







--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... 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, GRANTEEES, 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 TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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 JANUARY 21, 2025 at 10:00 a.m. EST at

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, TIMBERLANE SUBDIVISION UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 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 January 3, 10, 2025 25-00031H

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; Ryan 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 TERRACE 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.com By /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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and TOBY CHURCH; ANGELA DAVIDOVICH A/K/A ANGELA M. DAVIDOVICH A/K/A ANGELA CHURCH; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on January 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 74, FISHHAWK RANCH PHASE 2 PARCEL "DD-1A", ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGES 47 THRU 60, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 16123 BRIDGEDALE DR, LITHIA, FL

33547 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA 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: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. REENU RAI AND HARINDER PAL, et al. Defendant(s). 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL 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, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 74 THROUGH 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12542 CANDEBERRY CIRCLE, TAMPA, FL 33635

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA 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: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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, GRANTEEES, 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, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

COURTNEY CAPRI WILLIAMS; TYNIA SHANTE WILLIAMS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on 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 HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 23rd day of December 2024. Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00292 CLNK V6.20190626 January 3, 10, 2025 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 TRUST #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 TRUST #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 SECTION 27, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 33.00 FEET FOR ROAD RIGHT-OF-WAY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER 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 BEGINNING; THENCE NORTH 89 DEGREE 56 MINUTES 18 SECONDS EAST, 640.79 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREE 09 MINUTES 36 SECONDS WEST, 167.19 FEET ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREE 53 MINUTES 46 SECONDS 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 BEGINNING 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, 2024. /s/ Nardo Dorsin, Esq. Nardo Dorsin, Esq. Florida Bar No. 126301 100511063.1 January 3, 10, 2025 25-00007H



LV18237\_V13

Who benefits from legal notices?

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

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

SAVE TIME



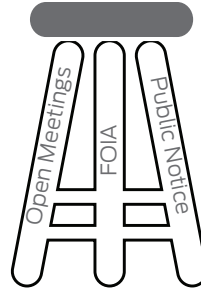
Email your Legal Notice

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

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

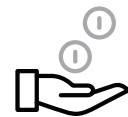


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions

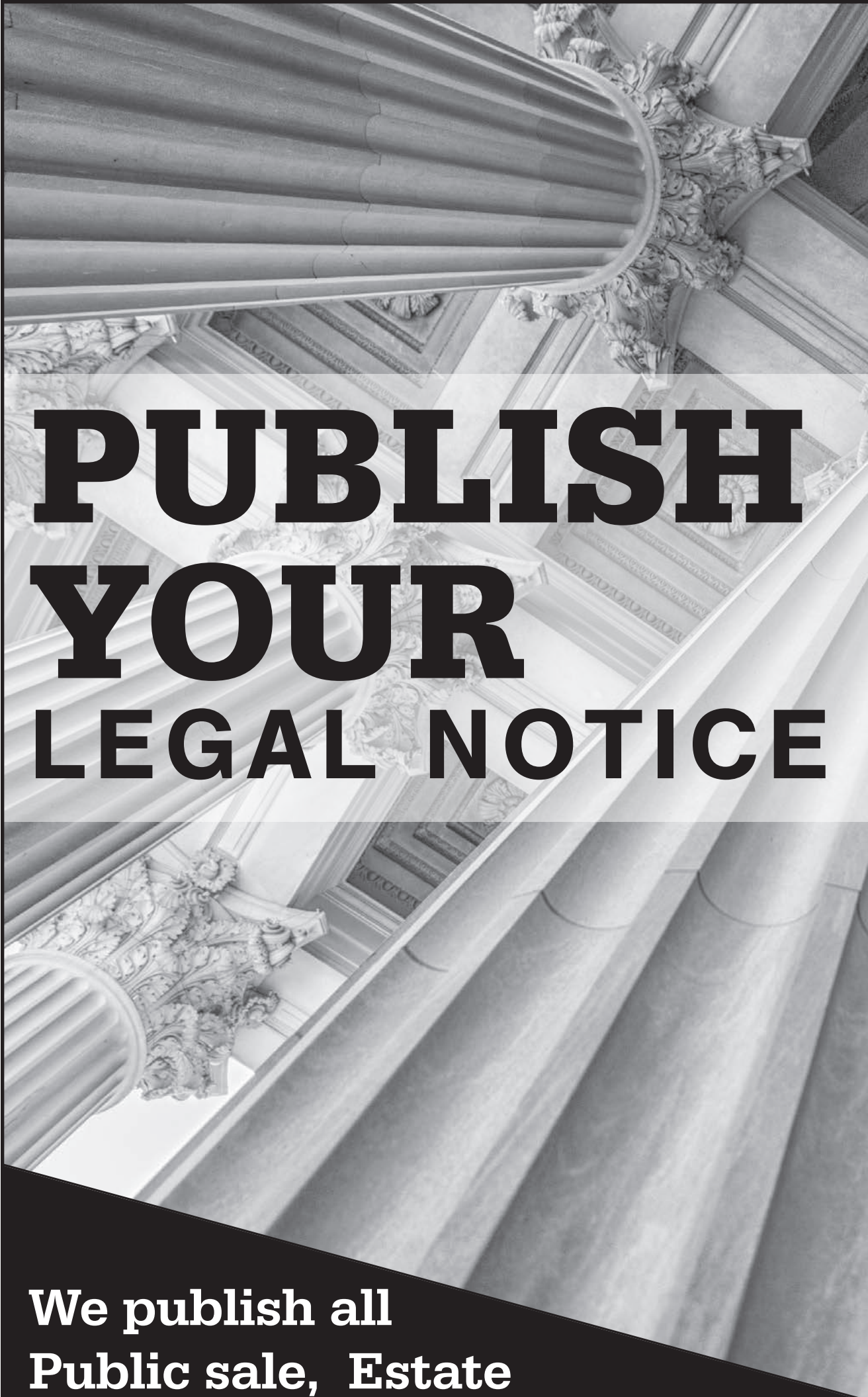


Orders to Appear in Court

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For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

V20878\_V22

## SUBSEQUENT INSERTIONS

--- ESTATES ---

### FOURTH INSERTION

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

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

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

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

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

**Proposed Personal Representative:**  
**John W. MacGloan**  
 c/o Knowles, Bouziane & Shaffer PLLC  
 2812 Manatee Ave. W.  
 Bradenton, Florida 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](mailto:will@bandslaw.com)  
 Dec. 13, 20, 27, 2024; Jan. 3, 2025  
 24-03625H

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

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

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

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

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

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

**KYLE LUCAS AYLOR**  
**Personal Representative**

Gerald L. Hernness, Jr., Esq.  
 Counsel for Personal Representative  
 Florida Bar# 67695  
 100 Ashley Dr. South, Ste. 664  
 Tampa, FL 33602-5300  
 (813) 324-8320  
[gerald@hernness.com](mailto:gerald@hernness.com)  
 Dec. 27, 2024; Jan. 3, 2025  
 24-03701H

### 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 Buddy Leonard Cromwell, Unknown Heirs of the Estate of Buddy Leonard Cromwell, Estate of Patricia Ann Bryant, Unknown Heirs of the Estate of Patricia Ann Bryant, Antoinette Bryant**  
**Defendant(s)**

TO THE ABOVE NAMED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

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

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

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

You are required to serve a copy of your written defenses, if any, to the action on Erik B Espinosa, Esq, The Law Offices of Erik B Espinosa, PA, Plaintiff's attorney, whose address is PO Box 453007 Sunrise, FL 33345 (alternatively via email: [ebe@espilaw.com](mailto:ebe@espilaw.com)), on or before 28 days after first publication date, and file with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint of the Petition.

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

# SAVE TIME



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

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

V20878\_V22



--- ACTIONS / SALES ---

SECOND INSERTION

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

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 are Defendants.

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

SECOND INSERTION

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

RICHARD A. WOODS v. RAYMOND E. HUGHES (Deceased), RUTH J. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, 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, 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 TERENCE DANIELSON; and SHEILA HUGHES MATNEY, relative to the real property located at:

entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

SECOND INSERTION

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

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

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

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

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

IN PLAT BOOK 35, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

the 13th judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

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

lis pendens must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

SECOND INSERTION

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

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

which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.