HILLSBOROUGH PAGES 17-24

JANUARY 3 - JANUARY 9, 2025

PASCO PAGES 25-32

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

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/24/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 3707 N FLORIDA AVE TAMPA, FL 33603 pursuant to Florida Statute 713.585. 1N4BL4BV3KC146271 2019 NISS 13695.58 Lienor Name: GD AUTO SOLUTIONS LLC Lienor Telephone #: 813-697-1791 MV License #: MV-113380 Location of Vehicles: 3707 N FLORIDA AVE TAMPA, FL 33603 January 3, 2025 25-00022H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/16/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 7310 NORTH FLORIDA AVE TAMPA, FL 33604 pursuant to Florida Statute 713.585. SALYB2FV3KA222680 2019 LNDR 20149.01 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles: 7310 NORTH FLORIDA AVE

January 3, 2025 25-00018H

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 Mogucci Freight located at 12906 Camarillo Pl. in the City of Lithia. Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of December, 2024.

Anatolii Turaev January 3, 2025

25-00016H

FIRST INSERTION

NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meet-ing of the Board of Supervisors on January 15, 2025, at 10:00 AM 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 belmontedd. com. This meeting may be continued to a date, time, and place to be specified on

the record at the meeting.

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

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

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

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC

January 3, 2025

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that BROOKE-LYNNE GRIM, OWNER, desiring to engage in business under the fictitious name of LADY GRIM GRAPHICS located at 9009 CORMORANT CT, TAMPA, FLORIDA 33647 intends to register the said name in HILLSBOR-OUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 3, 2025 25-00015H

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 01/24/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 7310 NORTH FLORIDA AVE TAMPA, FL 33604 pursuant to Florida Statute 713.585. JN1CV6EK9DM900747 2013 INFI 3647.98 Lienor Name: QUALITY FIX AUTOBODY REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV-110930 Location of Vehicles:

7310 NORTH FLORIDA AVE TAMPA January 3, 2025 25-00020H

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 02/03/2025 at 8:30 AM at 2823 Overpass Rd Units 7 & 8, Tampa, FL 33619. Phone (813) 297-9442 for \$2,974.26 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 713,585 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. 2016 BUIC

VIN# KL4CJASB7GB686464 January 3, 2025

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, January 13, 2025, at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon - 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the

Board of Supervisors. 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-

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 742. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

District Manager January 3, 2025 25-00014H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/23/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Hadi Prawoto Electronics, boxes Furniture, boxes, bike William Kyle Kevin Garriel Safe, Tools, Bike 445 545 Tobias Thompson Boxes Melissa Lyons Boxes, furniture, electronics Luis Davila Furniture, boxes.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

25-00023H January 3, 10, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 1/23/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

belonging to those mulviduals fisted below.			
Unit # A019	Danielle Weber	Artwork, Bedding, Boxes, Clothing, Furniture	
Unit # A230	Jessica Long	Bedding, Boxes, Toys	
Unit# A257	April Tucker	Boxes, Books, Furniture, Toys	
Unit # A264	Dion Fry	Boxes, Books, Electronics,	
	,	Furniture, Lamps, Toys	
Unit # A355	Demetre Vereen	Boxes, Books, Clothing,	
		Furniture, Tools	
Unit # B023	Sherniky Boogs	Baby Items, Bedding, Boxes,	
	, 0	Furniture, Toys	
Unit # B047	Jon Papay	Bedding, Clothing, Kitchenware,	
		Furniture, Toys	
Unit # B097	Dennis Mendoza	Boxes, Tools	
Unit # B133A	Nickole Bowman	Books, Boxes Clothing	
Unit # B170B	Jessica Long	Boxes, Clothing, Kitchenware,	
		Furniture	
Unit # B198	Melissa Durant	Boxes, Baby Items, Clothing,	
		Furniture, Lamps	
Unit # B201	Melissa Durant	Boxes, Clothing, Furniture, Toys	
Unit # B205	Pedro Marmolejo	Bedding, Furniture, Toys	
Unit # B209	Melissa Durent	Baby Items, Bedding, Clothing,	
		Furniture, Toys	
Unit # B226	Wanda Richardson	Bedding, Books, Boxes, Clothing,	
		Furniture	
Unit # B240	Crystal Velasquez	Appliances, Bedding, Boxes,	
		Clothing, Furniture	
Unit # B242	Ervin Willie JR	Boxes, Baby items, Clothing,	
		Collections	
Unit # B254	Sheppard James	Baby Items, Boxes, Clothing,	
		Collectible, Toys	
Unit # B257	Rafael Cosme	Furniture	
Unit # B269	Kate Noble	Boxes, Clothing, Toys	
Unit # D219	Michael Allen	Boxes, Furniture	

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390

25-00024H January 3, 10, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City, FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 1/23/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below

G-820	Megan Peterson	artwork, electronics, outdoors
C-605	Teresa Hodge	tools, toys, appliances
-4	Michael Townsend	furniture, electronics, kitchenware
5-211	Crystal Kautsky-Davis	furniture, appliances, mattresses
A-285	Tia Forte	clothing, furniture, mattresses
3-404	Frank Murrow	electronics, boxes, artwork
3-444	Mavis Rozier	furniture, clothing, fire place
3-449	Christopher Thomas	toys, tools, appliances
3-458	Abijah Johnson	clothing, electronics, totes
A-337	Claude Mason	bags, mattresses
-545	Ivelisse Pintor	clothing, furniture, electronics
C-570	Michelle Stallings	furniture, lamps, bedding

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430. January 3, 10, 2025 25-00025H

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 PRS located at PO Box 1746, in the City of Ruskin, Hillsborough County, FL 33575 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of December,

2024. Professional Receivable Solutions LLC January 3, 2025 25-00017H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/24/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 4814 N HALE AVE TAMPA, FL 33614 pursuant to Florida Statute 713.585. WAU8EAF83MN013287 2021 AUDI 7173.76 2C3CDXGJ9PH698577 2023 DODG 7318.46 Lienor Name: HER-NANDEZ AUTO BODY SHOP LLC Lienor Telephone #: 813-697-1791 MV License #: MV-107652 Location of Vehicles: 4814 N HALE AVE TAMPA, FL

January 3, 2025 25-00021H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of R&R Bostic Foreclosure Recovery located at 3209 Azalea Blossom Dr, in the County of Hillsborough, in the City of Plant City, Florida 33567 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida,

Dated at Plant City, Florida, this 26th day of December, 2024. R & R BOSTIC INVESTMENTS, LLC

25-00034H January 3, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 01/16/2025 at 08:00 AM the following

vehicles(s) may be sold at public sale at 7606 E BROADWAY AVE TAMPA, FL 33619 pursuant to Florida Statute 713.585. 5TFLA5AB6NX010425 2022 TOYT 29021.64 1FMJU1JT-6NEA01506 2022 FORD 36548.51 3MW5R1I06M8B81632 2021 BMW 19931.34 SALK19E7XPA078685 2023 LNDR 67652.47 Lienor Name: ROAD RUNNERZ AUTO SOLUTIONS LLC Lienor Telephone #: 813-697-1791 MV License #: MV-108201 Location of Vehicles: 7606 E BROADWAY AVE TAMPA, FL 33619

January 3, 2025 25-00019H

FIRST INSERTION

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

PROBATE DIVISION CASE NO.: 24-CP-003927 IN RE: ESTATE OF ROBERT JOHN HENDERSON,

Deceased. The administration of the estate of

ROBERT JOHN HENDERSON, deceased, whose date of death was September 21, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors if the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (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 sections 732.216 - 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes

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

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

The date of first publication of this notice is January 3, 2025.

Ellen McKee Henderson. Personal Representative 16333 Birkdale Drive Odessa, Florida 33556

/s/ Christina Green Rankin Christina Green Rankin, Esq. FLA BAR 0651621 Attorney for Personal Representative 1010 Drew Street

Clearwater, Florida 33755 Email: cgrankin@greenlawoffices.net Email: zcreamer@greenlawoffices.net January 3, 10, 2025 25-00029H

legal@businessobserverfl.com

THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-2020 IN RE: ESTATE OF STEPHEN MARSHELL MCELYEA, Deceased.

The administration of the estate of STEPHEN MARSHELL MCELYEA, Deceased, whose date of death was May 21, 2024, is pending in the Circuit Court for HILLSBORO County, Florida, Probate Division, the address of which is 2233. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 January 3, 2025.

CHRISTINA MORRISON,

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@srblawvers.com January 3, 10, 2025 25-00032H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-004044 IN RE: ESTATE OF

LORREE JEAN STRAWN-HOLMESLY,

Deceased.The administration of the estate of LORREE JEAN STRAWN-HOLMES-LY, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

The date of first publication of this

notice is: January 3, 2025. STEPHEN STRAWN

Personal Representative 1450 E. Pebble Rd. Apt. 3030 Las Vegas, NV 89123

James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com afriedrich@hnh-law.com

25-00038H

January 3, 10, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003081 Division: A IN RE: ESTATE OF CHERYL LAMB NEW

Deceased. The administration of the estate of CHERYL LAMB NEW deceased. whose date of death was August 5, 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

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

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

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

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

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

The date of first publication of this notice is January 3, 2025. Attorney for Personal Representative: Melinda L. Budzynski, Attorney Florida Bar Number: 97831 11256 Boyette Rd. Riverview, FL 33569 Telephone: (813) 850-0025 Fax: (813) 850-0040 E-Mail: mindy@summerfieldlaw.com January 3, 10, 2025 25-00033H

FIRST INSERTION

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

PROBATE DIVISION File No. 22-CP-001342 Division A ADVERSARIAL PROCEEDING IN RE: ESTATE OF GUY A. WILLIAMS

Deceased.

JOHANNA WILLIAMS Petitioner,

CASEY A. WILLIAMS, KARA A. JOHNSON, and TYLER B. WILLIAMS Respondents.

TO: CASEY A. WILLIAMS. Unknown YOU ARE NOTIFIED that a Petition to Vacate Portion of Order of Summary Administration has been filed in this court regarding certain real property

originally described as: "Agricultural property located at 20089 Ayers Rd, Brooksville, FL 33604, with legal description of: W1307 FT MOL OF W1/4

LYING N." You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and ad-

John M. Hemenway, Bivins & Hemenway, P.A., 1060 Bloomingdale Avenue, Valrico, FL 33596

on or before 01/29, 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 judg-ment or order for the relief demanded, without further notice.

Signed on this 26 day of DECEM-BER, 2024. CLERK OF THE COURT

(SEAL) By: /s/ RYAN MARSH As Deputy Clerk John M. Hemenway

Bivins & Hemenway, P.A. 1060 Bloomingdale Avenue, Valrico, FL 33596 January 3, 10, 17, 24, 2025 25-00035H

FIRST INSERTION

--- ESTATE ---

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

CASE NO.: 20-CC-068931 RUSTIC CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BEVERELY E. SHERARD and

UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Amended Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 20-CC-068931 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

UNIT 3 OF RUSTIC CON-DOMINIUM (PHASE 1), AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 4034, PAGE 574 AND AMENDMENT RE-CORDED IN OFFICIAL RE-CORD BOOK 4051, PAGE 1357 AND RECORDED IN CON-DOMINIUM PLAT BOOK 5, PAGE 26, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

COUNTY, FLORIDA. Property Address: 3426 Townhouse Court, Unit 3, Tampa, Florida 33614 ("Property") at public sale, to the highest and best bidder for cash at 10:00 a.m. on

February 7, 2025. The sale

shall be conducted online at http:// www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less

than seven days.

Dated this 20th day of December,

RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias. Florida Bar No.: 118857

January 3, 10, 2025 25-00002H

FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-003702 Division A IN RE: ESTATE OF C. MAUREEN MCNAMARA LEVY

Deceased.The administration of the Estate of C. MAUREEN MCNAMARA LEVY, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Room 430, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: MARY LISA RUPERTO VICENCIO

15408 Carrollton Lane Tampa, Florida 33624 Attorney for Personal Representative: /s/ Debra L. Boje DEBRA L. BOJE Florida Bar Number: 949604 GUNSTER, YOAKLEY & STEWART 401 East Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 Primary E-Mail: dboje@gunster.com Secondary E-Mail: eservice@gunster.comSecondary E-Mail:

snieder@gunster.com ACTIVE:35166568.1 January 3, 10, 2025

25-00028H

FIRST INSERTION

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

File No. 24-CP-003919 IN RE: ESTATE OF THOMAS EDWARD BERRY, JR. Deceased. The administration of the estate of

Thomas Edward Berry, Jr., deceased, whose date of death was October 26, 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

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

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

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

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

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 January 3, 2025.

Personal Representative:

The Bank of Tampa 601 Bayshore Boulevard, Suite 960 Tampa, Florida 33606

By: Print Name: Sarah Schelling Peet Title: Vice President and Senior **Trust Officer**

Attorney for Personal Representative: Linda D. Hartley, Attorney Florida Bar Number: 0951950 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900 E-Mail: linda.hartley@hwhlaw.com Secondary E-Mail: probate.efile@hwhlaw.com

January 3, 10, 2025

25-00037H

FIRST INSERTION

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

PROBATE DIVISION
File No. 24-CP-003993 Division A IN RE: ESTATE OF ROBERT W. LUTZ Deceased.

The administration of the estate of ROBERT W. LUTZ, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and

other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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 PUBLICA-TION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER BARRED. NOTWITHSTANDING 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 January 3, 2025.

Personal Representative: Michael P. Lutz 5574 S. Kenton Court Englewood, CO 80111

Attorney for Personal Representative: Dax O. Nelson Florida Bar Number: 52767 2309 S. MacDill Avenue, Suite 102 Tampa, FL 33629 Telephone: (813) 739-6695 Fax: (813) 739-6696 E-Mail: dnelson@daxnelsonlaw.com Secondary E-Mail: nswart@daxnelsonlaw.com

25-00012H

January 3, 10, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003961 Division A IN RE: ESTATE OF JEAN MAURICE RINCON Deceased.

The administration of the estate of Jean Maurice Rincon, deceased, whose date of death was November 17, 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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

The date of first publication of this notice is January 3, 2025. Personal Representative: Jennie Illas Rincon

18702 Hillstone Drive Odessa, Florida 33556 Attorney for Personal Representative: Emily B. Weeks Attorney Florida Bar Number: 95904

Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900 E-Mail: emily.weeks@hwhlaw.com Secondary E-Mail: probate.efile@hwhlaw.com

January 3, 10, 2025

25-00011H

FIRST INSERTION

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

File No. 24-CP-003529 **Division: Probate** IN RE: ESTATE OF WILLIAM RUSSELL BURKE, IV A/K/A WILLIAM R. BURKE, IV A/K/A WILLIAM BURKE, IV

The administration of the estate of William Russell Burke, IV a/k/a William R. Burke, IV a/k/a William Burke, IV, deceased, whose date of death was May 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set

Deceased.

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

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

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

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

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

The date of first publication of this notice is January 3, 2025

Personal Representative: David Burke 1605 Washington Street Holliston, MA 01746 Telephone: 774-217-9865 d_burke53@yahoo.com

Attorney for Personal Representative: Sarah Voss, Esq. Florida Bar Number: 1025128 Sarah Voss Law, PLLC 2555 Enterprise Road, Suite 11-1 Clearwater, Florida 33763 Telephone: (727) 487-9455 sarah@sarahvosslaw.com molly@sarahvosslaw.com January 3, 10, 2025 25-00036H

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 24-CA-006292

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS INDI-

VIDUAL CAPACITY, BUT SOLELY

AS OWNER TRUSTEE FOR CSMC

ANITA NEWTON; EDGEWATER

LAST KNOWN ADDRESS: 8400 AN-

GELS DR APT 211, PLANO, TX 75024

CURRENT ADDRESS: 8400 ANGELS

TO: THE UNKNOWN SPOUSE OF

LAST KNOWN ADDRESS: 8400 AN-

GELS DR APT 211, PLANO, TX 75024

CURRENT ADDRESS: 8400 ANGELS

DR APT 211, PLANO, TX 75024

2018-RPL6 TRUST Plaintiff(s), vs.

Defendant(s).

PLACE HOMEOWNERS

ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF ANITA

NEWTON: THE UNKNOWN

TENANT IN POSSESSION,

TO: ANITA NEWTON

ANITA NEWTON

FIRST INSERTION

NOTICE OF FORECLOSURE SALE THIRTEENTH HIDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 19-CA-005467 AMIRHOUSES.COM LLC, Plaintiff, vs. HENRY LEWIS, et al

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to the Order Granting Motion to Reschedule Foreclosure Sale dated December 18th, 2024, and entered in 2019-CA-005467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Amirhouses.com, LLC, is the Plaintiff and Henry Lewis, et al is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com, on January 21st, 2025, at 10:00 A.M., the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

Lot 22 and the West ½ of Lot 23, Block 3, MAP OF CAMPO-BELLO, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County, Florida More commonly known as: Property Address: 2620 E. 33rd Ave, Tampa, FL 33610 ("Prop-

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 Statute, Section 45.031.

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

Dated 20th day of December, 2024. IVANOV & WOLF, PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D. Wolf, Esq. Florida Bar Number 92611 25-00010H January 3, 10, 2025

FIRST INSERTION

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

CASE NO. 23-CA-002527 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25,

EDDIE L RUSSELL, JR., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 26, 2023 in Civil Case No. 23-CA-002527 of the Circuit Court of the THIRTEENTH JU-DICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SE-RIES 2006-25 is Plaintiff and EDDIE L RUSSELL, Jr., et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www. Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of January, 2025, at 10:00 AM on the following described

NOTICE OF RESCHEDIILED SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2012-CA-011003

TRUSTEE FOR YALE MORTGAGE

NOTICE IS HEREBY GIVEN Pursu-

ant to an Order Rescheduling Foreclo-

sure Sale dated December 18, 2024, and

entered in Case No. 2012-CA-011003 of

the Circuit Court of the Thirteenth Ju-

dicial Circuit in and for Hillsborough

County, Florida in which U.S. Bank

National Association, As Trustee For

Yale Mortgage Loan Trust, Series 2007-

1, is the Plaintiff and, Tampa Postal

District Federal Credit Union, Ella

Jackson, Nathanial Jackson, Unknown

Tenant(S), are defendants, the Hillsbor-

ough 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 Coun-

ty, Florida at 10:00 AM on the January

21, 2025 the following described prop-

erty as set forth in said Final Judgment

LOAN TRUST, SERIES 2007-1,

U.S. BANK NATIONAL

Plaintiff, vs. ELLA JACKSON, et al,

Defendant(s).

ASSOCIATION, AS

ND FOR HILLSROROUGH

property as set forth in said Summary Final Judgment, to-wit:

LOT 34, Block 2, SUGAR-

CREEK SUBDIVISION, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 51, Page 53, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC

Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803

23-08151FL January 3, 10, 2025 25-00004H

A/K/A 5608 NEAL DR, TAMPA,

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

In Accordance with the Americans

with Disabilities Act, if you are a per-

son with a disability who needs any

accommodation in order to participate

in this proceeding, you are entitled, at

no cost to you, to the provision of cer-

tain assistance. Please contact the ADA

Coordinator, Hillsborough County

Courthouse, 800 E. Twiggs St., Room

604. Tampa. Florida 33602. (813) 272-

7040, at least 7 days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than 7 days; if you are hearing

sponse please contact Hillsborough

County Clerk of Court, P.O. Box 989,

Tampa, FL 33601, Tel: (813) 276-8100;

eService: servealaw@albertellilaw.com

25-00003H

Dated this 23 day of December,

Fax: (813) 272-5508.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

By: /s/ Justin Ritchie

Florida Bar # 106621

January 3, 10, 2025

Justin Ritchie, Esq.

CT - 16-015976

2024.

or voice impaired, call 711. To file re-

claiming an interest in

FIRST INSERTION

FLORIDA

unclaimed.

FIRST INSERTION

DR APT 211, PLANO, TX 75024 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real

property described as follows: LOT 5, BLOCK 5, EDGEWATER PLACE, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 90, PAGE 73 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 8517 Edgewater Place Boulevard, Tampa, FL 33615 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief de-

manded in the complaint. 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 the 18th day of Decem-

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

Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-005975-1

January 3, 10, 2025 25-00001H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL DIVISION CASE NO. 292024CA006160A001HC DIVISION:

RF -Section I J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. CATHERINE L. FOX A/K/A CATHERINE FOX; CKS PRIME INVESTMENTS 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).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 12, 2024, and entered in Case No. 292024CA006160A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and CATHERINE L. FOX A/K/A CATHERINE FOX; CKS PRIME INVESTMENTS LLC; UN-KNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.

com, 10:00 a.m., on February 13, 2025 the following described property as set forth in said Order or Final Judgment,

A PART OF LOT 8 AND A PART

OF LOT 9, BLOCK 15, GROVE PARK ESTATES, UNIT NO. 7, AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF THE SAID LOT 8, (WESTERN MOST CORNER 8, (WESTERN MOST CORNER OF THE SAID LOT 9) AND RUN NORTH 62° 46′ 45″ WEST 50.64 FEET ALONG THE SOUTHWESTERLY BOUND-ARY OF THE SAID LOT 8; THENCE RUN NORTH 27° 13' 15" EAST 108 FEET TO THE NORTHEASTERLY BOUND-ARY OF THE SAID LOT 8; THENCE RUN SOUTH 62° 46' 45" EAST 67 FEET ALONG THE NORTHEASTERLY BOUNDARIES OF THE SAID LOTS 8 AND 9 TO A POINT 16.36 FEET SOUTHEASTER-LY FROM THE NORTHERN MOST CORNER OF THE SAID LOT 9; THENCE RUN SOUTH 27° 13' 15" WEST 108 FEET TO A POINT ON THE SOUTH-WESTERLY BOUNDARY OF AND 67 FEET NORTHWEST-ERLY OF THE SOUTHERN MOST CORNER OF THE SAID LOT 9, THENCE RUN NORTH 62° 46' 45" WEST 16.36 FEET ALONG THE SAID SOUTH-WESTERLY BOUNDARY OF LOT 9 TO THE POINT OF BEGINNING AND IN HILLS-BOROUGH COUNTY, FLOR-IDA.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SER-VICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED December 23, 2024.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-205115 / SR4 January 3, 10, 2025 25-00006H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-001638

FTF LENDING, LLC,

Plaintiff, vs ONE HOUR HOUSE SOLUTIONS LLC, et al.,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 06, 2024 in Civil Case No. 24-CA-001638 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of January, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTH 48 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTH 198 FEET OF THE SOUTH 246 FEET OF THE EAST 1/2 OF THE NORTH-WEST 1/4 OF THE NORTH-WEST 1/4 OF THE NORTH-EAST 1/4, LESS ROAD RIGHT-OF-WAY; ALL LYING IN SECTION 8, TOWNSHIP

30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY. FLORIDA.

LESS THE FOLLOWING DE-SCRIBED TRACT OF LAND:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 8 TO
THE INTERSECTION OF THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUAR-TER; THENCE ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE NORTHER-LY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 48.00 FEET TO THE NORTH LINE OF THE SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING;

THENCE N 89 DEGREES 57' 02" E, ALONG SAID NORTH LINE, A DISTANCE OF 380 FEET; THENCE S 00 DE-GREES 03' 06" E, A DISTANCE OF 177.30 FEET; THENCE S 89 DEGREES 57' 02" W, A DISTANCE OF 200.61 FEET; THENCE N 00 DEGREES 11' 42" E, A DISTANCE 132.03 FEET; THENCE S 89 DE-GREES 57' 02" W, AND PAR-ALLEL TO THE NORTH LINE OF THE. SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUAR-TER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 180.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD: THENCE N 00 DEGREES 00' 02" E, ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803

25-00005H

23-08563FL

January 3, 10, 2025

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com



of Foreclosure: LOT 31 RIVER HAVEN ES-TATES SUBDIVISION AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE38 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-009924 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY. THROUGH, UNDER, OR AGAINST THE ESTATE OF AMPARO NOWLAIN, DECEASED; ESTANISLADO MEDRANO; RICHARD MEDRANO; **ELIZABETH BAERTSCHI:** MATTIE PHILON; MARY STUART; AQUA FINANCE, LLC; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TEN-ANT #1; UNKNOWN TENANT **#2: ALL OTHER UNKNOWN** PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND

DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on December 16, 2024 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Cindy Stuart, the Clerk of Court will on JANU-ARY 21, 2025 at 10:00 a.m. EST at

AGAINST THE HEREIN NAMED

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

INTEREST AS SPOUSES, HEIRS,

WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN

http://www.hillsborough.realforeclose. com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 7, BLOCK 15, TIMBER-LANE SUBDIVISION UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

Property Address: 6715 Willow Spring Court, Tampa, FL 33615 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: December 26, 2024 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Facsimile: (404) 745-8121 Email: adeluca@mtglaw.com E-Service: servicefl@mtglaw.com 25-00031H January 3, 10, 2025

FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23-CA-012411 Freedom Mortgage Corporation, 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 Shirley A. Mulnix a/k/a Shirley Ann Mulnix a/k/a Shirley Mulnix, Deceased, et al..

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012411 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation 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 Shirley A. Mulnix a/k/a Shirley Ann Mulnix a/k/a Shirley Mulnix, Deceased ; Brenda Gail Main a/k/a Brenda Randall Main f/k/a Brenda York f/k/a Brenda Gail Randall f/k/a Brenda Randall: Roy Lee Burke-Randall a/k/a Roy Lee Burke Randall a/k/a Burke Randall; Rvan Mitchell Burke-Randall a/k/a Ryan Mitchell Burke Randall a/k/a Ryan Burke Randall; Autumn Rose Burke-Randall; Goodleap, LLC. 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 17th day of March, 2025, the following described property as set forth in said

Final Judgment, to wit: LOTS 21 AND 22, BLOCK

155, REVISED PLAT OF TER-RACE PARK, UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 17, PAGE(S) 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: 139823-0000

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

clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs 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. 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 24th 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 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00044

January 3, 10, 2025 25-00009H

FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-000559 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.
TOBY CHURCH AND ANGELA

DAVIDOVICH A/K/A ANGELA M. DAVIDOVICH A/K/A ANGELA CHURCH, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2023, and entered in 23-CA-000559 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and TOBY CHURCH; ANGELA DAVI-DOVICH A/K/A ANGELA M. DAVI-DOVICH A/K/A ANGELA CHURCH: FISHHAWK RANCH HOMEOWN-ERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on January 21, 2025, the following described property as set forth

in said Final Judgment, to wit: LOT 15, BLOCK 74, FISH-HAWK RANCH PHASE 2 PAR-CEL "DD-1A", ACCORDING TO MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 97, PAGES 47 THRU 60, INCLU-SIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Address: Property BRIDGEDALE DR, LITHIA, FL

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

IMPORTANT

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

Dated this 23 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-046476 - NaC January 3, 10, 2025 25-00026H

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. 24-CA-003490 U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

ASSOCIATION, NOT IN ITS

REENU RAI AND HARINDER PAL, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 24-CA-003490 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and REENU RAI; HARINDER PAL are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on January 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 14, HAVEN ESTATES, AC-CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 74 THROUGH 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA. Property Address: 12542 CAN-DLEBERRY CIRCLE, TAMPA, FL 33635

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

IMPORTANT

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

SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

dsalem@raslg.com 23-170560 - NaC

Dated this 23 day of December, 2024. ROBERTSON, ANSCHUTZ,

January 3, 10, 2025 25-00027H

FIRST INSERTION

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

FLORIDA CIVIL DIVISION

CASE NO. 23-CA-012028 LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS. CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS; JANITA WILLIAMS: JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS: DOMINIQUE NICOLE FRAISER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; COURTNEY CAPRI WILLIAMS; TYNIA SHANTE WILLIAMS: UNITED STATES OF AMERICA

DEPARTMENT OF THE

TREASURY.

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Canceling Foreclosure Sale filed November 22, 2024 and entered in Case No. 23-CA-012028, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES. LIENORS. TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ES-TATE OF JOSEPH WILLIAMS, DE-CEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WIL-LIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNKNOWN PERSON(S) IN POSSES-

SION OF THE SUBJECT PROPERTY:

COURTNEY CAPRI WILLIAMS; TYNIA SHANTE WILLIAMS; UNIT-ED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on January 21, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 22, WEST MADISON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 30, PUBLIC RECORDS OF HILLSBOR-OUGH 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

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.

2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A.

January 3, 10, 2025

Clerk reports the surplus as unclaimed.

Dated this 23rd day of December

1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00292 CLNK V6.20190626 25-00008H FIRST INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.

2024-CA-002099-A001HC RAIN CITY CAPITAL, LLC, Plaintiff, v. 27TH STREET LAND TRUST

#4004, DATED SEPTEMBER 28. 2023 A/K/A 27TH STREET LAND TUST#4004, DATED SEPTEMBER 28, 2023, SHERRY ISLEY, Defendants. NOTICE OF SALE IS HEREBY

GIVEN, pursuant to the order of the Final Judgment of Foreclosure, dated December 12, 2024, and entered in 24-CA-002099 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 27TH STREET LAND TRUST #4004, DATED SEPTEMBER 28, 2023 A/K/A 27TH STREET LAND TUST#4004, DATED SEPTEMBER 28, 2023, and SHERRY ISLEY are the Defendants. The office of Cindy Stuart, the Hillsborough County Clerk of the Court, will sell to the highest bidder for cash via electronic sale at the following website: https://www.hillsborough. realforeclose.com/ at 10:00 AM on the 7th day of January 2025, the following described property as set forth in said Final Judgment of Foreclosure to wit:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC-TION 27, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 33.00 FEET FOR ROAD RIGHT-OF-WAY. SAID PAR-CEL BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST COR-NER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89 DEGREE 56 MINUTES 18 SECONDS EAST, 33.00 FEET ALONG THE NORTH BOUNDARY OF

SAID SOUTHWEST 1/4 TO THE EAST RIGHT-OF-WAY LINE OF 27TH STREET SE FOR A POINT OF BEGIN-NING; THENCE NORTH 89 DEGREE 56 MINUTES 18 SECONDS EAST, 640.79 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF SAID SOUTH-WEST 1/4; THENCE SOUTH 00 DEGREE 09 MINUTES 36 SECONDS EAST, 167.19 FEET ALONG THE EAST BOUND-ARY OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DE-GREE 53 MINUTES 46 SEC-ONDS WEST, 640.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF 27TH STREET SE; THENCE NORTH 00 DEGREE 00 MINUTES 24 SECONDS WEST, 167.67 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGIN-NING

Property Address: 4004 27th St. SE, Ruskin, Florida 33570.

Any person claiming an interest in the surplus funds from the sale, if any, must file a claim with the Clerk no later than 60 days after this sale. 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.

WITNESS MY HAND and the undersigned signature on December 23,

/s/ Nardo Dorsin, Esq. Nardo Dorsin, Esq. Florida Bar No. 126301 100511063.1

January 3, 10, 2025 25-00007H

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.

SAVE



Email your Legal Notice

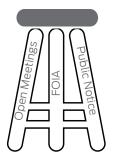
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication



Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales



Government Property



Permit and License Applications

Mortgage Foreclosures

Name Changes

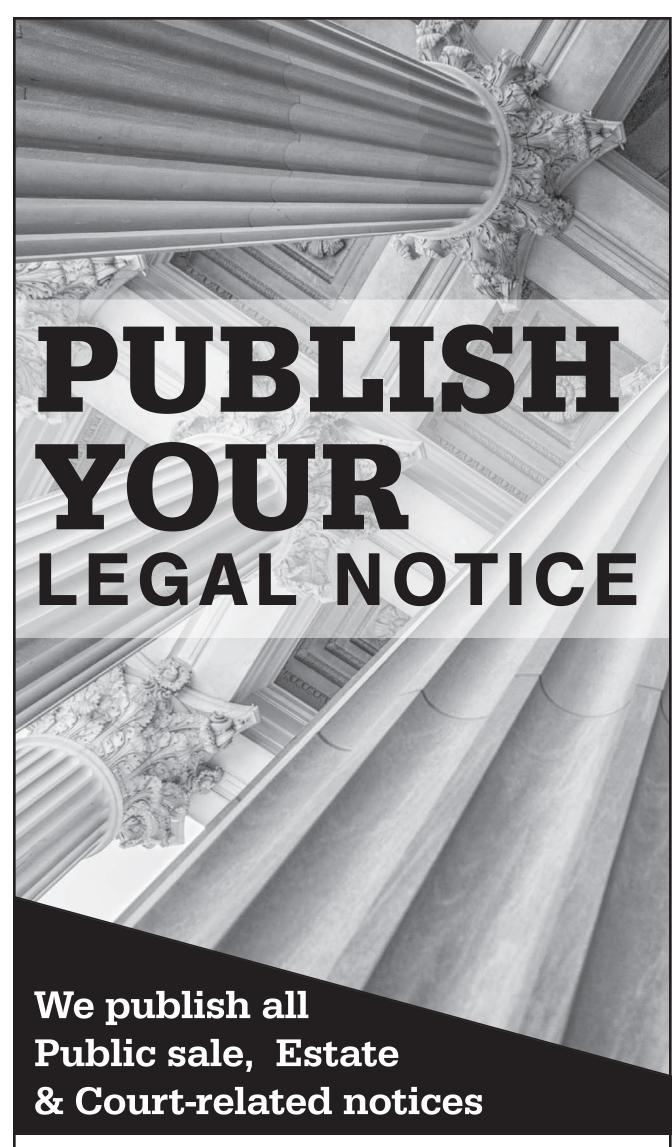
Probate Rulings

Divorces and Adoptions

Orders to Appear

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Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com

BUSINESS USERVER

SUBSEQUENT INSERTIONS

--- ESTATES ---

FOURTH INSERTION

NOTICE TO HEIRS
IN THE CIRCUIT COURT IN AND

FOR HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FLEEN OF 2004 CR 1076

PROBATE DIVISION FILE NO: 2024 CP 1256 IN RE: ESTATE OF PAUL JOSEPH MALLIA, III Deceased.

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

SECOND 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 JU-

LIE LYNN AYLOR, deceased, whose

date of death was August 12, 2024, File Number 292024CP003272, is

pending in the Circuit Court for HILL-SBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL

HEALTH AND TRUST DIVISION,

the address of which is Clerk of Court,

ATTN: Probate, PO Box 1110, Tampa,

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

All creditors of the decedent and oth-

er 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

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

MORE AFTER THE DECEDENT'S

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

KYLE LUCAS AYLOR

Personal Representative

Gerald L. Hernness, Jr., Esq. Counsel for Personal Representative

Florida Bar# 67695 100 Ashley Dr. South, Ste. 664

(813) 324-8320

Tampa, FL 33602-5300

Dec. 27, 2024; Jan. 3, 2025

gerald@hemness.com

DATE OF DEATH IS BARRED.

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

BE FOREVER BARRED.

FL 33601.

ON THEM.

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 fi you do not understand the importance of this notice.

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

Proposed Possonal Representatives

Proposed Personal Representative:

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

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

24-03625H

THIRD 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

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)

Buddy Leonard Cromwell, Unknown

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.

e Petition. Dated: 12/3/2024

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

24-03701H



Email your Legal Notice

legal@business observer fl.com

Deadline Wednesday at noon • Friday Publication

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



SECOND INSERTION

SECOND INSERTION

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

KNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal

ED, CURRENT ADDRESS: UN-

property described as follows, to-wit: LOT 5, BLOCK 34, OF RIVER HILLS COUNTRY CLUB, PAR-CEL 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,

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 33305PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucal awgroup.com24-06097-1 Dec. 27, 2024; Jan. 3, 2025

SECOND 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. McGARRITTY, Also known as JOYCE ANN CUNNINGHAM McGARRITTY, Deceased.

The administration of the estate of JOYCE C. McGARRITTY, 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 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, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICA-TION 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 REPRESENTA-

TIVE 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 SURIVIVNG SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPO-SITION OF COMMUNITY PROP-ERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECI-FIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: DE-CEMBER 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

SECOND INSERTION

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

DIVISION Case No. 18-CA-005223 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust.

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 Judg-

ment. to wit-LOT 10, BLOCK 8, OF SAN-

SON PARK, UNIT 2, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 20, PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

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 lis pendens must file a claim before the k reports the surplus as uncla

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. Twiggs 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. 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 20th day of December,

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

24-03709H

SECOND 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No: 24-CP-003859

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 pend-

ing in the Circuit Court for Hillsbor-

ough County, Florida, Probate Division,

the address of which is P.O. Box 3360,

Tampa, FL 33601. The names and ad-

dresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 Com-

munity Property Rights At Death Act as described in Florida Statutes Section

OF THIS NOTICE ON THEM.

ney are set forth below

Division B

#510; PARKCREST HARBOUR ISLAND CONDOMINIUM ASSOCIATION, INC.; PRIMEQUITY, LLC, Defendant(s).

TO: Constance Thelwell Residence Unknown Unknown Beneficiaries for 700 S Harbour Island Blvd #510Residence 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 IS-LAND CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK

732.216 - 732.218, applies, or may ap-

ply, unless a written demand is made

by a creditor as specified under Florida

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative

/s/ Linda J Hoefing LINDA J. HOEFING

5684 Allison Ct.

Oxford, MI 48371

Attorney for Personal Representative:

Attorney for Personal Representative

6409 Eureka Springs Rd., Ste. 516

debbaker@londonbakerlaw.com

24-03702H

Dec. 27, 2024; Jan. 3, 2025

DATE OF DEATH IS BARRED.

notice is December 27, 2024

/s/ Debbie London Baker

Tampa, Florida 33610

E-Mail:

Telephone: 813-586-1332

DEBBIE LONDON BAKER

Florida Bar Number: 119061

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

Statutes Section 732.2211.

BARRED.

14790, PAGE 622, AS AMEND-ED 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 Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please

contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on 12/18/2024.

Cindy Stuart Clerk of said Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs 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

SECOND 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 JOSE-PHINE 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

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 PE-RIODS 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: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com

Dec. 27, 2024; Jan. 3, 2025

24-03706H

FOURTH 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, GRANTEES, JUDGMENT CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANTS OR PARTIES CLAIM-ING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT.

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

STEPHEN FOSTER Lot 2, STEP! HIGHLANDS ADDITION.. according to plat thereof as recorded in Plat Book 33, Page 81, of the Public Records of Hillsborough County, Florida Each defendant is required to serve

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

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

Written defenses must be served ON OR BEFORE: FEBRUARY 3, 2025 DATED on 12/5/2024.

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

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

Geneva, IL 60134

FOURTH INSERTION

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

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

NEST CENTRAL COAST, LLC, a foreign limited liability company, MICHELLE DELACRUZ, in her capacity as Trustee for The Real

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,

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

Defendant(s).

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:

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

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

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

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

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

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-002012

SELENE FINANCE, LP, Plaintiff, VS. ROI PERETZ; KATHLEEN SARAH LERNER; CITY 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, 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 18, 2024 in Civil Case No. 24-CA-002012, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, SELENE FINANCE, LP is the Plaintiff, and ROI PERETZ; KATHLEEN SARAH LERNER; CITY

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

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 24, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 67, BLOCK 1, RAINTREE TERRACE SUBDIVISION WHICH ALSO INCLUDES A REPLAT OF A PART OF W.E. HAMNER'S 56TH STREET ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 1, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

TIES 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, Dated this 18th day of December,

AMERICANS WITH DISABILI-

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 /s/ John J. Cullaro 2024.12.18 15:51:40-05'00' By: John J. Cullaro FBN: 66699

Primary E-Mail: ServiceMail@aldridgepite.com 1184-2231B

Dec. 27, 2024; Jan. 3, 2025

24-03693H

SECOND INSERTION

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

Case No. 29-2023-CA-014759 Division O

RESIDENTIAL FORECLOSURE GTE FEDERAL CREDIT UNION

ALAN JON WHITE JR, AS TRUSTEE OF THE ALAN JON WHITE JR TRUST, CALE LANDON CREWS, SUCCESSOR TRUSTEE OF THE ALAN JON WHITE JR TRUST, UNKNOWN SUCCESSOR TRUSTEE OF THE ALAN JON WHITE JR TRUST, UNKNOWN BENEFICIARIES OF THE ALAN JON WHITE JR TRUST, MARY T CREWS, JAMES S CREWS, JR A/K/A JAMES SHELTON CREWS, JR. A/K/A JAMES S CREWS. VALRICO OAKS HOMEOWNERS ASSOCIATION, INC., GTE FED-ERAL CREDIT UNION DBA GTE FINANCIAL, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to

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 de-

LOT 15. BLOCK 2. VALRICO OAKS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE(S) 42, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1102 HUNT CLUB LN, VALRICO, FL 33594; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http:// www.hillsborough.realforeclose.com., on MARCH 10, 2025 at 10:00 AM.

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

If you are a person with a dis-

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

Dated: December 19, 2024 By: /s/ Donna S. Glick Donna S. Glick Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F181350/2321144/wll Dec. 27, 2024; Jan. 3, 2025

24-03691H

SECOND INSERTION

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

Case No.: 24-CA-003663 General Civil Division: B GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS,

CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST W. L. KNIGHT, HILLSBOROUGH **COUNTY UTILITIES, JIMMY** LEE KNIGHT, RUBY REGINA THOMAS, Defendants.

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: Lot 9, Block 1, HIGH - VIEW TERRACE, according to the map or plat thereof as recorded in Plat Book 45, Page 9, Public Records of Hillsborough County, Florida.

Property Address: 1302 Highview Road, Brandon, Florida 33510. If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

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, yu 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 Coordiantor at least seven days before vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If yu 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. Dated this 18th day of December

2024. LAW FIRM OF GARY M. SINGER, P.A. Counsel for Plaintiff 12 S.E. 7th Street, Ste. 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s./ Gary M. Singer Gary M. Singer, Esq. Florida Bar No. 544906 Dec. 27, 2024; Jan. 3, 2025

24-03690H

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-002767 DIVISION: A IN RE: ESTATE OF CARMEN MARIA VEGA-RUIZ, Deceased.

The administration of the ESTATE OF CARMEN MARIA VEGA-RUIZ, DECEASED, whose date of death was MARCH 13, 2024, is pending in the CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORI-DA, PROBATE DIVISION, the address of which is 800 E. TWIGGS STREET, TAMPA, FLORIDA 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED.

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

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

Respectfully submitted. /s/ Manuel Roldan Personal Representative c/o Kramer, Golden & Brook, P.A. 12000 Biscayne Blvd., Suite 700

Miami, Florida 33181 KRAMER, GOLDEN & BROOK, P.A. Attorneys for Personal Representative By: /s/ Justin G. Brook Justin G. Brook, Esq. Florida Bar No.: 90926 12000 Biscayne Blvd., Suite 700 Miami, Florida 33181 P: (305) 899 - 1800 F: (305) 891 - 1144 PE: jgb@kgbpalaw.com SE: eservice@kgbpalaw.com

Dec. 27, 2024; Jan. 3, 2025 24-03711H

SECOND INSERTION

NOTICE OF ACTION RICHARD A. WOODS v. RAYMOND E. HUGHES (Deceased), RUTH J. HUGHES (Deceased), AND ANY AND IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 24-CA-003003 Division: H RICHARD A. WOODS, Plaintiff, v. RAYMOND E. HUGHES

(Deceased), RUTH J. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS DEVISEES, GRANTEES, 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, GRANTEES, 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. Defendants.

TO: DWAYNE CALDWELL, unknown address, AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFI-CIARIES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for quiet title has been filed in Hillsborough County, Florida, Circuit Court against you in the matter of

ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFI-

CIARIES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RAYMOND E. HUGHES (Deceased), and ANY AND ALL UNKNOWN HEIRS DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFI-CIARIES OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH J. HUGHES (Deceased); ESTATE OF DONNA DANIELSON; AMANDA BETH CALDWELL; DWAYNE CALDWELL; ANTHONY TERRENCE DANIEL-SON; and SHEILA HUGHES MAT-NEY, relative to the real property located at:

Lot 20 in Block 15 of Grant Park Subdivision as per map or plat thereof, recorded in Plat Book 6, Page 30, of the Public Records of Hillsborough County, Florida; more commonly known as 3615 N. 52nd Street, Tampa, Hillsborough County, FL 33619 (hereinafter referred to as the "Property").

PARCEL ID: A-10-29-19-4BX-000015-00018.0 You are required to serve a copy of your

written defenses, if any, within thirty (30) days from the date of the first publication of this Notice on Plaintiff's attorney, Mark C. Mann, Esquire, Berlin Patten Ebling, PLLC, whose address is 324 S. Hyde Park Avenue, Suite 325, Tampa, FL 33606, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be

entered against you for the relief demanded in the Complaint.

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. Please contact the Administrative Office of the Courts, Hillsborough County ADA Coordinator, whose office is located at the Hillsborough County Courthouse, 800 E. Twiggs Street, Room 605, and whose telephone number is (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.

Date of First Publication: December 27, 2024.

WITNESS my hand and the seal of said Court on DECEMBER 19, 2024. CINDY STUART CLERK OF CIRCUIT COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk

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

By: /s/ Mark C. Mann Mark C. Mann, Esquire Florida Bar No. 0040118 Berlin Patten Ebling, PLLC 324 S. Hyde Park Ave., Suite 325 Tampa, FL 33606 Telephone: (813) 467-7500 Facsimile: (813) 251-1662 Primary E-Mail: servicebpetpa@berlinpatten.com; Secondary E-Mail: kwilson@berlinpatten.com Counsel for Plaintiff {07286220-1}

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-03700H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 22-CA-003350 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, VS. 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

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

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 22-CA-006204

LAKEVIEW LOAN SERVICING,

ANTWANETTE HARDNETT;

TAUSHIA OLIVER: KYLE LEE:

R. THOMAS A/K/A CALVIN K.

COUNTY, FLORIDA; CITY OF

BY, THROUGH, UNDER AND

INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER

SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

Defendant(s).
NOTICE IS HEREBY GIVEN that

sale will be made pursuant to an Or-

der or Final Judgment. Final Judg-

ment was awarded on July 23, 2024 in

Civil Case No. 22-CA-006204, of the

Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida,

wherein, LAKEVIEW LOAN SERVIC-

CLAIM AN INTEREST AS

CLAIMANTS

THOMAS, A MINOR CHILD, IN

THE CARE OF; HILLSBOROUGH

TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING

AGAINST THE HEREIN NAMED

WHO ARE NOT KNOWN TO BE

SAID UNKNOWN PARTIES MAY

TAUKERA M. OLIVER; CALVIN

Plaintiff, VS.

KOMIEL M. OLIVER;

INTEREST AS SPOUSES, HEIRS,

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, MORT-GAGE 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. JEN-KINS: THE INDEPENDENT SAV-INGS 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 CAR-MELLA DELOACH; SHAKQUAVEN SMOAK; FRANKLIN SMOAK, JR.; JADA SMOAK; SAMORE SMOAK; JADARIUS MILLER; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 10, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 1, PROGRESS VILLAGE, UNIT 1, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED

IN PLAT BOOK 35, PAGE 32, PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA 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 DISABILI-TIES 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 19th 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 /s/ John J. Cullaro 2024.12.19 09:46:46-05'00' By: John J. Cullaro FBN: 66699

Primary E-Mail: ServiceMail@aldridgepite.com

Dec. 27, 2024; Jan. 3, 2025 24-03705H

SECOND INSERTION

ING, LLC. is the Plaintiff, and KO-MIEL M. OLIVER; ANTWANETTE HARDNETT; TAUSHIA OLIVER; KYLE LEE; TAUKERA M. OLIVER; CALVIN R. THOMAS A/K/A CALVIN K. THOMAS, A MINOR CHILD, IN THE CARE OF; HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAM-PA, FLORIDA; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE EAST 142.23 FEET OF LOT 8, BLOCK 7, NORTH TAMPA HEIGHTS SUBDIVI-SION, A SUBDIVISION AC-CORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 73, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA, LESS THE SOUTH

220 FEET THEREOF. 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 DISABILI-TIES 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 Co-ordinator, 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 18th day of December,

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 /s/ John J. Cullaro 2024.12.18 14:26:59-05'00' By: John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1546B Dec. 27, 2024; Jan. 3, 2025

24-03692H