln. Palm Harbor, FL 34684.

THIRD 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.

In re: ONE NET ENTERPRISES, LLC, Assignor, to 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.

TER 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 sections 732.216-732.228, Florida Statutes applies.

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. TERRY HESLIN. Personal Representative. 1996 Day Road. Loogootee, Indiana 47553.

SECOND 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.

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.

The date of first publication of this notice is December 13, 2024. Personal Representative: CAROLE A. COLE. 1408 69th Avenue West. Bradenton, Florida 34207. Attorney for Personal Representative: JENNIFER L. HAMEY (0123046).

FOURTH 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, and 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.

TO: YISELLA MARTINEZ, 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.

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Hillsborough Property, Florida:

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 NOTICED 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

THIRD 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 Unknown 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.

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 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.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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 December 13, 20, 2024 24-03627H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City, FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/30/24 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

- B-4551 Crystal Bailey
A-311 Nichole Byrd
G-815 Chasity McBride
A-279 Andrew Moll
A-256 Maria Ramirez
10-131 Theresa Renteria
X80 Alan Torrez
14-181 Beunca Mitchell
19-6 Amy Turner
6-83 Beunca Mitchell
10-133 Solis, Kailyn
R/V 901 Danelys Gomez
X59 Donald Kappes

- clothing electronics furniture
toys furniture clothing
tools electronics boxes
tools furniture clothing
furniture bedding boxes
clothing furniture boxes
Trailer
furniture boxes
furniture clothing mattresses
artwork boxes totes
bags, totes
Boxes, totes
Semi-trailer

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430. December 13, 20, 2024 24-03603H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-views, 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 property belonging to those individuals listed below.

- Unit # A022 Darius Williams
Unit # A052 Chris Gardner
Unit # A046 Alfred Brown
Unit # A087 Mark Purvis
Unit # A116 Lasonya Tribilant
Unit # A197 Sophie Simeon
Unit # A216 Delores Jefferson
Unit # A254 Nicole Valentín
Unit # A326 Eric Howard
Unit # A339 Timothy Jordan
Unit # B007 Latesha Christopher
Unit # B019 Joshua Bynum

- Boxes, Clothing
Boxes, Bedding, Clothing, Toys
Boxes
Boxes, Books, Tools
Bedding, Boxes, Clothing, Furniture, Lamps
Books, Furniture
Boxes, Clothing, Tools, Toys
Bedding, Books, Furniture, Sports
Boxes, Appliances, Tools, Washer
Totes, Furniture
Bags, Appliances, Bedding
Appliances, Bedding, Boxes, Furniture, Tools
Furniture, Boxes, Bedding
Appliances, Boxes, Toys
Boxes, Furniture
Appliances, Bedding, Boxes, Furniture
Boxes, Bedding
Boxes, Collectibles
Appliances, Boxes, Furniture, Lamps, Tools
Appliances, Boxes, Suit Cases
Tools
Tools, Appliances, Boxes
Tools, Boxes
Bedding, Boxes, Tools, Clothing, Sports
Boxes, Clothing, Furniture, Appliances
Appliances, Boxes, Clothing, Lamps, Toys
Bedding, Boxes, Clothing, Furniture
Bedding, Boxes, Clothing, Furniture
Boxes, Furniture, Lamps, Toys
Tools, Boxes

- Unit # B023 Sherniky Boggs
Unit # B027 Shanna Hall
Unit # B040 Michael Albello
Unit # B150 Tony Ward
Unit # B163 Karen Martin
Unit # B165 Johana Hidrovo
Unit # B229 Angel Nolasco
Unit # B270 Marilyn Valdez
Unit # C023 Joshua Oliveras
Unit # D104 Ryan Bishop
Unit # D105 Ryan Bishop
Unit # D109 Charles Vincoli

- Unit # D112 Evans Lubin
Unit # D174 Brandon Brown
Unit # D184 Melva Richardson
Unit # D188 Shanna Hall
Unit # D203 Cavoni Herald
Unit # D211 Ryan Bishop

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)344-7390 December 13, 20, 2024 24-03602H

-- ESTATE --

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

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

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

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

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

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

LYNNE 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

SECOND 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 forth below.

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

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

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

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

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

The date of first publication of this notice is: 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

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

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

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

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

The 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:
jrvera@hnh-law.com
December 13, 20, 2024 24-03623H

SECOND 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 below.

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

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

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

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

NOTWITHSTANDING THE TIME 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:

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

SECOND 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 BILLY JOE BROWN, deceased, whose date of death was June 22, 2023, is pending in the Circuit Court for HILLSBOROUGH 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

SECOND 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. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

Min 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

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-003774
DIVISION: B
IN RE: ESTATE OF
BERNADETTE EROA OLDHAM,
Deceased.

The administration of the Estate of Bernadette Eroa Oldham, deceased, whose

date of death was September 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with

this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
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
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 below.

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

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

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

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

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

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

The date of first publication of this notice is 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
E-Mail:
BBuchert@BuchertLawOffice.com
December 13, 20, 2024 24-03573H

SECOND INSERTION

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

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

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

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

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

Personal Representative:

/s/ Roger Arseno Crescentini
ROGER ARSENE CRESCENTINI, SR.
503 Proclamation Dr.
Tampa, Florida 33613
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.com
Secondary E-Mail:
srw@wrplawyers.com
December 13, 20, 2024 24-03574H

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

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

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

PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is 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
MEGAN M. GREENE, 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-CA-007688 DIVISION: J WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER, DECEASED; LATISHA NELSON; FABIAN S. NELSON;

LABRON J. NELSON; RICKAYLA L. TWONS; DALLAS J. WILSON; INGRID VERONICA WILLIAMS; SPENSER BRANDON WILLIAMS; KATIE HART; OTIS RAMSEY; TOMMIE RAMSEY; BARBARA RAMSEY MIMS; BRENDA RAMSEY, Defendant(s). 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-

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, Hills-

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

SECOND 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. Plaintiff, vs. MEGAN GRACIA, UNKNOWN TENANT #1, UNKNOWN TENANT #2 Defendants. TO: MEGAN GRACIA 1512 OAK POND 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, BRENTON 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 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. DATED this 6 day of December, 2024. 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

SECOND INSERTION

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 ASSOCIATION, Plaintiff, vs. GLENN ANDREW PAPP A/K/A GLENN A. PAPP; et al., Defendant(s). TO: Glen Andrew Papp A/K/A Glenn A. Papp Last Known Residence: 1008 N Bay Street East Tampa, FL 33610 TO: Unknown Spouse of Glenn Andrew Papp A/K/A Glenn A. Papp Last Known Residence: 1008 N Bay Street East Tampa, FL 33610 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT 9, OF GOODWATER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PUT BOOK 12,PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before January

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 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 December 3, 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 1457-1002B Ref# 9988 December 13, 20, 2024 24-03577H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 29-2024-CA-007915 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES, Plaintiff, vs. 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, DONNA LAMAR, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT BEGINNING AT THE INTERSECTION 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 BEGINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before January 16, 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 default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of 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. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at County, Florida, this 9th day of December, 2024. CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-222792 December 13, 20, 2024 24-03606H

SECOND 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 SOUTHSORE 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 SOUTHSORE 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: Lot 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 ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292024CA003762A001HC DIVISION: H RF-Section II NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BRIAN JONATHAN SAUNDERS A/K/A BRIAN SAUNDERS; LIDIA SAUNDERS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an 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 BRIAN SAUNDERS; LIDIA SAUNDERS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on 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. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 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

SECOND 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, 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 PRESERVATION'S UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, 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. 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 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 24-03571H

SECOND 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, GRANTEEES, ASSIGNEES, CREDITORS AND TRUSTEES OF THE ESTATE OF PAUL W. MITCHELL, JR. A/K/A PAUL 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, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS AND TRUSTEES OF THE ESTATE OF PAUL W. MITCHELL, JR. (DECEASED) 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 RECORDED 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 a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. This notice shall be published once a week for two consecutive weeks in the Business Observer. Date: 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

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-- ACTIONS / SALES --

SECOND INSERTION

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

CASE NO. 21-CC-047081
WATERSIDE COMMUNITY ASSOCIATION, INC., PLAINTIFF, v. PAULETTE A. BROWN, PAULETTE MCCLAIN, UNKNOWN SPOUSE OF PAULETTE MCCLAIN, UNKNOWN TENANTS, DEFENDANTS.

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 Circuit in and for Hillsborough 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 as set forth in said Final Judgment:

LOT 1 BLOCK 10, RIVERWALK AT WATERSIDE ISLAND TOWNHOMES-PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

92 AT PAGE 70 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Name of record owner: PAULETTE A. BROWN and PAULETTE MCCLAIN
 Property Address: 4126 GRADSTONE PL., TAMPA, FL 33617-7312
 PIN: A-28-28-19-5ZB-000010-00001.0
 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) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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: 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
 December 13, 20, 2024 24-03578H

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-006964
Division: K
BAY AREA LENDING SERVICES, LLC, a Florida limited liability company, Plaintiff, vs. GIBSON PRODUCTS LLC a Kansas limited liability company, and DAVID WILSON, individually Defendants.

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, Florida, wherein Bay Area, Plaintiff, and Gibson Products LLC and David Wilson, 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 10th day of January 2025, the following described property as set forth in said Final Judgment, to wit:

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

20, Public Records of Hillsborough County, Florida.

Property address: 3110 West Napoleon 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. Ashley Drive, Ste 1600
 Tampa, Florida 33602
 Telephone: 813/273-5616
 Telecopier: 813/221-4113
 Attorney for the Plaintiff
 December 13, 20, 2024 24-03572H

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
MAGED BARSOUM, Plaintiff, vs. ANDREA M. OROSCO and HILLSBOROUGH COUNTY, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order Granting Final Judgment 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

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 GIBSONTOWN-ON-THE-BAY 5TH ADDITION, as the same is recorded in Plat Book 2890 at Page 496, of the Public Records of Hillsborough County, Florida.
 Parcel ID: U-23-30-19-

IR9-000000-00018.0
 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 BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF 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 711.

Dated this 10th day of December 2024.
 s/Robert Salta
 By: Robert Salta,
 FLORIDA BAR NO.: 10222665
 Law Offices of Stephen K. Hachey, P.A.
 Attorney for Plaintiff
 10521 Bloomingdale Ridge
 Riverview Florida 33578
 December 13, 20, 2024 24-03621H

SECOND INSERTION

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 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, Plaintiff, vs. 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 DELAWARE LIMITED LIABILITY COMPANY 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:

THE EAST 75.00 FEET OF LOT 26, BLOCK 1, NORTHDAL - SECTION F - UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE WESTERLY 2.00 FEET OF LOT 27,

BLOCK 1, NORTHDAL - SECTION F - UNIT NO. 2
 Property Address: 16324 BONNEVILLE 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@fjud13.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: fmail@raslg.com
 18-185740 - SaR
 December 13, 20, 2024 24-03633H

SECOND 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, 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 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 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 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

SECOND INSERTION

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

CIVIL DIVISION
Case No.: 23-CA-011859
Division: D
VALLEY NATIONAL BANK, a national banking association, Plaintiff, v. AGUILA INVESTMENTS, LLC, a Florida limited liability company, AGUILA SANDWICH SHOP CORPORATION, a Florida corporation, ALEXANDER RODRIGUEZ MARTIN, an individual, THE UNITED STATES OF AMERICA, ADMINISTRATOR OF THE U.S. SMALL BUSINESS 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 as:

LOTS 23, 24, 25, 69 AND 70, BLOCK 5, HOMELANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.
 TOGETHER WITH:
 All equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or

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 33614

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
 101 East Kennedy Blvd., Suite 3700
 Tampa, Florida 33602
 Telephone: (813) 221-3900
 Facsimile: (813) 221-2900
 Email: patrick.mosley@hwlaw.com
 Email: sarah.gunn@hwlaw.com
 Email: tricia.elam@hwlaw.com
 Attorneys for Plaintiff
 Valley National Bank
 December 13, 20, 2024 24-03607H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF 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 AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE is hereby given that, pursuant to the 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 property situated in Hillsborough County, Florida:

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

right-of-way for State Road 676 (Causeway Boulevard) per Hillsborough 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. For 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 AMERICANS WITH DISABILITIES 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

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

ANo. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com