

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on January 9, 2025, at 4:00 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District
Stephanie DeLuna, District Manager
December 27, 2024

24-03695H

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, January 14, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

24-03696H

FIRST INSERTION

NOTICE OF BOARD MEETING

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **January 8, 2025, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

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

Richard McGrath, District Manager
Governmental Management Services - Tampa, LLC
December 27, 2024

24-03697H

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 PROTOCOL, LLC located at 11717 MANGO GROVES BLVD in the City of SEFFNER, Hillsborough County, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of December, 2024.
PROTOCOL FLORIDA SERVICES LLC
December 27, 2024 24-03708H

FIRST INSERTION

NOTICE OF PUBLIC SALE

T&K Auto Collision, LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 01/27/2025 at 8:30 AM at 2823 Overpass Rd Units 7 & 8, Tampa, FL 33619. Phone (813) 297-9442 for \$6,311.90 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.555 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2018 FORD
VIN# 3FA6P0HDJLR157587
December 27, 2024 24-03698H

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 Cortland Lakecrest located at 10420 McKinley Drive in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of December, 2024.
McKinley Drive FL Partners, LLC
December 27, 2024 24-03707H

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 Lore Coaching located at 3906 West San Pedro Street, Tampa, FL, USA 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 18th day of December, 2024.
Sharon L Weiss
December 27, 2024 24-03703H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KEISHA DANIELLE COLLIER located at 10722 DEEPBROOK DR in the City of RIVERVIEW, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of December, 2024.
Collier:Keisha-Danielle
Gibson: Keisha-Danielle
December 27, 2024 24-03704H

FIRST INSERTION

NOTICE OF REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GVD Teas, Tonics & More Located at 18209 Sandy Pointe Drive, in the City of Tampa, Hillsborough County, Florida, 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

GVD Wellness, LLC
Gloria VanDyke-Dean, Manager
December 27, 2024 24-03699H

--- ESTATE ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-007474 DIVISION: C

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-SP1,
Plaintiff, vs.
CONSTANCE THELWELL; RICHARD THELWELL; DAVEN HENRY AS TRUSTEE FOR 700 S HARBOUR ISLAND BLVD #510; UNKNOWN BENEFICIARIES FOR 700 S HARBOUR ISLAND BLVD #510; PARKCREST HARBOUR ISLAND CONDOMINIUM ASSOCIATION, INC.; PRIMEQUITY, LLC, Defendant(s).
TO: Constance Thelwell
Residence Unknown
Unknown Beneficiaries for 700 S Harbour Island Blvd #510

Residence Unknown
Primequity, LLC
Residence Unknown

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

CONDOMINIUM UNIT 510, PARKCREST HARBOUR ISLAND CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 14790, PAGE 622, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 700S Harbour Island Blvd #510, Tampa, Florida 33602

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 23, 2025, 2024, and file the original with the Clerk of this

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No: 24-CP-003859 Division B IN RE: ESTATE OF CONSTANCE A. PETZAK aka CONSTANCE ANN PETZAK Deceased.

The administration of the estate of CONSTANCE A. PETZAK aka CONSTANCE ANN PETZAK, deceased, who died on August 24, 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 decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights At Death Act as described in Florida Statutes Section

732.216 - 732.218, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 27, 2024

Personal Representative
/s/ **Linda J Hoefing**
LINDA J. HOEFING
5684 Allison Ct.
Oxford, MI 48371

Attorney for Personal Representative:

/s/ **Debbie London Baker**
DEBBIE LONDON BAKER
Attorney for Personal Representative
Florida Bar Number: 119061
6409 Eureka Springs Rd., Ste. 516
Tampa, Florida 33610
Telephone: 813-586-1332
E-Mail: debbaker@londonbakerlaw.com
Dec. 27, 2024; Jan. 3, 2025

24-03702H

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003950 Division A IN RE: ESTATE OF ANNA JOSEPHINE MAXSTADT, aka A. JOSEPHINE MAXSTADT Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ANNA JOSEPHINE MAXSTADT, also known as A. JOSEPHINE MAXSTADT, deceased, File Number 24-CP-003950; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601; that the decedent's date of death was October 1, 2024; that the total value of the estate is \$0.00 and consisted of only Exempt Homestead Real Property and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LANA MAXSTADT
12011 N Rome Ave
Tampa, FL 33612
EDWARD JOHN MAXSTADT
2335 Nottingham Ln
Naperville, IL 60565
MICHAEL MAXSTADT
529 Cannon Dr
Geneva, IL 60134

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 27, 2024.

Person Giving Notice:
LANA MAXSTADT
12011 N. Rome Ave
Tampa, FL 33612

Attorney for Person Giving Notice:
Robert D. Hines, Esq.
Attorney for Petitioners
Florida Bar No. 413550
Ryne E. Hartt, Esq.
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
Dec. 27, 2024; Jan. 3, 2025

24-03706H

Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 12/18/2024.
Cindy Stuart
Clerk of said Court
(SEAL) By: Isha Tirado-Baker
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:24-400009
Dec. 27, 2024; Jan. 3, 2025
24-03694H

FIRST INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION FILE NO: 24-CP-003272 DIV: B IN RE: ESTATE OF JULIE LYNN AYLOR, Deceased.

The administration of the Estate of JULIE LYNN AYLOR, deceased, whose date of death was August 12, 2024, File Number 292024CP003272, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the day of December 27, 2024.

KYLE LUCAS AYLOR
Personal Representative
Gerald L. Herness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
Dec. 27, 2024; Jan. 3, 2025

24-03701H

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 Podcast Dude located at 5225 Tech Data Drive in the City of Clearwater, Hillsborough County, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of December, 2024.
Robert Delude
December 27, 2024 24-03712H

Q&A

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.

1/18/2025 2:13

--- ACTIONS / SALES ---

FIRST INSERTION

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

OF TEMPLE TERRACE, FLORIDA; GOODLEAP, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

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.

FIRST INSERTION

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

RICHARD A. WOODS v. RAYMOND E. HUGHES (Deceased), RUTH J. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RAYMOND E. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH J. HUGHES (Deceased); ESTATE OF DONNA DANIELSON; AMANDA BETH CALDWELL; DWAYNE CALDWELL; ANTHONY TERRENCE DANIELSON; and SHEILA HUGHES MATNEY, relative to the real property located at:

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 a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

FIRST INSERTION

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

Final Judgment of Foreclosure for Plaintiff entered in this cause on December 12, 2024, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

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

awarded on November 18, 2024 in Civil Case No. 22-CA-003350, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and THE ESTATE OF IDA MAE JENKINS, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; KEITH B. JENKINS SR. A/K/A KEITH B. JENKINS; THE INDEPENDENT SAVINGS PLAN COMPANY; UNKNOWN TENANT #1 N/K/A GERALDO FERNANDEZ; ROBERT SMOAK, JR.; HADEASE SMOAK; EVELYN SMOAK A/K/A EVELYN WILSON; JEREMIE SMOAK; DOUGLAS SMOAK; NATHANIEL SMOAK; CARMELLA SMOAK A/K/A CARMELLA DELOACH; SHAKQUAVEN SMOAK; FRANKLIN SMOAK, JR.; JADA SMOAK; SAMORE SMOAK; JADARIUS MILLER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

IN PLAT BOOK 35, PAGE 32, 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.

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 22, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, on the 21st day of January 2025 at 10:00 a.m. Eastern Time, the following described property:

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.

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

ING, LLC. is the Plaintiff, and KOMIEL M. OLIVER; ANTWANETTE HARDNETT; TAUSHIA OLIVER; KYLE LEE; TAUKER M. OLIVER; CALVIN R. THOMAS A/K/A CALVIN K. THOMAS, A MINOR CHILD, IN THE CARE OF; HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

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

FIRST INSERTION

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

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.

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.

24-03692H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-002505
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
BRIAN LAMETTO, et al
Defendants.
RHC HOME OWNERS' ASSOCIATION, INC
3174 GULF OF MEXICO DR
LONGBOAT KEY, FL 34228
LAST KNOWN ADDRESS: STAT-ED, CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose mortgage covering the following real and personal property described as follows, to-wit:
LOT 5, BLOCK 34, OF RIVER HILLS COUNTRY CLUB, PARCEL 20, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before January 21, 2025 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 13th day of December, 2024.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Mustafa Divan
Deputy Clerk

Orlando Deluca,
Deluca Law Group, PLLC,
2101 NE 26th Street,
Fort Lauderdale, FL 33305
PHONE: (954) 368-1311
FAX: (954) 200-8649
service@delucalawgroup.com
24-06097-1
Dec. 27, 2024; Jan. 3, 2025

24-03713H

FIRST INSERTION

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

PROBATE DIVISION
UCN: 292024CP003908A001HC
FILE NO: 24-CP-003908
IN RE: ESTATE OF
JOYCE C. McGARRITY,
Also known as JOYCE ANN
CUNNINGHAM McGARRITY,
Deceased.

The administration of the estate of JOYCE C. McGARRITY, Deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 24-CP-003908, the address of which is: 800 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, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 27, 2024

Personal Representative:
DEBRA JUNE SMITH
387 West Hills Drive
Henderson, North Carolina
27537

Attorney for Personal Representative:
DAVID W. FOSTER, of
FOSTER AND FOSTER
ATTORNEYS, P.A.

2111 Dr. Martin Luther King Jr. Street
North
St. Petersburg, Florida 33704

Telephone: (727) 822-2013
Dec. 27, 2024; Jan. 3, 2025

24-03710H

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. 18-CA-005223
U.S. Bank Trust National
Association, not in its individual
capacity but solely as owner trustee
for RCF 2 Acquisition Trust,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of David
Sevilla, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-CA-005223 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David Sevilla, Deceased; Nisha Ramos Sevilla f/k/a Nisha Monique Ramos; SONIA RIOS; Marisela Zamarripa n/k/a Marisela Zamarripa Medina; State of Florida Department of Revenue; E.L.S., a minor in the care of his mother and natural guardian Marisela Medina are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 21st day of January, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 10, BLOCK 8, OF SAN-

SON PARK, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 20, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A0478080000

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

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

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

Dated this 20th day of December, 2024.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/ Julie York
Julie York, Esq.
Florida Bar No. 55337
File # 17-F03342
Dec., 27, 2024; Jan. 3, 2025

24-03709H

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATES ---

THIRD 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 PRESER-
VATION'S UNKNOWN SPOUSE,
HEIRS, DEVISEES, GRANTEEES,
JUDGMENT CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER, OR AGAINST
DEFENDANTS OR PARTIES CLAIM-
ING TO HAVE ANY RIGHT, TITLE,
OR INTEREST IN THE PROPERTY
DESCRIBED IN THIS COMPLAINT.

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

Lot 2, STEPHEN FOSTER
HIGHLANDS ADDITION,
according to plat thereof as re-
corded in Plat Book 33, Page 81,
of the Public Records of Hills-
borough 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. 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.

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. Twigg 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 -
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 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 23, 2025/(30 days from Date of First Publication 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 scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

THIS NOTICE 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@raslg.com
24-211976
December 20, 27, 2024 24-03687H

FOURTH 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,

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-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. 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 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 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 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

Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 7, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 3rd day of December, 2024.

As Clerk of the Court
(SEAL) By: /s/ Ryan Marsh
As Deputy Clerk
December 6, 13, 20, 27, 2024

24-03557H

SECOND INSERTION

NOTICE 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. Twigg 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 DATE 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 on whom a copy of this notice is required to be served 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



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ESTATE ---

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

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

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

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:
trwalsers@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

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-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

SECOND 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@inheritor-florida.com
December 20, 27, 2024 24-03650H

SECOND 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 other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE

OF THE FIRST PUBLICATION OF THIS NOTICE.

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-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 Twiggs, 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

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
Knowltonlawfirm@gmail.com
December 20, 27, 2024 24-03685H

SECOND 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. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
December 20, 27, 2024 24-03679H

SECOND 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. 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

SECOND 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@hbmndlaw.com
Secondary E-Mail:
denise@hbmndlaw.com
December 20, 27, 2024 24-03689H

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@hwhlaw.com
Secondary E-Mail:
probate.ellie@hwhlaw.com
December 20, 27, 2024 24-03686H

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION
TO QUIET TITLE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case Number: 2024-CA-008174**

Erick Benjamin Perez
Plaintiff(s), vs.
Estate of Miles Leonard Cromwell,
Unknown Heirs of the Estate of
Miles Leonard Cromwell, Estate of
Buddy Leonard Cromwell, Unknown
Heirs of the Estate of Buddy Leonard
Cromwell, Estate of Patricia Ann
Bryant, Unknown Heirs of the Estate
of Patricia Ann Bryant, Antoinette
Bryant

Defendant(s)
TO THE ABOVE NAMED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action to quiet title has been filed against you to confirm the rights and ownership of the below described property and remove clouds of title. Rights need to be adjudicated pursuant to alleged errors in the recorded deeds, alternatively by adverse possession, for that particular property in Hillsborough County described as:

Lot Eleven (11), Block Four (4), Rocky Point Village Unit No. 1, according to map or plat thereof recorded in Plat Book 34, Page 100, of the Public Records of Hillsborough County, Florida. [LEGAL DESCRIPTION OF PROPERTY ABOVE]

Commonly known as: 4509 Fountainbleau Rd, Tampa, Florida 33634

You are required to serve a copy of your written defenses, if any, to the action on Erik B Espinosa, Esq., The Law Offices of Erik B Espinosa, PA, Plaintiff's attorney, whose address is PO Box 453007 Sunrise, FL 33345 (alternatively via email: ebe@espilaw.com), on or before 28 days after first publication date, and file 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 of the Petition.

Dated: 12/3/2024
Clerk of the Circuit Court
(SEAL) /s/ Mustafa Divan
Dec. 20, 27, 2024; Jan. 3, 10, 2025
24-03660H

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Love-seat, Washer Dryer, Toolbox Rolling, Speakers and Subwoofers, Cabinet, Amps, Boxes, Bags, , Highchair, Shop-Vac, Misc. Items; Smith, Denason 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 obligated party.

December 20, 27, 2024 24-03645H

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Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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**Business
Observer**

--- ACTIONS / SALES ---

SECOND 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 order

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@fljud13.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@fljud13.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 you moun ki enfim ki bezwen akomodasyon pou w ka patise nan pwosedi sa, ou kalife 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@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribunal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribunal 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

SECOND 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,
DEWISEES, 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, DEWISEES, 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@fljud13.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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION
CASE NO. 23-CA-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 7304211I AND 73043114

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

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. 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 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 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@fljud13.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

SECOND 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 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, 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, Esq.
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

SECOND 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

SECOND INSERTION

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

CASE No. 22-CA-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@fljud13.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 ---

SECOND 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 Raymer 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 Raymer 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 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 December 20, 27, 2024 24-03655H

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

SECOND INSERTION

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@fjud13.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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-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@fjud13.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 24-03670H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-004427 DIVISION: D Trust 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) 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 Trust 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: FLSERVICE@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 24-330988 FC01SUT December 20, 27, 2024 24-03655H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-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.

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.

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

SECOND 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-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@padgettllawgroup.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@padgettllawgroup.com Attorney for Plaintiff TDP File No. 23-002415-1 December 20, 27, 2024 24-03672H

SECOND 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. CINDY STUART 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 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 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

SECOND 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 GRANOR 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 Granor 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 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 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 December 20, 27, 2024 24-03659H

SECOND INSERTION

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

FOURTH 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, pursuant to Chapter 727, Fla. Stat., made by ONE NET ENTERPRISES, LLC, Assignor, with its principal place of business at 1301 W. Dr. Martin Luther King Jr. Blvd., Plant City, Florida 33563, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The

Petition was filed in the Circuit Court of Hillsborough County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com Business Observer

-- ACTIONS / SALES --

SECOND 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 Hillsborough 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, Florida, more particularly described as follows:
Commence at the Southwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 18; thence N 89°25'20" E along the South boundary of said Southwest 1/4 of the Northeast 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 theSouth 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 boundary, S 00°09'40" E, 3.69 feet to a point on the North boundary 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 boundary of said Southwest 1/4 of the Northeast 1/4, thence N 89°25'20" E, 663.15 feet to the Point of Beginning.
RESERVING the South 15.00 feet thereof for ingress and egress easement
TOGETHER WITH an easement for ingress and egress purposes over the South 15.00 feet of the following described parcel:
From the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 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 aPoint 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 easement for ingress and egress purposes 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, Florida, more particularly described as follows:
Commence at the Southwest corner 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 Section18; thence on said South boundary, South 89°25'20" West, a distance of 366.22 feet, to the Point of Beginning.
TOGETHER WITH an easement for ingress and egress purposes 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, Florida, more particularly described as follows:
Commence at the Southwest corner 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 intersection with the West boundary 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 distance of 214.08 feet to the intersection with the South boundary of the North 222.82 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 18, thence on said South boundary, North 89°22'08" East, a distance of 267.70 feet to the intersection with the West boundary 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 South00°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 Record Book 4908, Page 1944, of the Public Records of said County 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 easement for ingress and egress purposes 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 Quarter of Section 18, Township 27 South, Range 19 East, Hillsborough County, Florida, including the buildings, appurtenances, 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 Technology 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 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.

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 ClerkHillsborough County Courthouse
800 E. Twiggs 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

THIRD 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 33602SeanCarlo Lopez, Esq.,
Plaintiff's attorney,
700 7th Avenue North
Saint Petersburg, Florida 33701
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-03570H

THIRD INSERTION

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

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

The Heirs are hereby given notice of potential funds due for disbursement to said heirs that will be set forth by an order of the court. Heirs and/or their legal successors or representatives, are given notice to contact the attorney below within 30 days to claim their respective interest in the estate. If no heirs claim an interest in the estate, any funds re-

maining at the conclusion of the estate will be deposited into the registry of the court, after which time each respective heir will be required to properly petition the court for their respective share of the funds, if any. Failure to take timely action may result in escheatment of the funds to the State of Florida. You are encouraged to seek legal counsel if you do not understand the importance of this notice.

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

Proposed Personal Representative: John W. MacGloan
c/o Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205Attorney for Personal Representative:
William Shaffer, Esq
Attorney for Petitioner
Florida Bar Number: 65952
Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Telephone: (941) 404-4940
E-Mail: will@bandslaw.com
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-03625H

SECOND 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 HOLDINGS 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 Records 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 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.

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

SECOND 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

SECOND 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 assessments lien recorded on September 27, 2023, in Official Records Instrument #: 20233430375, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 2109 Song Sparrow Court, Ruskin, FL 33570

LEGAL:

Lot 239, of HAWKS POINT-PHASE IB-1, as per the plat thereof, as recorded in Plat Book 115, Page 180, 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. 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 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 this 16 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 20, 27, 2024 24-03677H

SECOND 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, ACCORDING 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 Disability 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. /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**What makes public notices in newspapers superior to other forms of notices?**

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.