Public Notices

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Business Ibserver

JANUARY 24 - JANUARY 30, 2025 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 UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Nick Stallone will engage in business under the fictitious name NICK STAL-LONE INSURANCE AGENCY, with a physical address 7402 N 56TH ST STE 104 TAMPA, FL 33617, with a mailing address 7402 N 56TH ST STE 104 TAMPA, FL 33617, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

25-00179H January 24, 2025

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 Nia Pro Se Support located at 5650 Sailfish City of Lutz, Hillsborough Dr in the County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 15th day of January, 2025. PivotPro Strategies, LLC January 24, 2025 25-00180H

FIRST INSERTION Notice Under Fictitious Name Law

According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Mirasol Apartments located at 84 Davis Blvd in the City of Tampa, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 16th day of January, 2025. Mirasol Davis Islands, LLC January 24, 2025 25-00184H

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 Mon Paris and Beyond located at 1745 State Road 60 East in the City of Valrico, Hillsborough County, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of January, 2025.

Z FRENCH TWIST, LLC Stephane HAUTCOEUR 25-00185H January 24, 2025

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 Shantel's Signature Notary located at 5650 Sailfish Dr in the City of Lutz, Hillsborough County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of January, 2025. PivotPro Strategies, LLC January 24, 2025 25-00181H

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 River View Apartments located at 5659 Del Prado DR in the City of Tampa, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 16th day of January, 2025. River View Apartments Tampa, LLC January 24, 2025 25-00183H

FIRST INSERTION ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on February 6, 2025, at 4:00 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District Stephanie DeLuna, District Manager

January 24, 2025

25-00187H

FIRST INSERTION HIGHLANDS COMMUNITY

DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS Landscape Maintenance Services Hillsborough County, Florida

Highlands Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance services for Highlands Community Development District, all as more specifically set forth in the Project Manual

The Project Manual will be available beginning Monday, January 27, 2025, at 12:00 p.m. (EST) at the office of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, con-tract documents, project scope, technical specifications, and site plan. Please make checks payable to Inframark, NO CASH OR CREDIT CARD ACCEPTED. The District Manager shall be the contact person regarding the Project Manual. Ms. Kristee Cole

can be reached by email at Kristee.cole@inframark.com via phone at (813) 382-7355. There will be a mandatory Pre-Proposal Meeting on Wednesday, January 29, 2025, at 12:00 p.m. at The Ayersworth Clubhouse, 11102 Ayersworth Glen Blvd., Wimauma, FL 33598. Failure to attend will preclude the District's consideration of a proposal submitted by a nonattending proposer. The Project Manual will not be available for sale at the mandatory preproposal meeting, but will be available at the Inframark office at the address stated above until January 31, 2025, at 4:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a simi-lar nature, size and amenity level to the Highlands CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors at their meeting on Tuesday, March 11, 2025, at 6:00 p.m., based on the evaluation criteria contained within the Project Manual. at The Ayersworth Clubhouse, 11102 Ayersworth Glen Blvd., Wimauma, FL 33598 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Kristee Cole at Kristee.cole@inframark.com, no later than Tuesday, February 11, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), February 14, 2025.

Firms desiring to provide services for this project must submit one (1) original, seven (7) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 2:00 p.m. (EST) on February 25, 2025, at the office of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Attn: Kristee Cole. Proposals shall be submitted in one sealed opaque pack-age, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 382-7355 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Highlands Community Development District

Kristee Cole, District Manager Kristee.cole@inframark.com

January 24, 2025

FIRST INSERTION PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on January 9, 2025, a Water Use Permit (WUP) Ownership Transfer at Sherwood Manor by applicant's: SM-Ruskin Development, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609; and Sherwood Manor Community Development District, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Application No. 20 010949.005. Application received: January 7, 2025. Predominant use type(s): Residential Lawn/Landscape. Quantity: The authorized allocated quantities and withdrawal points under this ownership transfer remained the same with no change as previously permitted as follows: Annual Average Daily (AAD) quantity of 2,900 gallons per day (gpd), a Drought AAD quantity of 3,300 gpd, a Peak Month quantity of 8,700 gpd, and Maximum Crop (Frost-Freeze) Protection quantities also remaining the same at zero (0) gallons per event. Location: Section 17, Township 32 South, Range 19 East, in Hillsborough County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to

FIRST INSERTION

25-00186H

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 02/24/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.585 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids 3GCUKREC6HG422252

2017 CHEVROLET SILVERADO K1500 LT

WP0AB2A77BL061367			
2011 PORS PANAMERA S 4			
KL79MTSL3MB059572			
2021 CHEVROLET TRAILBLAZER			
RS			

January 24, 2025 25-00211H

FIRST INSERTION

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that OPTIMUM CV, PLLC, OWNER, desiring to engage in business under the fictitious name of TRUE HEART AGE located at 3225 MCLEOD DR. SUITE 100, LAS VE-GAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 24, 2025 25-00222H

FIRST INSERTION **Fictitious Name Notice**

Notice is hereby given that EMM LOANS LLC, OWNER, desiring to engage in business under the fictitious name of HARRIS HOME RUN located at 1950 ROUTE 70 E. STE. 300, CHERRY HILL, NEW JERSEY 08003 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 24, 2025 25-00221H

> FIRST INSERTION NOTICE OF PUBLIC SALE:

Notice is hereby given that on 02/18/2025 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. ZPBUA1ZL2MLA15436 2021 LMBG 16123.89 Lienor Name: HERNANDEZ AUTO BODY SHOP LLC Lienor Telephone #: 813-697-1791 MV License #: MV-107652 Location of Vehicles: 4814 N HALE AVE TAMPA, FL 33614 25-00210H January 24, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 02/18/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 217 SHERYL LYNN DR, BRANDON, FL 33510 pursuant to Florida Statute 713.585. 3N1AB61E38L744298 2008 NISS 2572.12 Lienor Name: FINAL TOUCH AUTO CARE LLC Lienor Telephone #: 813-697-1791 MV License #: MV112615 Location of Vehicles: 217 SHERYL LYNN DR, BRANDON, FL 33510

January 24, 2025 25-00209H

FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 12th day of February, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Dixon, Avvashia Dressers, Bed, Boxes, Table, Clothes, Shoes, Nightstands, Misc. Household Items; Trujillo, Elena M. Suitcases, Matresses, Clothes, Wall Picture, Kids Toys, Misc. Items; Sherman, Jarvis 2 Freezers, Deep Fryer, Ice Cream Freezer, Coolers, Christmas Tree, Christmas Items, Freestanding Awning, Kids Dirt-bike, Easel, Razor Scooter, Popcorn Machine, Boxes, Bags, Misc. Items; Aponte, Susan Tabletop Grill, Bed, Furniture, Dressers, Lawn Chairs, Dining Room Table, Couch, Chairs. Clothes, Misc. household Goods, Boxes, Totes Sale is subject to cancellation in the event of settlement between owner and obligated party.

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of TFG HealthCare located at 217 N. Howard Avenue Suite 200, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 16 day of January, 2025. The Facilities Group National, LLC January 24, 2025 25-00198H

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of National HealthCare Resources located at 217 N. Howard Avenue Suite 200, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 16 day of January, 2025. The Facilities Group National, LLC January 24, 2025 25-00199H

file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 25-00188H

January 24, 2025

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 Fresh Coat Digital Marketing located at 1032 E Brandon Blvd #5323 in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of January, 2025. Fresh Conversions, LLC 25-00182H January 24, 2025

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 Mobile and Remote Online Notarial Services located at 219 BRIGHT IBIS AVE in the City of APOLLO BEACH, Hillsborough County, FL 33572-3559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of January, 2025. JOSEPH HAGE & MYRNA HAGE January 24, 2025 25-00200H

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 Havward Canine Company located at 2451 Lake Woodberry Circle in the City of Brandon, Hillsborough County, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 16th day of January, 2025. Box of None LLC 25-00201H January 24, 2025

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 Concourse Underground located at 6500 Motor Enclave Way Unit 1512 in the City of Tampa, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of January, 2025. GRIFFIN DUBRULE 25-00216H January 24, 2025

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CARE TEAM HOME HEALTHCARE, located at 3311 W KENNEDY BLVD, in the City of TAMPA, County of Hillsborough, State of FL, 33609, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17 of January, 2025. CARE TEAM, INC. 3311 W KENNEDY BLVD TAMPA, FL 33609 25-00204H January 24, 2025

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 DreamGaze Publishing located at 3750 Gunn Highway, Ste 306 PMB F30154, in the County of Hillsborough, in the City of Tampa, Florida 33618 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated at Tampa, Florida, this 21st day of January, 2025. Todd Copley January 24, 2025 25-00233H

January 24, 31, 2025 25-00189H

FIRST INSERTION

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 02/24/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTEHT05J432039755 2003 TOY LCR 5TDZKRFHXGS133598 2016 TOYT HGH WBA4C9C57GG139870 $2016\ \mathrm{BMW}\ 428$ 25-00238H January 24, 2025



FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that GUAC DIGITAL INC., OWNER, desiring to

engage in business under the fictitious

name of BETTERWEB AI located

at 1646 W SNOW AVE, SUITE 108,

TAMPA, FLORIDA 33615 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

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

Crystal Grove Chiropractic located at

250 Crystal Grove Blvd in the City of

Lutz, Hillsborough County, FL 33548

intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Dated this 21st day of January, 2025.

25-00224H

25-00228H

25-00231H

25-00232H

Florida Statutes.

January 24, 2025

Jacob Henricksen

January 24, 2025

HILLSBOROUGH COUNTY

--- PUBLIC SALES ----

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that OPTIMUM CV. PLLC. OWNER, desiring to engage in business under the fictitious name of HEALTH MONITOR 1 located at 3225 MCLEOD DR. SUITE 100, LAS VEGAS, NEVADA 89121 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 24, 2025 25-00223H

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 Root'd IMPACT located at 1933 Fruitridge St in the City of Brandon, Hillsborough County, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of January, 2025. Dana Medlin January 24, 2025 25-00205H

> FIRST INSERTION NOTICE OF SPECIAL MEETING

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the K-Bar Ranch II Community Development District will hold a Special Meeting on Friday, January 31, 2025, at 6:00 p.m. at the K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

The purpose of the special meeting is to discuss the vacant Board seat, as well as discuss other potential District business. The Special Meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors or staff members will participate by telephone. The special meeting may be continued in progress without additional notice to a time, date and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person re-quiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. K-Bar Ranch II CDD

Matt O'Nolan, District Manager

January 24, 2025

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on Thursday, February 13, 2025, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone. Any person requiring special accommodations to participate in these meetings is

asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based. Ruben Durand, District Manager

January 24, 2025

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES WATERLEAF

COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024-2025 Regular Meetings of the Board of Supervisors of the Waterleaf Community Development District shall be held the on the third Wednesday of every month at 6:00 p.m. at Hillsborough County Library, Riverview, 9951 Balm Riverview Road, Riverview, FL 33569. The meeting dates are as follows:

FIRST INSERTION NOTICE OF PUBLIC MEETING ACCOUNTING WORKSHOP

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Covington Park Community Development District will hold a Construction Project Workshop on Wednesday, February 12, 2025, at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572.

The purpose of the workshop is to discuss the Accounting. The workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. The workshop may be continued in progress without additional notice to a time, date and location stated on the record.

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

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

Covington Park Community Development District Matt Ö'Nolan, District Manager

January 24, 2025

--- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003845 Division A IN RE: ESTATE OF MILENA ORTIZ Deceased.

The administration of the estate of Milena Ortiz, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for HILLSBOR-OUGH County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

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

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

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

The date of first publication of this notice is January 24, 2025.

Personal Representa /s/ Wainer Gonzalez Wainer Gonzalez 16049 Lake Heather Drive Tampa, Florida 33618 Attorney for Personal Representative: /s/ Amanda O. Singleton Amanda O. Singleton, Attorney Florida Bar Number: 0015957 425 22nd Avenue N., Suite D SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316 Fax: (727) 234-8183 E-Mail: amanda@singletonlegal.com 25-00207H January 24, 31, 2025

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-CP-000134

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000101 IN RE: ESTATE OF

whose date of death was November 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

All 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

NOTWITHSTANDING THE TIME

notice is: January 24, 2025.

Personal Representative

--- ESTATE ----

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

FIRST INSERTION

PROBATE DIVISION File No. 2024-CP-2865 IN RE: ESTATE OF VERGENA C. JORDAN Deceased.

FLORIDA

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court. ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-TION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AF-TER DECEDENT'S DEATH.

The case number and decedent's name are: VERGENA C. JORDAN, File Number 2024-CP-2865.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL, 33602.

A Personal Representative or cura-tor 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.

Date of death of the decedent is: March 4th, 2023.

The date of first publication of this notice is: January 24, 2025 The second week of publication is:

January 31, 2025 Personal Representative(s):

Michael A. Stallworth.

Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr. Suite 2 Lakeland, Florida 33813 25-00173H January 24, 31, 2025

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

PROBATE DIVISION File No.: 25-CP-000077 Division: B IN RE: ESTATE OF

DALIA MARIE PLOWMAN. Deceased.

The administration of the Estate of DALIA MARIE PLOWMAN, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Divi-sion, the address of which is 800 East Twiggs Street, Tampa, Florida 33609. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and oth-

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003259 Division: B IN RE: ESTATE OF NORTH EDWARD CAREY Deceased.

The administration of the estate of NORTH EDWARD CAREY, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 NOTICE.

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

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

The date of first publication of this notice is January 24, 2025. Attorney for Personal Representative:

Melinda L. Budzynski, Attorney Florida Bar Number: 97831 11256 Bovette Rd. Riverview, FL 33569 Telephone: (813) 850-0025 Fax: (813) 850-0040 E-Mail: mindy@summerfieldlaw.com Secondary E-Mail:

assistant@summerfieldlaw.com January 24, 31, 2025 25-00208H

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

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

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

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

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

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

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

CLEATRICE ANN ARLINE

ANNIE MURREL DAVIS, Deceased. The administration of the estate of ANNIE MURREL DAVIS, deceased,

25-00244H

February 19, 2025 March 19, 2025 April 16, 2025 May 21, 2025 June 18, 2025 July 16, 2025 August 20, 2025 (includes Budget/Assessment Public Hearings) September 17, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from the District Management Company, Inframark, Infrastructure Management Services at least two (2) calendar days prior to the meeting. There may be occasions when one or more Supervisors will participate by tele-

phone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (407) 566-1935 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District.

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

Michael Perez, District Manager

January 24, 2025

25-00243H

LV20906 V11 Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

3548 Cardinal Feather Drive Land O' Lakes, FL 34638 Robert D. Hines Florida Bar No. 413550 Ashley G. Friedrich Florida Bar No. 10007955 Attorneys for Personal Representative Hines Norman Hines, PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: afriedrich@hnh-law.com January 24, 31, 2025 25-00203H

FIRST INSERTION

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 ap-

The date of first publication of this notice is January 24, 2025.

Personal Representative: John David Plowman 5007 Lake Leclare Road Lutz, Florida 33558 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com January 24, 31, 2025 25-00176H

ply, unless a written demand is made by a creditor as specified under s 732.2211, Florida Statutes.

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

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

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

The date of first publication of this

notice is January 24, 2025. Personal Representative: DALE A. NELSON 4033 Lambert Trail Vestavia Hills, Alabama 35242 Attorney for Personal Representative: ERICA K. SMITH ROODHOUSE Attorney Florida Bar Number: 42337 LEGACY PROTECTION LAWYERS, LLP 100 Second Avenue South, Suite 900 St. Petersburg, FL 33701 Telephone: (727) 471-5868 E-Mail: erica@legacyprotectionlawyers.com Secondary E-Mail: karen @legacy protection lawyers.comJanuary 24, 31, 2025 25-00236H

Division A IN RE: ESTATE OF DEBRA ANN NELSON Deceased. The administration of the estate of DEBRA ANN NELSON, deceased,

whose date of death was December 12, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

---- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION 24-CP-003830 In Re: Estate of John Wesley Strickland, Deceased.

The administration of the Estate of John Wesley Strickland, deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Hillsborough, Florida, Probate Division, the address of which is Circuit Court for Hillsborough County, Probate Division, 800 East Twiggs Street, Attn: Probate Records, Tampa, FL 33602. The names and addresses of the personal represen-tative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 24, 2025 Linda Strickland

Personal Representative 605 Alexander Street Killeen, TX 76541 Robert D. King, Esq. Attorney for Personal Representative Email: bobby@kingfirm.com Florida Bar No. 89104 The King Firm, PA 4430 Park Blvd. Pinellas Park, Florida 33781 Telephone: (727) 800-3040

25-00174H

January 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NUMBER: 23-CP-003151 DIVISION B IN RE: ESTATE OF MICHAEL L. AYERS DECEASED

The administration of the estate of Michael L. Ayers, deceased, whose date of death was November 14, 2021, and whose Social Security Number is XXX-XX-4058, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 2024-CP-004099 IN RE: ESTATE OF PERRY J. DAHL, a/k/a PERRY JOHN DAHL,

Deceased. The administration of the estate of PERRY J. DAHL, a/k/a PERRY JOHN DAHL, deceased, whose date of death was December 2, 2024, and whose social security number ends in 6201, is pending in the Circuit Court for Hillsborough County, Florida, Probate Di-vision, the address of which is 800 E.

Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

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

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

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

The date of first publication of this notice is January 24, 2025. /s/ Alan F. Gonzalez

ALAN F. GONZALEZ

/s/ Alan F. Gonzalez ALAN F. GONZALEZ, ESQUIRE Attorney for Personal Representative Florida Bar No.: 229415 WALTERS LEVINE & DeGRAVE 601 Bayshore Blvd., Suite 720 Tampa, FL 33606 (813) 254-7474 AGonzalez@walterslevine.com January 24, 31, 2025 25-00227H

> FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No.: 24-CP-003998

IN RE: LAWRENCE CAMPANELLO Deceased.

The Administration of the estate of LOUIS CAMPANELLO, deceased, date of death August 31, 2024, File No. 24-CP-003998 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is Clerk of the Circuit Court, Probate Dept., P.O. Box 3360, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate. including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 05-2024-CP-003561 DIVISION: Probate IN RE: ESTATE OF RICHARD ALLEN DEIHL Deceased.

The administration of the estate of RICHARD ALLEN DEIHL, deceased, whose date of death was August 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 per-sonal 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 re-quired to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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. Publication Date: January 24 and

January 31 2025. RENA M. CHEATHAM

2349 N. Crystal Lake Drive Lakeland Florida 33801

Jessica Spenik, Esquire The Spenik Law Firm 5815 US Highway 1 Ste 1 Rockledge, FL 32955-5743 Florida Bar No: 1018206 Telephone: 321-223-5225 Email: jspenikJD@gmail.com Secondary: Jessica@speniklaw.com January 24, 31, 2025 25-0021 25-00215H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003589

IN RE: ESTATE OF

ADAM AHMAD ALRAMADAN

Deceased.

The administration of the estate of

Adam Ahmad Alramadan, deceased,

whose date of death was July 25, 2024,

is pending in the Circuit Court for HILLSBOROUGH County, Florida,

Probate Division, the address of which

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-000080 IN RE: Estate of WANDA BELLAMY-WHITE, Deceased.

The administration of the estate of WANDA BELLAMY-WHITE, deceased, whose date of death was APRIL 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 24, 2025. Personal Representative: KEVIN DANIEL WHITE

12605 Wood Ibis Way Tampa, FL 33624 Attorney for Personal Representative: C. BLAKE HOLTZHOWER, ESQUIRE R. SETH MANN, P.A. E-mail Address: blake@sethmannlaw.com Florida Bar No. 1027797 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 25-00230H January 24, 31, 2025

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211, Florida Statutes.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

BARRED.

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

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

File No. 25-CP-000013 Division A IN RE: ESTATE OF RUBY NELL BAKER, aka RUBY N. BAKER Deceased.

The administration of the estate of RUBY NELL BAKER, also known as RUBY N. BAKER, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is: January 24, 2025. ANNIE PRATT-JACKSON

Personal Representative 10611 Juliano Dr Riverview, FL 33569 Robert D. Hines, Esq. Attorney for Personal Representative 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 January 24, 31, 2025 25-00193H FIRST INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2024-CP-003824 IN RE: ESTATE OF HAROLD GROSENBAUGH, Deceased.

The administration of the estate of Harold Grosenbaugh, deceased, whose date of death was November 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITH-IN 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 24, 2025 Personal Representative: Vicki A. Cotnoir

c/o Kelley Kronenberg, P.A. 220 Alhambra Circle, Suite 410 Coral Gables, Florida 33134 Attorney for Personal Representative: Joshua H. Rosenberg, Esq. Florida Bar Number: 865591 Kelley Kronenberg, P.A. 220 Alhambra Circle, Suite 410 Coral Gables, Florida 33134 Telephone: (305) 503-0850 Fax: (786) 228-2951 E-Mail: jrosenberg@kklaw.com Secondary E-Mail: probateservice@kklaw.com January 24, 31, 2025 25-00220H

FIRST INSERTION

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 24, 2025.

Deceased.

Probate Division, the address of which representative's attorney are set forth

NOTICE TO CREDITORS THE CIRCUIT COURT OF THE

FLORIDA PROBATE DIVISION File No. 24-CP-003519 IN RE: ESTATE OF

A/K/A/ LAVERNE NEWSOME,

TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME is pending in the Circuit Court for HILLSBOROUGH County, Florida, is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal below.

13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY,

YVONNE HUMPHREY

The administration of the estate of YVONNE HUMPHREY A/K/A LAVERNE NEWSOME, Deceased, whose date of death was July 13, 2024,

3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is January 24, 2025.

Personal Representative

Sarah L. Avers 1909 W. Del Webb Boulevard Sun City Center, FL 33573 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 (813) 634-5566 Florida Bar Number 265853 donald@linskylaw.com January 24, 31, 2025 25-00214H

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTH-ER APPLICABLE TIME PERIOD. ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DEATH IS BARRED.

The date of the first publication of this Notice is January 24, 2025.

/s/ Louis Campanello (Dec 18, 2024 12:38 EST)

Petitioner Louis Campanello /s/ Melissa N. Champagne Attorney for Petitioner Frank Charles Miranda PA

Melissa N. Champagne, Esquire Florida Bar No. 77395 3226 W. Cypress St. Tampa, FL 33607 813-254-2637 Fax 8132589873 melissa@fcmlaw.com diana@fcmlaw.com January 24, 31, 2025 25-00240H is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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 24, 2025. Personal Representative

/s/Ahmad Alramadan Ahmad Alramadan 7516 Needle Leaf Lane

Tampa, FL 33617 Attorneys for Personal Representative /s/Sean M. Lebowitz Sean M. Lebowitz, Esq. Florida Bar No. 44442 Gutter Chaves Josepher Rubin Forman Fleisher Miller P.A. 2101 Corporate Blvd., Suite 107 Boca Raton, FL 33431 Telephone: 561 998-7847 Email Addresses: slebowitz@floridatax.com ikatynski@floridatax.com January 24, 31, 2025 25-00175H

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

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

LISA HUMPHREY, 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: Jennifer@srblawyers.com 25-00177H January 24, 31, 2025

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

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003684

IN RE: ESTATE OF

RUDOLPH ANTONIO FRANCIS

a/k/a RUDOLPH A. FRANCIS

a/k/a RUDOLPH FRANCIS

Deceased.

The administration of the Estate of Ru-

dolph Antonio Francis a/k/a Rudolph

A. Francis a/k/a Rudolph Francis, de-

ceased, whose date of death was August

11, 2024, is pending in the Circuit Court

for Hillsborough County, Florida, Pro-

bate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida

33602. The names and addresses of the

Personal Representative and the Per-

sonal Representative's attorney are set

OF THIS NOTICE OR 30 DAYS AF-

TER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

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

by the Decedent or the Decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act

NOTICE OF ACTION

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

Case No.: 24-CA-008095

Division: O

U-HAUL CO. OF FLORIDA AND

U-HAUL CO. OF ARIZONA,

MICHEAL BAUM, BRIANNA

CHRISTINA FORWARD,

CHRISTINA FORWARD

CHRISTINA JULBE A.K.A.

DEJESUS, RODNEY MCCALL, CHRISTINA JULBE A.K.A.

A/N/F N.F., CHRISTINA JULBE

A.K.A. CHRISTINA FORWARD

A/N/F S.F., and CHRISTINA JULBE A.K.A. CHRISTINA

To the following Defendant(s):

FORWARD A/N/F G.F.;

Defendants.

Plaintiff, v.

The Personal Representative has no

forth below.

--- ACTIONS / SALES ---

FIRST INSERTION

--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003866 IN RE: ESTATE OF CHRIS ZAFIROFF JR.,

Deceased. The administration of the estate of CHRIS ZAFIROFF JR., deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602 and whose mailing Address is P.O. Box 3360, Tampa, Florida, 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

PROBATE DIVISION

Case No.: 24-CP-003642

IN RE: Estate of

JOAN CLAIRE SHACKETT, a/k/a JOAN C. SHACKETT,

a/k/a JOAN SHACKETT,

Deceased. The administration of the estate of

JOAN CLAIRE SHACKETT, a/k/a

JOAN C. SHACKETT, a/k/a JOAN

SHACKETT, deceased, whose date of

death was MAY 25, 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 represen-tative and the personal representative's

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

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

All other creditors of the decedent

OF THIS NOTICE ON THEM.

attorney are set forth below.

THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

The personal representative has no duty to discover whether any property held at the time of 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 the surviving spouse or a beneficiary as specified under s. 732-2211, Florida Statutes.

notice is January 24, 2025. Personal Representative: KIM R. ALEXANDER 15183 Restwood Drive Linden, MI 48451 Attorney for Personal Representative: Patrick Hogan, Esq.

PTH LAW FIRM PLLC 13014 N Dale Mabry Hwy., #741 Tampa, FL 33618 Telephone:(813) 235-4501 E-Mail: h@pthlawfirm.com January 24, 31, 2025

FIRST INSERTION

THE FIRST PUBLICATION OF THIS

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

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

NOTWITHSTANDING THE TIME 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 24, 2025. Personal Representative: GREGORY M. SHACKETT 4845 Willow Drive

Land O' Lakes, FL 34639 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 January 24, 31, 2025 25-00241H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3179 IN RE: ESTATE OF MARY ELIZABETH PETERS GARRETT. Deceased.

The administration of the estate of MARY ELIZABETH PETERS GAR-RETT, deceased, whose date of death

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

DATE OF DEATH IS BARRED.

The date of first publication of this 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

Florida Bar Number: 0099090 25-00237H

NOTICE.

dent'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

FIRST INSERTION

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 24, 2025. **Personal Representative:**

7206 N. Lunita Court

Tampa, Florida 33625 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: abby@atcauselaw.com 25-00219H January 24, 31, 2025

Delita Ivalee Bailey

COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-009107 DIVISION: P CYNTHIA SMITH

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

Plaintiff, v. CYNTHIA MARIE **ROBINSON-BAILEY**,

Defendant. TO: CYNTHIA MARIE ROBINSON-BAILEY YOU ARE NOTIFIED that an action

for Partition for the following property in Hillsborough County, Florida:

Legal Description: Lot one of ROSEMONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 95, of the Public records of Hillsborough County, Florida. C/K/A: P-28-28-22-5BD-000000-00001.0

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to Joshua P. Perez, Esquire, the Plaintiff's attorney, whose address is Brown & Associates Law & Title, P.A. 4200 4th Street, N., Suite F, St. Petersburg, FL 33703, on or before, 30 days from first publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: 1/16/2025

VICTOR D. CRIST As Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By: Isha Tirado-Baker As Deputy Clerk BROWN & ASSOCIATES LAW & TITLE, P.A. /s/ Joshua P. Perez Joshua P. Perez, Esq. (FBN: 1032209) 4200 4th Street North, Suite F St. Petersburg, FL 33703 (T): (727) 325-2001

(F): (727) 870-2805 E-Service: court documents @brownalt.comAttorney for Plaintiff 25-00195H January 24, 31, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE

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

CIVIL ACTION CASE NO.: 2024-CA-006805 TRJMG FUND, LLC

Plaintiff. vs. STEPHANIE SMITH,

Defendants. NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on January 21, 2025 in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 10, Block 1, Little Cuba, ac-cording to the Plat thereof, recorded in Plat Book 4, Page(s) 2. of the Public Records of Hillsborough County, Florida Property address: 3204 East 23rd Avenue, Tampa FL 33605 at public sale, to the highest bidder, for cash, on April 25, 2025 at 10:00am. The judicial sale will be conducted

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA CASE NO.: 24-CA-000532 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4,

electronically online at the following website: http://www.hillsborough. realforeclose.com Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with 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. /s/ Ivan Dimitrov Ivanov, Esq. 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff. TRJMG Fund, LLC 813-563-6646 Ivan@IWFirm.com By: Ivan D. Ivanov, Esq.

IVAN D. IVANOV, FBN: 39023 January 24, 31, 2025 25-00239H

FIRST INSERTION

Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 19th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST 100 FEET OF THE WEST 1115 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF.

Property Address: 9526 Eastfield Road, Thonotosassa, Florida

thereafter; otherwise a default will be entered against you for the relief de-

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

1) BRIANA DEJESUS Last Known Address: 7235-A N Marie Ave, Tampa, FL 33614 2) Micheal Baum Last Known Address: 5125 Alice Rd, Tampa, FL 33624 YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about April 19, 2024 in Brandon, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before 2/24/25, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service

IN THE CIRCUIT COURT OF THE

with Disabilities Act:

paired, call 711. You may contact the Administrative

Attention: ADA Coordinator 800 E. Twiggs Street Tampa, FL 33602 Phone: 813-272-7040 Hearing Impaired: 1-800-955-8771 Voice impaired: 1-800-955-8771

Kelley Kronenberg, Attorney for Petitioners, 1511 N. Westshore Blvd., Tampa, FL 33607 January 24, 31, 2025

FIRST INSERTION manded in the Petition. This notice is provided pursuant to Administrative Order No. 07-97-32-05 In accordance with the Americans

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 im-

Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts

of this Court this 17 day of December, 2024.

> (SEAL) By Isha Tirado-Baker Hillsborough County Courthouse

E-mail: ADA@fljud13.org WITNESS my hand and the seal

CINDY STUART Clerk of the Court As Deputy Clerk

800 E. Twiggs St. Tampa, FL 33602 25-00206H

was March 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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



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 24, 2025. WENDY TUCKER

A/K/A WENDY BROWN Personal Representative 8436 Canterbury Lake Blvd. Tampa, FL 33619 CHRISTOPHER EDWARD HERNANDEZ Personal Representative 95 Creekside Drive Summerville, SC 29485 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com January 24, 31, 2025 25-00242H

AMENDED NOTICE OF FORECLOSURE SALE

FIRST INSERTION

on Petitioners' attorney or immediately

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

CASE NO. 24-CA-003545 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 2006-18, Plaintiff, vs. JAMES K DRAKE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 28, 2024 in Civil Case No. 24-CA-003545 of the Circuit Court of the THIRTEENTH JUDICIAL 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 CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2006-18 is Plaintiff and James K Drake, et al., are Defendants, the Clerk of Court, VICTOR CRIST, 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 10th day of February, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 1, of NORTH LAKES SECTION H, according to the plat thereof, as recorded in Plat Book 53, Page 66, 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, LLP 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.: 146803 24-09452FL 25-00197HJanuary 24, 31, 2025

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ERIC D. WAGNER A/K/A ERIC DARIN WAGNER A/K/A ERIC WAGNER. DECEASED; STACIE CASEY; SARAH KROSS; SAMANTHA KROSS.

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 20, 2024, and entered in Case No. 24-CA-000532 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-ininterest to U.S. Bank National Association as trustee. Successor in Interest to Wachovia Bank National Association, as trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Eric D. Wagner a/k/a Eric Darin Wagner a/k/a Eric Wagner, deceased; Stacie Casey; Sarah Kross; Samantha Kross, are Defendants, the Office of the

33592

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

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

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

Dated: 1/20/2025

McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esg. Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 20-401431 January 24, 31, 2025 25-00212H

FIRST INSERTION

FIRST INSERTION

COUNTY, FLORIDA. Property Address: 4906 83RD ST S, TAMPA, FL 33619

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

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

AMENDED NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT.

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO: 24-CA-001121

PENNYMAC LOAN SERVICES,

JUSTINO MONTOYA CHAVEZ;

MARTHA CAMPOS; UNKNOWN

TENANT #1; UNKNOWN TENANT

NOTICE IS HEREBY GIVEN pursuant

to an Order Granting Plaintiff's Motion

to Cancel the January 23, 2025 Fore-

closure Sale Date entered in Civil Case

No. 24-CA-001121 of the Circuit Court

of the 13TH Judicial Circuit in and for

Hillsborough County, Florida, wherein PENNYMAC LOAN SERVICES, LLC

is Plaintiff and JUSTINO MONTOYA

CHAVEZ and MARTHA CAMPOS, et

al, are Defendants. The Clerk, VICTOR

D. CRIST, shall sell to the highest and

best bidder for cash at Hillsborough

County On-Line Public Auction web-

site: https://hillsborough.realforeclose.

com, at 10:00 AM on JUNE 12, 2025,

in accordance with Chapter 45, Florida

Statutes, the following described prop-

erty located in HILLSBOROUGH

County, Florida, as set forth in said

Uniform Final Judgment of Foreclosure

THE NORTH 80 FEET OF

THE SOUTH 280 FEET OF

THE EAST 120 FEET OF LOT

LLC,

#2.

Plaintiff, vs.

Defendants.

Dated this 20 day of January, 2025. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-044777 - NaC January 24, 31, 2025 25-00218H

FIRST INSERTION

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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH IUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 23-CA-012825

FOR RCF 2 ACQUISITION TRUST,

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

ASSOCIATION, NOT IN ITS

THE UNKNOWN HEIRS.

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

Plaintiff, vs.

CASE NO. 24-CA-009167 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. WENCESLAO RAMIREZ AND

AGUDELBA RAMIREZ A/K/A AGUDELBA CRISPIN RAMIREZ. et. al. Defendant(s),

TO: AGUDELBA RAMIREZ A/K/A AGUDELBA CRISPIN RAMIREZ whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

TRACT BEGINNING 33 FEET NORTH OF SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND RUN WEST 105 FEET, NORTH 105 FEET, EAST 105 FEET, AND SOUTH 105 FEET TO BE-GINNING, AS PER SECTION 18, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT OF RECORD FOR ROAD RIGHT OF WAY PURPOSES.

has been filed against you and you are required to serve a copy of your writ-

FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION:

MELLON FKA THE BANK OF NEW

YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT,

TRUST 2006-12CB, MORTGAGE PASS-THROUGH CERTIFICATES,

CASE NO.: 24-CA-006075 THE BANK OF NEW YORK

INC., ALTERNATIVE LOAN

Plaintiff, vs. JONATHAN D. DAVENPORT

A/K/A JONATHAN DWAYNE

DAVENPORT A/K/A JONATHAN

NOTICE IS HEREBY GIVEN pursu-

SERIES 2006-12CB,

DAVENPORT, et al.,

Defendants.

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton Florida 33487 on or before February 24. 2025 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUB-

WHO MAY CLAIM AN INTEREST

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated December 16, 2024, and entered

in 23-CA-012825 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 Plain-

tiff and THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL

IN THE ESTATE OF NAOMI G.

BRUCE, DECEASED, et al.

Defendant(s).

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 17th day of January, 2025. CLERK OF THE CIRCUIT COURT

Church 1111 Ch	00011 000111
(SEAL) BY:	Mustafa Divan
DE	PUTY CLERK
Robertson, Anschutz, Sc	hneid, Crane &
Partners, PLLC	
6409 Congress Ave., Suit	e 100
Boca Raton, FL 33487	
PRIMARY EMAIL: flma	il@raslg.com
24-212195	
January 24, 31, 2025	25-00225H

AMENDED NOTICE OF SALE (Amended Solely to Reflect Current Clerk of Court) IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND

OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF NAO-

MI G. BRUCE, DECEASED; PATSY

GADSDEN; NAOMI RUTH BRUCE;

KEITH BRUCE 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.re-

alforeclose.com, at 10:00 AM, on February 10, 2025, the following described

property as set forth in said Final Judg-

LOT 21 IN BLOCK 23 OF

PROGRESS VILLAGE UNIT

NO. 2, ACCORDING TO THE

PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 36, ON

PAGE 50, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH

ment, to wit:

FOR HILLSBOROUGH COUNTY, FLORIDA (General Jurisdiction Division)

CASE NO: 23-CA-002041 MUTINY HALL, LLC, a Florida limited liability company,

Plaintiff, v. GLHC, LLC, a Florida limited liability company; JASON WOODS;

DUNCAN GROVE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESION,

Defendants. NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Order Rescheduling September 24, 2024 Foreclosure sale dated January 14, 2025 and the Amended Final Judgment of Foreclosure and Damages dated May 2, 2024, and entered in Case No. 23-CA-002041 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MUTINY HALL, LLC, a Florida limited liability company is Plaintiff and GLHC. LLC a Florida limited liability company; JASON WOODS; and DUNCAN GROVE HOMEOWNERS' ASSOCIA-TION, INC. are the Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court will sell to the highest bidder for case via online auction at https://www.hillsborough. realforeclose.com at 10:00 A.M. on February 11, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Damages: Lot 34, Block 1, Duncan Groves,

according to the map or plat thereof, as recorded in Plat Book 88, Page(s) 18, of the public records of Hillsborough County, Florida. a/k/a 2863 Duncan Tree Circle, Valrico, FL 33594

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an ac-commodation, please contact Court Administration at least 7 days before your scheduled court appearance, or imme-diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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. Jeffrey C. Hakanson, Esquire For the Court LIEBLER, GONZALEZ & PORTUONDO Counsel for Plaintiff Mutiny Hall, LLC Courthouse Tower - 25th Floor 44 West Flagler Street Miami, FL 33130 (305) 379-0400 By: /s/ Jacob E. Mitrani

JACOB E. MITRANI Florida Bar No. 715581 jem@lgplaw.com January 24, 31, 2025 25-00178H

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-006981 SECTION # RF

NATIONSTAR MORTGAGE, LLC, Plaintiff, vs.

JILL BECKETT A/K/A JILL L. BECKETT; LAKE CHASE CONDOMINIUM ASSOCIATION, INC.; BRENDIN STRAUBEL, SUCCESSOR TRUSTEE OF THE BECKETT LIVING TRUST DATED JANUARY 5, 2021; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required Florida Statute 45.031(2), Ъу VIC-TOR D. CRIST as the Clerk of the Cir-

FIRST INSERTION THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court 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 Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appear-ance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esa FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-098865-F00 January 24, 31 2025 25-00196H

FIRST INSERTION

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 14 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02423 January 24, 31, 2025 25-00191H

NOTICE OF FORECLOSURE SALE Clerk's website for on-line auctions at, IN THE CIRCUIT COURT OF THE 10:00 AM on the 18th day of February

FIRST INSERTION

13TH JUDICIAL CIRCUIT, IN AND 2025, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 2 ROBINSON

HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6604 SOUTH

MONROE ST, TAMPA, FL 33616

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 WITH THE CLERK BEFORE THE CLERK REPORTS

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-000268 SECTION # RF U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. TERESA L. LOWERY; WALDEN WOODS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF TERESA L. LOWERY: UNKNOWN SPOUSE OF KAYLA L. LOWERY; KAYLA L. LOWERY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment

FIRST INSERTION THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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 14 day of January 2025. By: /s/ Lindsay Maisonet Lindsav Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-01937 25-00192H January 24, 31, 2025

to-wit:

840, THIRD ADDITION TO RUSKIN COLONY FARMS, ACCORDING TO THE PLAT

ant to the Uniform Final Judgment of Foreclosure entered on the 15th day of January 2025, in Case No. 24-CA-006075, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-12CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-12CB, is the Plaintiff and JONATHAN D. DAVENPORT A/K/A JONATHAN DWAYNE DAV-ENPORT A/K/A JONATHAN DAV-ENPORT; UNKNOWN SPOUSE OF JONATHAN D. DAVENPORT; FORD MOTOR CREDIT COM-PANY LLC FKA FORD MOTOR CREDIT COMPANY; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www. hillsborough.realforeclose.com, the

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.

Dated this 16th day of January 2025. By: /s/ Ian Norych Ian R. Norych, Esq. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 24-06294 January 24, 31, 2025 25-00190H entered in the above styled cause now pending in said court and as required Florida Statute 45.031(2), VIC-TOR D. CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com. the Clerk's website for on-line auctions at, 10:00 AM on the 17 day of February, 2025, the following described property as set forth in said Final Judgment, to

LOT 204, WALDEN WOODS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 114 PAGES 41 THROUGH 58, IN-CLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, PROPERTY ADDRESS: 731 ASHENTREE DR, PLANT CITY, FL 33563 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

cuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 11 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 9584, BUILDING 26, OF LAKE CHASE CONDO-MINIUM, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14750, PAGE 34, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELEMENTS, THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 9584 LAKE CHASE ISLAND WAY, UNIT 9584, TAMPA, FL 33626 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-



What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

FIRST INSERTION

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

CASE NO.: 2024-CA-007765 EQUINOX REALTY HOLDINGS, LLC, AS TRUSTEE OF THE SABAL FL LAND TRUST DATED FEBRUARY 7, 2024, Plaintiff. v. VINCENT PECUNIA, JOHN

PECUNIA, and THE UNKNOWN TENANT Defendants

TO: The last known addresses of JOHN PECUNIA. 30 WILTON AVENUE. NORWALK, CT 06851

YOU ARE HEREBY NOTIFIED that an action for Partition of real property located in Hillsborough County, Florida which is the subject of this lawsuit is legally described as:

Lot 135, Sabal Key, Unit Two, according to the Plat thereof, as recorded in Plat Book 46. Page 51, of the Public Records of Hillsborough County, Florida. Property Address: 6530 Solitaire

Palm Way, Apollo Beach, FL 33572 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on WILLIAM A. TRECO, ESQUIRE, Plaintiff's attorney, whose address is: 499 NW 70 Avenue, Suite 112, Plantation, FL 33317 (no later than 30 days from the date of the first publication of this Notice of Action), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-001814 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-E, Plaintiff, VS. THE ESTATE OF FELICIA

- NELSON A/K/A DECEASED; et al.,
- Defendant(s).

TO: Brittany Nelson Last Known Residence: 1404 Topsail Pl

- Valrico, FL 33594 TO: Renard Nelson, Jr.
- Last Known Residence: 1404 Topsail Pl

Valrico, FL 33594 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County,

Florida: LOT 71, BLOCK 4, THE WIL-LOWS UNIT NO. 2, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

FIRST INSERTION

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

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

This notice shall be published once a week for four (4) consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 21 day of January 2025. Cindy Stuart Clerk of Circuit Court

(SEAL) By: Marquita Jones As deputy clerk William A. Treco, Esq.

Plaintiff's attorney, 499 NE 70 Avenue, Suite 112 Plantation, Florida 33317 (954) 565-3232 Florida Bar No. 89409 Jan. 24, 31, Feb. 7, 14, 2025 25-00235H

FIRST INSERTION

Beach, FL 33484, on or before February 24, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on January 17, 2025. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk ALDRIDGE PITE, LLP,

Plaintiff's attorney,	
5300 West Atlantic Aver	ue Suite 303
Delray Beach, FL 33484	
1221-6010B	
Ref# 10316	
January 24, 31, 2025	25-00234H

Florida 33487 on or before February 24. 2025 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-008328 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, ON **BEHALF OF AERO MORTGAGE** LOAN TRUST 2019-1, Plaintiff. v. MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants. TO: CHRISTOPHER CRUZ

Last Known Address: 912 Channelside Drive, Unit 2602, Tampa, FL 33602 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO.: 24-CA-007085

401 BLUEBERRY LANE, BRAN-

LAST KNOWN ADDRESS: STAT-

ED; CURRENT ADDRESS: UN-

SAIRA RAMOS LACAYO A/K/A

401 BLUEBERRY LANE, BRAN-

LAST KNOWN ADDRESS: STAT-

ED; CURRENT ADDRESS: UN-

YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage cover-

ing the following real and personal

property described as follows, to-wit: LOT 15 IN BLOCK 4 OF EVE-

RINA HOMES THIRD ADDI-

TION. ACCORDING TO THE

MAP OR PLAT THEREOF RE-

CORDED IN PLAT BOOK 37,

ON PAGE 100 OF THE PUBLIC RECORDS OF HILLSBOR-

has been filed against you and you are

required to file a copy of your written

defenses, if any, to it on Orlando DeLu-

ca , Deluca Law Group, PLLC, 2101 NE

FLORIDA

CASE NO:

0001-01

a Delaware limited liability company,

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of

Foreclosure dated January 3, 2025,

and entered in Case No. 11-2024-CA-

001188-0001-01, of the Circuit Court of

the Twentieth Judicial Circuit in and for

CORBIN ACQUISITIONS, LLC,

NAPLES ALF, INC., a Florida

Plaintiff, vs.

Defendants.

corporation, et al.

OUGH COUNTY, FLORIDA

SAIRA L. RAMOS LACAYO

CROSSCOUNTRY MORTGAGE,

JUAN MARTINEZ, et al.,

To: JUAN MARTINEZ

LLC

Plaintiff, vs.

Defendants.

KNOWN

KNOWN

DON, FL 33510

DON, FL 33510

FIRST INSERTION

26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before Feb 5, 2025 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

the following property located in Hills-

South 20 feet thereof, Lot 3,

Block 24, AND West 33 feet

of the North 40 feet of Lot 3,

Block 24, West 1/2 of vacated al-

ley abutting thereof, Demorest, a subdivision, according to the

plat thereof as recorded in Plat

Book 4, Page 22, Public Records of Hillsborough County, Florida.

including the buildings, appur-

tenances, and fixture located

Property Address: 4805 North

10th Street, Tampa, FL 33603

filed against you and you are required

to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD,

ESQ., of HOWARD LAW, Plaintiff's

attorney, whose address is 4755 Tech-

thereon.

(the "Property").

borough County, Florida: The East 112 feet, LESS the

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

Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street. Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucalawgroup.com 24-06374

nology Way, Suite 104 Boca Raton, FL 33431 on or before February 21, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

FIRST INSERTION

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

WITNESS my hand and seal of this Court at Hillsborough, Florida on this 16th day of January, 2025. HILLSBOROUGH CLERK

OF COURT HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: Mustafa Divan Deputy Clerk HARRIS S. HOWARD, ESQ.,

of HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 January 24, 31, 2025 25-00217H

FIRST INSERTION

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

CIVIL DIVISION Case No.: 24-CA-004960 Division D

LAKE MICHIGAN CREDIT UNION, successor by merger to PILOT BANK, Plaintiff, v.

CA & AL HOLDINGS, INC.; CAS GRAPHICS INC. d/b/a **POSITIVE PRINTING; CHARLES** A. SMITH; FLORIDA **DEPARTMENT OF REVENUE; and** UNKNOWN TENANT(S) IN POSSESSION; Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure (the "Final Judgment"), dated January 9, 2025, entered in Case No. 24-CA-004960 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein LAKE MICHIGAN CREDIT UNION, successor by merger to PILOT BANK is Plaintiff and CA & AL HOLDINGS, INC.; CAS GRAPH-ICS INC. d/b/a POSITIVE PRINT-ING; CHARLES A. SMITH; and FLORIDA DEPARTMENT OF REV-ENUE are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 25th day of Febru-

ary 2025, the following described property as set forth in said Final Judgment to wit:

Lot 6, Rivercrest, according to the Plat thereof, as recorded in Plat Book 10, Page 10 of the Public Records of Hillsborough County, Florida.

Property Address: 5138 North Florida Avenue, Tampa, Florida 33603

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 dis-ability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi-sion of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 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 impaired call 711. Attorney for Plaintiff:

Casey R. Lennox Lennox Law, P.A. P.O. Box 20505 Tampa, FL 33622 Phone: (813) 831-3800 Fax: (813) 749-9456 E-mail: clennox@lennoxlaw.com January 24, 31, 2025 25-00229H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, AND CASE NO: 11-2024-CA-001188-

scribed as follows:

S.09°39'03 "E., a distance of $62.16 \quad feet; \quad thence \quad S.04^{\circ}26$ 18"E., for a distance of 58.23 feet; thence S.08°53'53"E. for a distance of 45.37 feet, thence S.08°55'23"E. for a distance of 43.46 feet; thence S.75°41'23"W. a distance of 124.59 feet; thence N.12°18'00"W., distance of 146.80 of 146.80 feet; thence N.07°08'01"E., a distance of 245.05 feet; thence N.04°23'42"W., a distance of 262.98 feet to the intersection with the Southerly right of way line of Upper Creek drive; thence along said Southerly right of way line, Southeasterly, 454.67 feet along the arc of a curve concave Southwesterly, having a radius of

contact Charles Rice, Administrative Services Manager Phone no. 239-252-8800, Fax no. 239-252-8272, via Email: charlesr@ca.cjis20.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayu-da. Tenga la amabilidad de ponerse en contacto con CharlesRice,Administrati veServicesManagerPhoneno.239-252-8800,Faxno.239-252-8272, viaEmail: charlesr@ca.cjis20.org por lo menos 7 días antes de la cita fijada para su

Impaired Line 1-800-955-8770. WITNESS my hand and seal of said Court on the 31 day of Dec, 2024. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/Marquita Jones Deputy Clerk

January 24, 31, 2025 25-00202H

FIRST INSERTION

Parcel No. 00394000004 Property Address: 4599 Tamiami Trail East, Naples, Florida

Parcel 2 (Hillsborough County, Florida Property): A parcel of land lying in Section 11, Township 32 South, Range 19 East, Hillsborough County, Florida, being more particularly de-

Commence at the Northeast corner of the Southeast 1/4 of said Section 11, thence S.00°01'41"E., a distance of 83.55 feet along the East boundary of the Southeast 1/4 of said Section 11, to the intersection with the North right of way line of State Road No. 674; thence along said North rightof-way line the following four (4) courses: 1.) S.89°17'02"W., distance of 71.96 feet; 2.) S.00°42'58"E., a distance of 37.00 feet; 3.) S.89°17'02"W., a distance of 38.00 feet; 4.) N.87°53'21"W., a distance of 693.36 to a point on a nontangent curve and the Westerly right of way line of Cortaro Drive; thence along said Westerly right of way the following five (5) courses: 1.) Northeasterly, 54.98 feet along the arc of a curve concave to the Northwest, having a radius of 35.00 feet, a central angle of 90°00'00" and a chord of 49.50 feet which bears N.47°06'39"E. to a point of tangency; 2.) N.02°06'39"E., a distance of 465.00 feet to a point of curvature; 3.) Northwesterly, 286.55 feet along the arc of a curve concave to the Southwest, having a radius of 370.00 feet, a central angle of 44°22'24" and a chord of 279.44 feet which bears N.20°04'33"W., to a point of tangency; 4.) N.42° 15'44"W., a distance of 487.54 feet to a point of curvature; 5.) Northwesterly, 330.18 feet along the arc of a curve concave to the Northeast, having a radius of 380.00 feet, a central angle of 49°47'03" and a chord of 319.89 feet which bears N.17°22'19"W. to the point of beginning; thence from the point of beginning. S.80°32'20"W., a distance of 298.48 feet; thence

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-009087 SELENE FINANCE, LP, Plaintiff. vs. CHRISTY EPPS, AS PERSONAL **REPRESENTATIVE OF THE** ESTATE OF ALBERT T. EPPS, JR., DECEASED. et. al. **Defendant(s),** TO: DANA BARTLEY

whose last known residence is: 1910 CROWN PARK DR, VALRICO, FL 33594.

TO: JENNIFER BARTLEY,

whose last known residences is: 1324 LAKE LUCERNE WAY APT 201, BRANDON, FL 33511.

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

ALL THAT CERTAIN LAND SITUATE IN HILLSBOR-OUGH COUNTY, FLORIDA, VIZ:

LOTS 7 AND 14 IN BLOCK 6 OF SPILLERS SUBDIVISION, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at County, Florida, this 17th day of January, 2025.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK Robertson. Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 24-242810 January 24, 31, 2025 25-00226H COLLIER County, Florida. CORBIN ACQUISITIONS, LLC (hereafter "Plaintiff"), is Plaintiff and NAPLES ALF, INC., JUNIPER ALF, INC. and TAHER KAMELI are defendants. Crystal K. Kinzel, Clerk of the Circuit Court for COLLIER, County Florida will sell to the highest and best bidder for cash In the Lobby on the Third FLOOR of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, Florida 34112, at 11:00 a.m., on the 20th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

Parcel 1 (Collier County, Florida Property): Commencing at the Southeast comer of Section 13. Township 50 South, Range 25 East, Collier County, Florida; thence run North 01°34'17" West for 149.72 feet along the East boundary of said section to the Northeasterly right of way of U.S. 41 (Tamiami Trail); thence North 39°05'20" West 685.65 feet to the Point of Beginning; thence North 39°05'20" West 200 feet along said line; thence North $50^{\circ}54'40''$ East for 400thence North 39°05'20" feet; West for 37.18 feet; thence North 50°54'40" East for 308.56 feet to the East boundary of said section; thence South 01°34'17" East 299.02 feet along said boundary; thence South 50°54'40" West 526.45 feet to the Point of Beginning.

1566.00 feet, a central angle of 16°38'07" and a chord of 453.07 feet which bears S.78°13'48"E., to the point of tangency; thence S.69°54'45"E., a distance of 14.53 feet to the point of curvature of a curve concave Southwesterly having a radius of 35.00 feet; thence Southeasterly along said curve an arc distance of 54.98 feet through a central angle of 90°00'21" subtended by a chord of 49.50 feet which bears S.24°54'45"E. to the point of tangency and the intersection with the Westerly right of way line of Cortaro Drive; thence along said Westerly right of way line S.20°05'15"W., a distance of 147.74 feet to the point of curvature of a curve concave to the Northeast having a radius of 380.00 feet; thence Southwesterly along said curve an arc distance of 83.35 feet through a central angle of 12°34'03" subtended by a chord of 83.18 feet which bears S.13°48'14"W., to the point of beginning. Containing 182,504 square feed and/or 4.1897 acres more or less. Folio No.: 056776-0980 Property Address: Cortaro Drive & Upper Creek Drive, Sun City Center, Florida "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

comparecencia en los tribunales, o in mediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711."

"Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou på gen okenn lajan pou w peye, gen pwovizvon pou iwen kèk èd. Tanpri kontakte Charles Rice, Administrative Services Manager Phoneno. 239 - 252 -8800,Faxno.239-252-8272, viaEmail: charlesr@ca.cjis20.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubven imedvatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 iou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

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.

Dated this 6th day of January, 2025. GERSHMAN & GERSHMAN, P.A. Counsel for Plaintiff, 2160 W. Atlantic Avenue, 2nd Floor Delray Beach, Florida 33445 Telephone: (561) 684-8898 E-mail: robert@rglawfirm.us By: /s Robert S. Gershman ROBERT S. GERSHMAN Florida Bar No.: 917397 25-00213H January 24, 31, 2025

--- ACTIONS ----

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS -PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CA-002331

DIVISION: F U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1, Plaintiff v. JENNIFER TODD; ET AL.,

Defendant(s), TO: BRIAN KALAMANKA

To: blurk indication of the said Defendant, if living, including any unknown spouse of the said Defendant, if either has remarried and if either or both of said Defendant is dead, their respective unknown heirs, devisees, grantee, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant; and the aforementioned named Defendant and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents, or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being situated in Hillsborough County, Florida, more particularly described as follows:

particularly described as follows: THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF HILLSBOR-OUGH, AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOT 15, WEST 1/2 OF BLOCK "F", BAYWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 5, PAGE 34, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. more commonly known as 611

Newport Ave S, Tampa, Florida 33606.

This action has been filed against you

YOUR

LEGAL

NOTICE

We publish all

Public sale,

PUBLISH

and you are required to serve a copy of your written defense, if any, upon BIT-MAN O'BRIEN, PLLC, Attorneys for Plaintiff, whose address is 610 Crescent Executive Court, Suite 112, Lake Mary, FL 32746, within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR TO PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE 13TH JUDICIAL CIRCUIT COURT'S ADA COORDINATOR AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED APPEARANCE, COURT IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. IF YOU ARE HEARING OR DATS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE COURT'S ADA COORDINATOR WEB PAGE LINK BELOW DETAILS THE NATURE OF THE ACCOMMODATIONS THAT CAN BE PROVIDED BY THE FLORIDA COURTS UNDER THE ADA. JUDICIAL THIRTEENTH

CIRCUIT ADA COORDINATOR - PHONE: (813) 272-7040 OR ADA@FLJUD13.ORG

WITNESS my hand and seal of this Court on the 16 day of JANUARY, 2025. VICTOR D. CRIST Circuit and Courts Courts

Circuit and County Court
Hillsborough County Courthous
800 E. Twiggs St
Tampa, FL 33602

(SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk

BITMAN O'BRIEN, PLLC, Attorneys for Plaintiff 610 Crescent Executive Court, Suite 112,

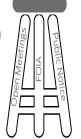
 Lake Mary, FL 32746

 January 24, 31, 2025
 25-00194H

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



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:**

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Accessibility

82

Independence

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Verifiability

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Archivability

Publishing notices

is neither cheap

nor free

on the internet

Newspapers remain the primary vehicle

for public notice in **all 50 states**



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



Types Of Public Notices

Real Dealers and a Matter

Commercial Nationa Court Natio

related notices

Estate & Court-

- 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



Giuzen Participation Noti	CES	Commercial Notices	Court Notices
Government Meetings $\ \ \ \ \ \ \ \ \ \ \ \ \ $	Land and Water Use	An Unclaimed Property, L∆ Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	● Name Changes
Agency Proposals	School District Reports	Government Property Sales	$\stackrel{\circ}{\forall}_{\Gamma}^{\circ}$ Divorces and Adoptions
Proposed Budgets and	Zoning, Annexation and Land Use Changes	Permit and License Applications	Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

HILLSBOROUGH COUNTY



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





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

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

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

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



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

Grade	F
_	

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





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SUBSEQUENT INSERTIONS

---- ESTATE ----

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003481 Division PROBATE IN RE: ESTATE OF JANNIE C. HOUSEWRIGHT

Deceased. The administration of the estate of JANNIE C. HOUSEWRIGHT deceased, whose date of death was SEP-TEMBER 12, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 EAST TWIGGS STREET, TAMPA, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative: /s/ Pattie Housewright

Pattie Housewright

Attorney for Personal Representative: /s/ Mariel Lanza Attorney for Petitioner Florida Bar Number: 97992 1453 W. Busch Boulevard Tampa, FL 33612 Telephone: (813) 813-7180 E-Mail: mxlanza4046@yahoo.com 25-00167HJanuary 17, 24, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003747 IN RE: ESTATE OF

DOUGLAS DEE BIGGS Deceased. The administration of the estate of DOUGLAS DEE BIGGS, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 and whose mailing address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law





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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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative(s): Chad Biggs 316 Assembly Drive Bolingbrook, IL 60440 Attorney for Personal Representative: /s/ Felix Montanez, Esq. Montanez Law Firm Felix G. Montañez, Esq. Fla. Bar # 99892 Ameriah S. Bonds, Esq. Fla. Bar # 1054174 Eric J. Hall, Esq. Fla. Bar # 1054199 2114 W. Columbus Dr. Tampa, FL 33607 service@montanezlawfirm.com 813-816-2827 January 17, 24, 2025 25-00153H

SECOND INSERTION

--- ACTIONS / SALES ----

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023-CA-012536 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS

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CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al. **Defendant(s).** NOTICE IS HEREBY GIVEN Pursu-

ant to an Order Rescheduling Foreclosure Sale dated December 19, 2024, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www. hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the February 19, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC

NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO .: 24-CC-053711 CECILE DURAND,

Plaintiff, v. AUGUSTINE WARPINSKI A/K/A GUS WARPINSKI,

Defendant. TO: AUGUSTINE WARPINSKI A/K/A GUS WARPINSKI RESIDENCE: PINELLAS COUNTY,

FLORIDA LAST KNOWN ADDRESS: 13554 88th

Avenue, Seminole FL 33776 YOU ARE NOTIFIED that a Com-

plaint has been filed against you and

RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE DESCRIBED THERETO, AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME MOBILE PEACE HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B. A/K/A 10005 COWLEY COVE

DR RIVERVIEW FL 33569 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated is 08 day of January, 2025 ALBERTELLI LÄW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad, Esq. CT - 23-003534 25-00129H January 17, 24, 2025

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number 24-CP-3865 IN RE: ESTATE OF

NOTICE TO CREDITORS

SALVATRICE L. CARRIL a/k/a SALVATRICE CARRIL, a/k/a SALLY CARRIL, Deceased.

The administration of the ESTATE OF SALVATRICE L. CARRIL, a/k/a SAL-VATRICE CARRILL, a/k/a SALLY CARRIL, deceased, whose date of death was September 20, 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representatives have no duty to discover whether any property

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003564 Division A IN RE: ESTATE OF MICHAEL ALOYSIUS REILLY,

Deceased. The administration of the estate of MICHAEL ALOYSIUS REILLY, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal

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

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

--- ESTATE ----

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 the first publication of

this Notice is January 17, 2025. **Personal Representatives:**

ADOLPH CARRIL, JR. c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 THE NORTHERN TRUST COMPANY By: ANDREW F. IBRAHIM

Vice President P.O. Box 4097 Sarasota, Florida 34230 Attorney for Personal Representatives: RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 rgans@fergesonskipper.com services@fergesonskipper.com 4878-9428-4534, v. 1

January 17, 24, 2025 25-00168H

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No.: 24-CP-003240 **Division:** Probate IN RE: ESTATE OF JONATHAN ORY BOUCVALT, Deceased.

The administration of the Estate of Jonathan Ory Boucvalt, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 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 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 other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 2024-CP-3609 IN RE: ESTATE OF JUSTO LUIS FIGUEROA

CORREA. Deceased.

administration of the estate of JUSTO LUIS FIGUEROA CORREA. deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes.

The date of first publication of this notice is January 17, 2025.

Personal Representative: AUREA FIGUEROA

7314 Beaumont Drive Lakeland, Florida 33810 Attorney for Personal Representative: DANIELLE WHITE, ESQUIRE Florida Bar No.: 1035906 630 North Wymore Road Suite 330 Maitland, Florida 32751 (407) 849-7072Primary: velizkatz@velizkatzlaw.com Secondary: jearle@velizkatzlaw.com Attorney for Personal Representative January 17, 24, 2025 25-00154H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION File Number 24-CP-4097 Division A IN RE: ESTATE OF THOMAS G. WARD, Deceased.

The administration of the estate of THOMAS G. WARD, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court Probate Division Post Office Box 1110 Tampa, Florida 33601 The names and addresses of the Personal Representative and the Personal Representative's attorney is set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BE-FORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

and other persons having claims or

demands against decedent's estate

must file their claims with this Court

WITHIN THREE (3) MONTHS AF-

All other creditors of the decedent

ON THEM.

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE

13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2024 CP 3350 **Division PROBATE B**

IN RE: ESTATE OF WILLIAM T. CAMPBELL

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

You are hereby notified that an Order of Summary Administration has been enetered in the estate of William T. Campbell, deceased, File Number 2024 CP 3350, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida, 33602; that the decedent's date of death was May 23, 2024; that the total value of the estate is \$10,220.09 and that the name and address of him to whom it has been assigned by such order is:

Name

Jeffrey K. Campbell Address

14373 Shagbark Avenue

Port Charlotte, FL 33953

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 the full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent 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.

The date of first publication of this Notice is January 17, 2025.

Person Giving Notice:

Jeffrey K. Campbell 14373 Shagbark Avenue Port Charlotte, Florida 33953 Attorney for Person Giving Notice Stacey Maloney, Esq Attorney for Jeffrey K. Campbell Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey @maloneylegalfl.com25-00135H January 17, 24, 2025

SECOND INSERTION

TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

representative and the personal representative's attorney are set forth below.

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

The personal representative has no

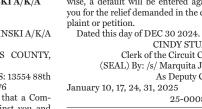
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

you are required to serve a copy of your written defenses, if any, within 30 days after the first publication to Jesse L. Ray, Esq., Plaintiff's Attorney, whose address is 13014 N. Dale Mabry Hwy.

either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against vou for the relief demanded in the com-Dated this day of DEC 30 2024. CINDY STUART

Clerk of the Circuit Court (SEAL) By: /s/ Marquita Jones As Deputy Clerk

25-00080H





THIRD INSERTION

#315, Tampa, Florida 33618, and file the original with the clerk of this court

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



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: January 17, 2025 MATTHEW FINDLEY REILLY Personal Representative

3 Daniels Island Way Bluffton, SC 29910 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hvde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com 25-00166H January 17, 24, 2025

PROBATE CODE WILL BE FOREV-ER BARRED.

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

Notice is January 17, 2025. Personal Representative:

Jobe Boucyalt 3013 Main Street LaPlace, LA 70068 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevinkyle@gskattornevs.com January 17, 24, 2025 25-00170H

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 PUBLICA-TION OF THIS NOTICE IS January 17, 2025.

JAMES M. WARD Personal Representative

15 Trahern Terrace Clarksville, Tennessee 37040 Lexy M. Bubley, Esquire Attorney For Personal Representative Florida Bar No. 1026786 **BUBLEY & BUBLEY, P.A** 12960 N. Dale Mabry Highway Tampa, Florida 33618 Telephone (813) 963-7735 E-mail: LMB@bubleylaw.com January 17, 24, 2025 25-00120H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-008818 DIVISION: J GRANADA INSURANCE COMPANY, Plaintiff, vs. SCORPION CONSTRUCTION LLC; BERNABE MONDRAGON

SECOND INSERTION

VELASQUEZ; DELMA M VELASQUEZ; JAVIER RAUL FERNANDEZ; SAHER AKRAM ZIKRY; and JULIA AMGED

HANNA, Defendants. TO: SAHER AKRAM ZIKRY, 11248

Paddock Manor Avenue, Riverview, FL 33569

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the

above styled case and in the above referenced court. You are required to file written defenses, if any, with the Clerk of the Court and to serve a copy on or before FEBRUARY 10, 2025, on Lazaro J. Gonzalez, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive

weeks. DATED on 1/3/2025 CINDY STUART As Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By Isha Tirado-Baker As Deputy Clerk January 10, 17, 24, 31, 2025 25-00098H

SECOND INSERTION

WAY.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-000345

PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID W BROWN A/K/A DAVID WILLIAM BROWN, DECEASED; KARLISE GUZMAN; AMANDA PIDGEON, Defendant(s).

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated January 10, 2025, and entered in Case No. 24-CA-000345 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH Mortgage Corporation, is Plain-tiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of David W. Brown a/k/a David William Brown, deceased; Karlise Guzman; Amanda Pidgeon, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at ww.hillsborough. realforeclose.com at 10:00 a.m. on the 10th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 100 FEET OF LOT 56 AND THE NORTH 200 FEET OF THE WEST 1/2OF THE WEST 1/2 OF LOT 57 OF THE VAN SANT SUB-DIVISION, PLAT BOOK 8,

PAGE 44 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR IN-GRESS AND EGRESS ON THE NORTH 30 FEET THEREOF AND LESS ROAD RIGHT-OF-

Property Address: 1802 Clover Heights Lane, Valrico, Florida 33596

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

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

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

Dated: 1/13/25

McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq.

Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 20-401154 January 17, 24, 2025 25-00156H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 29-2024-CA-009200 DIVISION: H FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH. UNDER, OR AGAINST JOSEPH A. KOSCIELNY JR., DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST JOSEPH A. KOSCIELNY JR., DECEASED Last Known Address: Unknown

Current Address: Unknown

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

LAND DESCRIBED THE HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF HILLSBOROUGH, DE-SCRIBED AS FOLLOWS: LOT 84 IN BLOCK 1 OF CE-DARWOOD VILLAGE UNIT II, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 56 ON PAGE 18, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY FLORIDA. A/K/A 4502 CEDARWOOD VILLAGE DRIVE TAMPA FL 33624 has been filed against you and you are

SECOND INSERTION required to file written defenses by 02/13/2025, on Albertelli Law, Plain-tiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. **See the Americans with Disabilities

Act

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

This notice shall be published once a week for two consecutive weeks in the Business Observer. WITNESS my hand and the seal

2025.

of this court on this 8 day of January, VICTOR D. CRIST CLERK OF COURT Hillsborough County, FL (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-034137 January 17, 24, 2025 25-00118H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-CA-007488

Division: J NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

SERVICING, Plaintiff, v. RACHEL VARGAS; UNKNOWN SPOUSE OF RACHEL VARGAS; SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.; RICHMOND PLACE OWNERS ASSOCIATION, INC.: RICHMOND PLACE PROPERTY OWNERS' ASSOCIATION, INC.; 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; UNKNOWN TENANT #1; **UNKNOWN TENANT #2.** Defendant.

To the following Defendant(s): UNKNOWN TENANT #1 8408 FENWICK AVE TAMPA, FL 33647 **UNKNOWN TENANT #2** 8408 FENWICK AVE TAMPA, FL 33647 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-LOT 12, BLOCK A RICHMOND PLACE-PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

SECOND INSERTION

a/k/a 8408 Fenwick Ave, Tampa,

FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-berg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before February 17, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to

Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 800 E. Twiggs Street, Tampa, FL 33602, Phone No. within 2 working days of your receipt of this no-tice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 10 day of January, 2025. VICTOR D. CRIST As Clerk of the Court (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Kelley Kronenberg,

Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 17, 24, 2025 25-00132H

RE-NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 22-CA-009545

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL **CREDIT OPPORTUNITIES** TRUST VIII-C, Plaintiff, v. HAROLD WATSON, et al.,

Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Consent Final Judgment of Mortgage Foreclosure dated January 03, 2025, issued in and for Hillsborough County, Florida, in Case No. 22-CA-009545,

NOTICE OF ACTION

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,

RAYMOND E. HUGHES

UNKNOWN HEIRS,

DEVISEES GRANT

(Deceased), RUTH J. HUGHES

(Deceased), AND ANY AND ALL

Plaintiff, v.

SECOND INSERTION wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C is the Plaintiff, and HAROLD WATSON, LAWRENCE PAUL LIBER-TORE, III, THE UNKNOWN SPOUSE OF LAWRENCE PAUL LIBERTORE, III. SUNCOAST CREDIT UNION and THE UNKNOWN TENANT IN POS-SESSION N/K/A BRENT BURNS are the Defendants The Clerk of the Court, CINDY STU-

ART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 11, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough. realforeclose.com the following-described real property as set forth in said Amended Uniform Consent Final Judgment of Mortgage Foreclosure, to wit: LOTS 21, 22 AND 23, BLOCK 3,

J.R. SCALLY'S A.C.L. SHOPT

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 1917 60th St, Tampa, FL 33619 UNCLAIMED.

800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap-

2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 January 17, 24, 2025

DIVISION

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPL1 TRUST, Plaintiff, vs. GARY GERWER A/K/A

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 23-CA-012265 of the Circuit Court of the THIRTEENTH JUDICIAL CIR-CUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPL1 TRUST is Plaintiff and Gary Gerwer a/k/a Gary W. Gerwer, 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

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, LLP 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.: 146803 25-00161H

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 pub ation of this Notice on Plaintif torney, 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 (

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION CASE NO. 23-CA-012265

GARY W. GERWER, et al., Defendant.

in accordance with Chapter 45, Florida Statutes on the 11th day of February, 2025 at 10:00 AM on the following described property as set forth in said 23-07572FL January 17, 24, 2025 Summary Final Judgment, to-wit:

HOW TO PUBLISH

FOURTH INSERTION 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 ac-

tion for quiet title has been filed in Hillsborough County, Florida, Circuit Court against you in the matter of RICHARD A. WOODS v. RAYMOND E. HUGHES (Deceased), RUTH J. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFI-CIARIES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UN-DER 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

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

IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse,

pearance, 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 10th day of January,

25-00131H

Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Jeffrey Seiden Jeffrey M. Seiden, Esq. Florida Bar No.: 57189 E-Mail: Jeffrey@HowardLaw.com

lowing described property:

FLORIDA.

SECOND INSERTION LOT 22, BLOCK 10, HAMPTON PARK, UNIT NO. 1, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 69, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

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,

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

YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- · Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



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, vs.

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."

FOURTH INSERTION

You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

John M. Hemenway, Bivins & Hemenway, P.A., 1060 Bloomingdale Avenue, Valrico, 1060 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 de-

fenses as required may result in a judgment 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-005577 Division: H Honorable Judge: WOLFE

SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-BC2, Plaintiff,

MAGA INVESTMENTS OF TAMPA FLORIDA LLC, a Florida limited liability company; THOMAS HALPERIN, an individual; KEN JACK, an individual; LOANHIVE RE LLC, a Florida limited liability company; and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise,

Defendants, NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in this cause in the Circuit Court of Levy County, Florida, and Fla. Stat. 45.031, Danny J. Shipp, as Clerk of this Court, will sell the real estate located in Levy County Florida, described as:

The West 1/2 of Lots 5 and 6, Block 4, WEST LAND, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 72, of the Public Records of Hill-

The property which is the subject of foreclosure shall be sold to the highest bidder for cash at public sale on March 13, 2025, at 10:00 a.m. after having

sborough County, Florida.

CLERK'S NOTICE OF SALE **UNDER E.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 23-CA-002420 Honorable Judge: WOLFE PLANET HOME LENDING, LLC Plaintiff,

NORMAN MAHONEY; UNKNOWN SPOUSE OF NORMAN MAHONEY: MV REALTY PBC, LLC; DISCOVER BANK; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendant(s),

NOTICE IS GIVEN that, in accordance with the Order Granting Ex Parte Motion to Reschedule Foreclosure Sale dated January 10, 2025, in the abovestyled cause, Victor Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www. hillsborough.realforeclose.com at 10:00 A.M. on May 12, 2025 the following described property:

LOT 4, BLOCK 9, TIMBER-LANE SUBDIVISION-UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA. PARCEL ID # A0052315990

COMMONLY KNOWN AS: 7901 Timberlane West Dr., Tampa, FL 33615

ANY PERSON CLAIMING AN IN-

SECOND INSERTION

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

first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: http:// www.hillsborough.realforeclose.com. ANY PERSON CLAIMING AN IN-

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

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: January 10, 2025 ELLISON | LAZENBY /s Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com 150 Second Avenue N., Ste. 1770 St. Petersburg, FL 33701 admin2@elattorneys.com Phone: (727) 362-6151 Attorneys for Plaintiff January 17, 24, 2025 25-00147H

SECOND INSERTION

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

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

10, 2025 /s/Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office, PLLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff mattw@wasingerlawoffice.com January 17, 24, 2025 25-00134H

Parcel ID: 078932-2194 Physical Address: 17038 Wave Tressle Pl, Wimauma, FL 33598 IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER

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-016299

FINANCE OF AMERICA REVERSE LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID E. MONTGOMERY, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated November 12, 2024, and entered in 23-CA-016299 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA RE-VERSE LLC is the Plaintiff and THE

NOTICE OF SALE -

FORECLOSURE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 22-CA-010459

Florida limited liability company,

CHRISTOPHER KYLE LEWIS, an

SOLE HOLDINGS, LLC, a

UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID E. MONT-GOMERY, DECEASED; TAMATHA DELEAN MONTGOMERY; STACIE HOWARD MONTGOMERY; KA-TRINA MONTGOMERY; DAVID MONTGOMERY, JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVEL-OPMENT; NORA BUR MONTGOM-ERY; THERESA L MONTGOMERY are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell

to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 06, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 20 AND 21 OF BLOCK 5 OAKWOOD VILLA AS PER MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 12,

PAGE 5, OF THE PUBLIC RE-

SECOND INSERTION

Property Address: 9404 Laurel Ledge Drive, Riverview, FL 33569

Any person claiming an interest in the surplus from this 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.

Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request 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: January 13, 2025 /s/ Kathryn J. Sole Kathryn J. Sole, Esq. Fla. Bar No.: 0106706 SOLE LAW, PLLC 555 5th Avenue North St. Petersburg, FL 33701 Phone (727) 490-9086 Kathrvn@sole-law.com support@sole-law.com Attorney for Plaintiff January 17, 24, 2025 25-00158H

SECOND INSERTION

Property Address: 3511 W. Barcelona St., Tampa, FL 33629 Any person claiming an interest in the surplus from this 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.

Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request 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 e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, ing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: January 13, 2025 /s/ Kathryn J. Sole Kathryn J. Sole, Esq. Fla. Bar No.: 0106706 SOLE LAW, PLLC 555 5th Avenue North St. Petersburg, FL 33701 Phone (727) 490-9086 Kathryn@sole-law.com support@sole-law.com Attorney for Plaintiff January 17, 24, 2025 25-00157H

SECOND INSERTION

CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6904 DON-ALD AVE, TAMPA, FL 33614

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers

to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 14 day of January, 2025. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-152429 - NaC January 17, 24, 2025 25-00162H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE

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

CIVIL DIVISION CASE NO. 23-CA-011869 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST,

SERIES 2019-1, Plaintiff. vs.

MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL: STATE OF FLORIDA DEPARTMENT OF **REVENUE: BARCLAYS BANK** DELAWARE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclo-sure Sale filed December 5, 2024, and entered in Case No. 23-CA-011869, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPO-RATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 is Plaintiff and MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY: STATE OF FLORIDA DEPARTMENT OF REVENUE; BARCLAYS BANK DELAWARE; are defendants. VIC-TOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO .: 23-CA-016674

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

Plaintiff, v. FREDY ROSALES; UNKNOWN

SPOUSE OF FREDY ROSALES;

SERVICING,

SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on February 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 2, OF THE ROLLING MEADOWS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 45, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. 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 13th day of January 2025

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.: 23-00254 SPS V6.20190626t January 17, 24, 2025 25-00155H

SECOND INSERTION

RECORDED IN PLAT BOOK 4. PAGE 47. OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 713 North Gordon Street, Plant City, FL

33563 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

individual: ONEMAN FINANCIAL GROUP, LLC, a foreign limited liability company; THE CITY OF TAMPA, FLORIDA, a municipal corporation; HILLSBOROUGH

COUNTY, FLORIDA, a political subdivision of the State of Florida: and UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN pur-

suant to the Stipulated Amended Final Judgment of Foreclosure dated November 19, 2024, and entered in Case No.: 22-CA-010459 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein SOLE HOLDINGS, LLC is the Plaintiff, and CHRISTOPHER KYLE LEWIS; ONEMAN FINANCIAL GROUP, LLC; THE CITY OF TAMPA, FLOR-IDA; HILLSBOROUGH COUN-TY, FLORIDA; and UNKNOWN TENANT(S) are Defendants, the clerk shall sell by electronic sale to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 a.m. EST on the 3rd day of March, 2025, the following described property as set forth in said Stipulated Amended Final Judgment of Foreclosure, to wit:

Lot 25, Block 12, BOYETTE FARMS PHASE 3, according to the Plat recorded in Plat Book 92, Page 87, as recorded in the Public Records of Hillsborough County, Florida

NOTICE OF SALE -FORECLOSURE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 22-CA-010459 SOLE HOLDINGS, LLC, a Florida limited liability company CHRISTOPHER KYLE LEWIS, an individual; ONEMAN FINANCIAL GROUP, LLC, a foreign limited liability company; THE CITY OF TAMPA, FLORIDA, a municipal corporation; HILLSBOROUGH COUNTY, FLORIDA, a political subdivision of the State of Florida: and UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN pursuant to the Stipulated Amended Final Judgment of Foreclosure dated November 19, 2024, and entered in Case No.: 22-CA-010459 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsbor-ough County, Florida wherein SOLE HOLDINGS, LLC is the Plaintiff, and CHRISTOPHER KYLE LEWIS: ONEMAN FINANCIAL GROUP, LLC; THE CITY OF TAMPA, FLOR-IDA; HILLSBOROUGH COUN-TY, FLORIDA; and UNKNOWN TENANT(S) are Defendants, the clerk shall sell by electronic sale to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 a.m. EST on the 3rd day of March, 2025, the following described property as set forth in said Stipulated Amended Final Judgment of Foreclosure, to wit: Lot 10, Block 37, PALMA CEIA PARK, according to the plat thereof recorded in Plat Book 4, Page 58, of the Public Records of Hillsborough County, Florida

CASE NO.: 23-CA-012406 CASSANDRA FRANKLIN and MARY F. JACKSON Plaintiffs, vs.

RUDY FRANKLIN AND LATOYA FRANKLIN, as husband and wife, Defendants, NOTICE IS HEREBY GIVEN that

pursuant to an Order Rescheduling Partition Sale at Public Auction dated January 3, 2025, and entered in case # 23-CA-012406 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CASSANDRA FRANK-LIN and MARY F. JACKSON are the Plaintiffs, and RUDY FRANKLIN AND LATOYA FRANKLIN, as husband and wife, are the Defendants. The Hillsborough County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on February 10, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at http://www.hillsborough.realforeclose. com

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

Lot 15, Block 11. Forest Brooke Phase 3C, according to the map or plat thereof as recorded in Plat Book 139, Pages 9 through 13, Public Records of Hillsborough County, Florida.

THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER THE FUNDS ARE REPORTED AS UNCLIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 10th day of January 2025 By: Stephen K. Hachey, FLORIDA BAR NO.: 15322 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Drive Riverview Florida 33578 25-00130H January 17, 24, 2025

UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN **DEVELOPMENT: SOUTH** FLORIDA BAPTIST HOSPITAL, INC.; 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 18, 2024 entered in Civil Case No. 23-CA-016674 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT: SOUTH FLORIDA BAPTIST HOSPITAL, INC. are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on February 12, 2025 the following described property as set forth in said Final Judgment, towit: LOTS 1 AND 2, BLOCK 13, OF

WASHINGTON PARK SUBDI-VISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M23528-JMV January 17, 24, 2025 25-00133H