

Public Notices

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **February 12, 2025, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Richard McGrath, District Manager
Governmental Management Services - Tampa, LLC

January 31, 2025 25-00245H

FIRST INSERTION

NOTICE OF PUBLIC WORKSHOP MEETING

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Covington Park Community Development District will hold a 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 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 O'Nolan, District Manager

January 31, 2025 25-00246H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/20/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

| | | |
|-----|------------------|--|
| 014 | Justin Johnson | Furniture, kitchenware |
| 103 | Josue Fernandez | Furniture, totes, tools |
| 124 | Gerardo Grajales | Furniture, surf board |
| 153 | Lucio Paez | Furniture |
| 212 | Shawna Velez | Boxes, furniture |
| 337 | Booker Camren | Boxes |
| 519 | Brett Anderson | Furniture |
| 531 | Joe Burgos | Cleaning equipment and supplies, trailer |
| 926 | Philip Brown | Boxes |

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

Jan. 31; Feb. 7, 2025 25-00249H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd, Plant City, FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/20/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

| | | |
|-----------|------------------|----------------------------------|
| 15-196 | Diaz, Liz | boxes totes |
| C-612 | Harrell,Timothy | furniture electronics totes |
| C-581 | Reece,Kathy | electronics furniture appliances |
| B-471 | Anderson, Wendi | furniture appliances totes |
| 7-115 | McPadden,Nero | furniture appliances |
| 6-84 | Giddings,Gary | furniture toys bedding |
| 2-21 | Jackson,Courtney | electronics artwork totes |
| G-823 | Dominguez,Homero | electronics furniture appliances |
| D-741 | Coley,Latoya | furniture totes clothing |
| C-539 2/d | Wilkerson,Coni | boxes totes furniture |
| C-546 | Batts,Rhonda | furniture appliances artwork |
| A-298 | Chavez,Olga | clothing bike |
| A-287 | Munn,William | tools electronics totes |
| D-759 | Salters,Sandy | furniture boxes frames |
| 2-16 | Hardiman,Aaliyah | furniture totes |
| 8-113 | Heath,Justin | furniture frames boat items |
| B-438 | Bell,Kelley | tools furniture clothing |
| A-257 | Coston,Lori Rose | furniture clothing boxes |
| D-724 | White,Misti | furniture artwork |

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

Jan. 31; Feb. 7, 2025 25-00302H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz, FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/20/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

| | | |
|-----------|--------------------|--|
| Unit 2014 | Elizabeth Askaryan | Totes, clothing, furniture, instruments, sports, tools |
| Unit 3226 | Maria Cuello | Boxes, bags, totes, furniture |

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

Jan. 31; Feb. 7, 2025 25-00248H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application #889911 from Sonyen InterGlobe Inc located at 205 Margaret St. on March 7th, 2024. Proposed Activity: Construction of 21 new residential multi-family townhomes including, but not limited to, underground stormwater vaults for floodplain compensation, potable water/fire services, sanitary services and associated site improvements. Project Name: Margaret Street Townhomes. Project Size: 1.93 Acres. Project Location: S26, T29S, R20E in Hillsborough County. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at the Tampa District Office located at 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

January 31, 2025 25-00247H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/20/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

| | | |
|------------|-------------------|---------------------------------------|
| Unit #A234 | Anthony Dopson | Appliances, Boxes, Furniture |
| Unit #B029 | Mark McCabe | Boxes Furniture |
| Unit #B049 | Caroline Dasilva | Boxes, Toys |
| Unit #B122 | Weston Hill | Cabinets, Furniture |
| Unit #B200 | Devontae Payne | Boxes, Furniture, Sports |
| Unit #A116 | LaSonya Tribilant | Boxes, Bedding, Lamps |
| Unit #A025 | Craig Poulard | Boxes, Appliances, Furniture |
| Unit #B123 | Edward Morgan | Boxes, Furniture |
| Unit #B150 | Tony Ward | Bedding, Appliances, Boxes, Furniture |
| Unit #D104 | Ryan Bishop | Appliances, Boxes, Tools |
| Unit #D105 | Ryan Bishop | Boxes, Tools |
| Unit #D211 | Ryan Bishop | Boxes, Tools |

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

Jan. 31; Feb. 7, 2025 25-00303H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 9808 BAY ST, TAMPA, FL 33635 pursuant to Florida Statute 713.585. 3C63RRGL7JG199818 2018 RAM 19259.32 Lienor Name: FONTENAN-CY AUTO REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV112428 Location of Vehicles: 9808 BAY ST, TAMPA, FL 33635
January 31, 2025 25-00320H

NOTICE OF PUBLIC SALE:

DieselNoel Fleet Services LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 02/12/2025 08:30 AM at 654 West Southport Rd., Kissimmee, FL 34746 pursuant to subsection 713.78 of the Florida Statutes. IHTAA17E7EHA17448
1984 INTERNATIONAL S SERIES
1754
Charges for VIN
IHTAA17E7EHA17448
Storage Charges To Date: \$175.00
January 31, 2025 25-00311H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 10653 MEADOWBROOK DR, RIVERVIEW, FL pursuant to Florida Statute 713.585. 3GCUDEF87RG233695 2024 CHEV 3075.00 Lienor Name: WORLDWIDE PARTS EXPORT LLC Lienor Telephone #: 813-697-1791 MV License #: MV113469 Location of Vehicles: 10653 MEADOWBROOK DR, RIVERVIEW, FL 33578
January 31, 2025 25-00314H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 2015 W BUSCH BLVD TAMPA, FL 33612 pursuant to Florida Statute 713.585. JM3TB3CA6E0446696 2014 MAZD 3381.24 Lienor Name: ALEX PRO CAR INC Lienor Telephone #: 813-697-1791 MV License #: MV113309 Location of Vehicles: 2015 W BUSCH BLVD TAMPA, FL 33612
January 31, 2025 25-00319H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 4702 CAUSEWAY BLVD TAMPA, FL 33619 pursuant to Florida Statute 713.585. 5TFRY5F17BX113709 2011 TOYT 11172.49 Lienor Name: IKA AUTO TECH, CORP Lienor Telephone #: 813-697-1791 MV License #: MV-108723 Location of Vehicles: 4702 CAUSEWAY BLVD TAMPA, FL 33619
January 31, 2025 25-00315H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 6539 W HILLSBOROUGH AVE TAMPA, FL 33634 pursuant to Florida Statute 713.585. 5YFBURHE0FP337106 2015 TOYT 4781.24 Lienor Name: QUINT GARARE LLC Lienor Telephone #: 813-697-1791 MV License #: MV112614 Location of Vehicles: 6539 W HILLSBOROUGH AVE TAMPA, FL 33634
January 31, 2025 25-00316H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, February 13, 2025, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

District Manager
January 31, 2025 25-00293H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, February 11, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

January 31, 2025 25-00292H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Michael Brown, desiring to engage in business under the fictitious name of BE Connected, 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 31, 2025 25-00258H

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, February 10, 2025, at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon - 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 536.

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

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

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

District Manager
January 31, 2025 25-00291H

NOTICE OF SALE

BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY

To be sold at public auction, Saturday, February 8, 2025 at 9:00 a.m. on the premises of JJ Kane Auctions (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting JJ Kane Auctions at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.

Chad Chronister, Sheriff
Hillsborough County Sheriff's Office
Joseph W. Lopano, Executive Director
Hillsborough County Aviation Authority
Mike Merrill County Administrator
January 31, 2025 25-00265H

NOTICE OF PUBLIC SALE:

DieselNoel Fleet Services LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 02/12/2025 08:30 AM at 654 West Southport Rd., Kissimmee, FL 34746 pursuant to subsection 713.78 of the Florida Statutes. 1FADF56R18EC54185
2008 FORD F550 SUPER DUTY
Charges for VIN 1FADF56R18EC54185 Storage Charges To Date: \$175.00
January 31, 2025 25-00310H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CAMBIZ LLC, OWNER, desiring to engage in business under the fictitious name of CARIBBEAN TRADE INC located at 11502 N NEBRASKA AVE, TAMPA, FLORIDA 33612 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 31, 2025 25-00283H

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CRC located at One Huntington Quadrangle, Suite 4N15, Melville, NY 11747 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County Florida, this 23rd day of January 2025
A.G. Adjustments Ltd., Inc.
January 31, 2025 25-00273H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that David Most will engage in business under the fictitious name DAVE'S PRINTING EQUIPMENT, with a physical address 11608 Branch Mooring Dr. Tampa, FL 33635, with a mailing address PO Box 595 Oldsmar, FL 34677, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

Dated this 28th day of January, 2025
Divas Vibe LLC
January 31, 2025 25-00298H

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 Ever Pro Cleaning located at 4706 Ramslead Dr. 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 28th day of January, 2025
Divas Vibe LLC
January 31, 2025 25-00308H

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 Exccera located at 1776 Whitewillow Drive in the City of Wesley Chapel, Hillsborough County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of January, 2025.
Matthew Arnold
January 31, 2025 25-00313H

--- ESTATE ---

FIRST INSERTION

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

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

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

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

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

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

The date of first publication of this notice is January 31, 2025

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

Attorney for Personal Representative:
William Shaffer, Esq.
Attorney for Petitioner
Florida Bar Number: 65952
Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Telephone: (941) 404-4940
E-Mail: will@bandslaw.com
Jan. 31; Feb. 7, 2025 25-00255H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003917 IN RE: ESTATE OF MARIA DEL PILAR MATTIA Deceased

The administration of the estate of Maria Del Pilar Mattia, deceased, whose date of death was September 17, 2024 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 31, 2025.

Juan Pablo Mattia
Personal Representative
14914 Gentlyll Place
Tampa, FL 33624

Eric R. Hoonhout, Esq.
Attorney for Personal Representative
Florida Bar No. 0087422
Hoonhout Law, Chartered
1219 South East Avenue, Suite 202
Sarasota, FL 34239
Telephone: (941) 237-0099
Email: Eric@hooonoutlaw.com
Jan. 31; Feb. 7, 2025 25-00269H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-004174 IN RE: ESTATE OF CHARLES F. RODRIGUEZ, SR., A/K/A CHARLES FREDERICK RODRIGUEZ, Deceased.

The administration of the estate of Charles F. Rodriguez, Sr., a/k/a Charles Frederick Rodriguez, deceased, whose date of death was June 24, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., ATTN: Probate, Room 101, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 31, 2025.

Co-Personal Representative:
Matthew C. Rodriguez
95 Arcadia Avenue
Cranston, RI 02910

Co-Personal Representative:
Natalie Blair Rodriguez
504 Kaywoody Ct.
Raleigh, NC 27615
Attorney for Personal Representative:
Ryan M. Schmidt, Esq.
Florida Bar No. 95731
Coats Schmidt, P.A.
4055 Central Ave.
St. Petersburg, FL 33713
Phone: (727) 456-4462
Jan. 31; Feb. 7, 2025 25-00286H

FIRST INSERTION

RESERVE @ PRADERA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscaping & Irrigation Maintenance Services Hillsborough County, Florida

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

The Project Manual will be available beginning February 3rd, 2025, at 10 a.m. at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, 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, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (813)993-5571.

There will be a mandatory Pre-Proposal Meeting on February 6th, 2025, at 2:00 p.m., at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until February 12th, 2025, at 10:00 a.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 similar nature, size and amenity level to the Reserve @ Pradera 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 three (3) 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, Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. 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 on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on March 27th, 2025, at 10:30 a.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578 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 John Fowler at jfowler@rizzetta.com, no later than February 20th, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 4:00 p.m. (EST), February 21st, 2025.

Firms desiring to provide services for this project must submit one (1) original, six (6) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on February 28th, 2025, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, 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)993-5571 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, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Reserve @ Pradera Community Development District
Stephanie DeLuna, District Manager sdeluna@rizzeta.com
January 31, 2025 25-00294H

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 FERCO SOLUTIONS INC located at 1513 WEST BUSCH BLVD in the City of TAMPA, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of January, 2025.
JOHN D FREITAG
JOHN D FREITAG
January 31, 2025 25-00251H

FIRST INSERTION

Notice of Public Sale

The following personal property of: Vianney Brisenio-Lopez will on February 25, 2025 at 9:00 a.m. at 2201 US Highway 41 South, Hillsborough County, Ruskin, FL 33570, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1960 TAMP Mobile Home,
VIN 4510CKH1347,
TITLE NO: 616836
And all other personal property located therein

Prepared by Tracy McDuffie,
4111 W Cypress Street,
Tampa, FL 33607
Jan. 31; Feb. 7, 2025 25-00250H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicle(s) may be sold at public sale at 7606 E BROADWAY AVE TAMPA, FL 33619 pursuant to Florida Statute 713.585. WDDWK4JB-3JF601788 2018 MERZ 17368.54 2T1BURHE5KC241563 2019 TOYT 7393.88 5XXG64J23RG245813 2024 KIA 20572.36 1F64F5KN6LOA14787 2020 FORD 18346.79 Lienor Name: INTERSTATE AUTO TRADERS INC Lienor Telephone #: 813-697-1791 MV License #: MV113526 Location of Vehicles: 7606 E BROADWAY AVE TAMPA, FL 33619
January 31, 2025 25-00317H

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 Big Picture Group located at 4723 Travertine Dr in the City of Tampa, Hillsborough County, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of January, 2025.
Duran Films & Communications, LLC
Eddy Duran
January 31, 2025 25-00312H

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 Hines Law Firm located at 745 W Lumsden Rd 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 22nd day of January, 2025.
David F. Hines
January 31, 2025 25-00252H

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 Cadex Receivables Control located at One Huntington Quadrangle, Suite 4N15, Melville, NY 11747 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County Florida, this 23rd day of January 2025
A.G. Adjustments Ltd., Inc.
January 31, 2025 25-00272H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/01/2025 at 08:00 AM the following vehicle(s) may be sold at public sale at 7606 E BROADWAY AVE TAMPA, FL 33619 pursuant to Florida Statute 713.585. 5YMKT6C58G0R79357 2016 BMW 16540.87 3C7WRN-FL5MG526062 2021 RAM 33699.02 W1KWF8EB1MR646981 2021 MERZ 18491.92 Lienor Name: INTERSTATE AUTO TRADERS INC Lienor Telephone #: 813-697-1791 MV License #: MV113526 Location of Vehicles: 7606 E BROADWAY AVE TAMPA, FL 33619
January 31, 2025 25-00318H

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 Magiclean of Tampa located at 7402 N 56th St, 100 c 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 25th day of January, 2025.
Victoria Tyler
Vrocklke
January 31, 2025 25-00282H

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfills all of those standards.



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-003952
IN RE: ESTATE OF
RICHARD S. BAXTER,
Deceased.

The administration of the ESTATE
OF RICHARD S. BAXTER, deceased,
whose date of death was August 17,
2024, is pending in the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which is
800 E Twiggs St, Tampa, FL 33602.
The names and addresses of the per-
sonal 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 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.

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

Property Rights at Death Act as de-
scribed in ss. 732.216-732.228, Florida
Statutes, applies, or may apply, unless a
written demand is made by the surviv-
ing spouse or a beneficiary 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 31, 2025.

Signed on this 5th day of December,
2024.

/s/ Tammy Engel
TAMMY ENGEL,
Personal Representative

5008 W Leona St
Tampa, FL 33626
BUCHANAN INGERSOLL &
ROONEY PC
Attorney for Petitioner
Bank of America Plaza
401 E Las Olas Blvd, Suite 2250
Fort Lauderdale, FL 33301
Phone: (954) 335-1592
Fax: (954) 527-9915
Primary E-Mail:
lawrence.ploucha@bipc.com
Primary E-Mail:
terry.hernandez@bipc.com
Secondary E-Mail:
kimberly.ecker@bipc.com
By: /s/ Lawrence M. Ploucha
Lawrence M. Ploucha, Esq.
Florida Bar No. 296694
4918-7498-0867, v. 1
Jan. 31; Feb. 7, 2025 25-00267H

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-000191
Division: B
IN RE: ESTATE OF
MADELINE VIRGINIA MAGEE
Deceased.

The administration of the estate of
Madeline Virginia Magee, deceased,
whose date of death was December 17,
2024, is pending in the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which is
800 E Twiggs Street, Tampa FL 33602.
The names and addresses of the per-
sonal 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 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,
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 31, 2025.

Personal Representative:
/s/ T. Edmund Spinks
T. Edmund Spinks

2801 W. Busch Blvd., Ste 200
Tampa FL 33618
Telephone: (813) 651-1233
Attorney for Personal Representative:
SPINKS LAW FIRM
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@spinkslawfirm.com
Jan. 31; Feb. 7, 2025 25-00271H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 24-CP-003695
DIVISION: A
IN RE: ESTATE OF
JOHN H. HARP,
Deceased.

The administration of the Estate of
John H. Harp, deceased, whose date
of death was July 16, 2023, is pending
in the Circuit Court for Hillsborough
County, Florida, Probate Division, the
address of which is 800 E. Twiggs St.,
Tampa, FL 33602. The names and ad-
dresses 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 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 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
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREVER
BARRED.

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

A Personal Representative or cura-
tor has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the deced-
ent'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 speci-
fied under s. 732.2211.

The date of first publication of this
notice is January 31, 2025.

Personal Representative:
Cynthia Harp Cox

c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
Jan. 31; Feb. 7, 2025 25-00270H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
UCN:29024CP004024B00IHC
File#24-CP-004024
IN RE: ESTATE OF
BONNIE JEAN GARDNER,
Deceased.

The administration of the estate of
BONNIE JEAN GARDNER, deceased,
whose date of death was August 4,
2024, is pending in the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which is
800 East Twiggs Street, Tampa, FL
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 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 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
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 31, 2025.

Signed on this 23rd day of January,
2025.

/s/Darek Michael Rossman
DAREK MICHAEL ROSSMAN
Personal Representative

2700 Desoto Way South
St. Petersburg, FL 33712
/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. #119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@
mcmmanusstateplanning.com
Secondary Email: lawoffice@
mcmmanusstateplanning.com
Form No. PA 3-0740
Jan. 31; Feb. 7, 2025 25-00263H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-000091
Division: B
IN RE: ESTATE OF
SURESH RADHAKRISHNAN,
Deceased.

The administration of the estate of
SURESH RADHAKRISHNAN, de-
ceased, whose date of death was July
7, 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
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 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.

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 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.

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 31, 2025.

Personal Representative
VIGHNESH SHESHA SURESH

5516 Nicollet Avenue #4
Minneapolis, Minnesota 55419
Attorney for Personal Representative
JAMIL G. DAOUD, ESQ.
Florida Bar No. 25862
Foley & Lardner LLP
100 N. Tampa Street, Suite 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
Jan. 31; Feb. 7, 2025 25-00257H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000115
IN RE: ESTATE OF
LEONARD J. HOLTON,
aka LEONARD JACKSON HOLTON
Deceased.

The administration of the estate of
LEONARD J. HOLTON, also known
as LEONARD JACKSON HOLTON,
deceased, whose date of death was Au-
gust 4, 2024, is pending in the Circuit
Court for Hillsborough County, Florida,
Probate Division, the address of which
is P.O. Box 3360, Tampa, FL 33601-
3360. The names and addresses of the
personal representative and the per-
sonal 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 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.

The personal representative has no
duty to discover whether any property
held at the time of the deced-
ent's death by the decedent or the
decedent's surviving spouse is prop-
erty 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 31, 2025.

SARAH BETH HOLTON
Personal Representative

3919 Paces Place
Tallahassee, FL 32311
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
Jan. 31; Feb. 7, 2025 25-00268H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File NO. 25-CP-000232
IN RE: ESTATE OF
BEVERLY ANN FIORELLI,
Deceased.

The administration of the estate of
BEVERLY ANN FIORELLI, deceased,
whose date of death was October 28,
2024, is pending in the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which is
PO Box 3360, Tampa, FL 33601-3360.
The names and addresses of the per-
sonal 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 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.

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 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.

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 31, 2025.

LOUIS FIORELLI
Personal Representative

11717 North Ola Avenue
Tampa, FL 33612
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
Jan. 31; Feb. 7, 2025 25-00301H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-003003
IN RE: ESTATE OF
WERNER WILBERT,
Deceased.

The administration of the ESTATE OF
WERNER WILBERT, deceased, whose
date of death was June 13, 2024, is
pending in the Circuit Court for Hill-
sborough County, Florida, Probate
Division, the address of which is 800
E Twiggs St, Tampa, FL 33602. The
names and addresses of the personal
representative and the personal repre-
sentative'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 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.

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

The date of first publication of this
notice is January 31, 2025.

Dated this 12 day of December, 2024.
CECILIA AYALA DE WILBERT
Personal Representative

BUCHANAN INGERSOLL &
ROONEY PC
Attorneys for Personal Representative
Two South Biscayne Blvd., Suite 1500
Miami, Florida 33131
Phone: (954) 468-2334
Fax: (305) 347-4089
Primary E-Mails:
jennifer.rodiguez@bipc.com;
eservice@bipc.com
Secondary E-Mails:
daniela.pretus@bipc.com;
kimberly.ecker@bipc.com
By: /s/ Jennifer M. Rodriguez
Jennifer M. Rodriguez, Esq.
Florida Bar No. 864781
Daniela K. Pretus, Esq.
Florida Bar No. 107048
Jan. 31; Feb. 7, 2025 25-00256H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-004055
IN RE: ESTATE OF
RUFUS W. HUNTER,
aka RUFUS WALTER HUNTER
Deceased.

The administration of the estate of
RUFUS W. HUNTER, also known as
RUFUS WALTER HUNTER, deceased,
whose date of death was September 22,
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 repre-
sentative'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 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.

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 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.

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 31, 2025.

CINDY BIGGS
Personal Representative

411 Virginia Avenue
Seffner, FL 33584
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
Jan. 31; Feb. 7, 2025 25-00262H

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000175 Division: B IN RE: ESTATE OF ANDREW HOSKINS KEITH Deceased.

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

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

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

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

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

The date of first publication of this notice is January 31, 2025.

Personal Representative: /s/ Patricia Carman 6696 Back Forty Loop Zephyrhills FL 33541

Attorney for Personal Representative: :/s/ Aliana M. Payret Aliana M. Payret Florida Bar No. 104377 Robinson, Pecaro & Mier, P.A. 201 N. Kentucky Avenue, #2 Lakeland, FL 33801 Email Address: apayret@lawdrive.com Jan. 31; Feb. 7, 2025 25-00278H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2024 CP 3821 Division: A IN RE: ESTATE OF ALEXANDER NICHOLAS BRUCE Deceased.

The administration of the Estate of Alexander Nicholas Bruce, deceased, whose date of death was June 9, 2023, has been filed in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 31, 2025

Personal Representative: William Shaffer c/o Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205

Attorney for Personal Representative: William Shaffer, Esq Attorney for Petitioner Florida Bar Number: 65952 Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Telephone: (941) 404-4940 E-Mail: will@bandslaw.com Jan. 31, Feb. 7, 2025 25-00307H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0057 IN RE: ESTATE OF RICKY LEE SODDERS Deceased.

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 unmaturing, 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 PUBLICATION 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 unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 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 AFTER DECEDENT'S DEATH.

The case number and decedent's name are: RICKY LEE SODDERS, File Number 2025-CP-0057.

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

Date of death of the decedent is: November 27th, 2024.

The date of first publication of this notice is: January 31, 2025.

The second week of publication is: February 7, 2025.

Personal Representative(s): Shannon A. Bumpus. 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 Telephone: (863) 709-0206 Ext:2 Jan. 31; Feb. 7, 2025 25-00287H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 24-CP-001942 Division A IN RE: ESTATE OF LES PAUL DEMERS, Deceased.

The administration of the estate of LES PAUL DEMERS, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court within 3 months AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is: January 31, 2025.

Personal Representative: Marissa Almeida 21 Oakwood Dr Dudley, MA 01571 PRO SE Jan. 31; Feb. 7, 2025 25-00290H

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION UCN: 292024CA006108A001HC CASE NO.: 24-CA-006108 SKYWAY CAPITAL MANAGEMENT, LLC., a Florida limited liability company, Plaintiff, vs. BRENDA GANT, AND ANY KNOWN AND/OR UNKNOWN TENANTS.

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 2nd day of December, 2024 in CASE NO.: 24-CA-006108 of the Circuit Court of Hillsborough County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and BRENDA GANT, ANY KNOWN AND OR UNKNOWN TENANTS, are the Defendants, CINDY STUART, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com on FEBRUARY 20, 2025 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Lot 5 and 6, CHESTERFIELD HEIGHTS, according to the plat thereof as recorded in Plat Book 21, page 51, of the Public Records of Hillsborough County, Florida. Property Address: 1712 and 1714 E. Cayuga St, Tampa, Florida 33610

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

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

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

Dated this the 22 day of January, 2025.

For the Court: Steven W. Moore, Esquire 8240 118th Avenue North, Suite 300 Largo, Florida 33773 (727) 395-9300 FBN:0982660/SPN:01530027 Primary email: steven@stevenmoorepa.com Secondary email: kathy@stevenmoorepa.com Jan. 31; Feb. 7, 2025 25-00254H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-004629 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JAMES PATRICK COLLIER; UNKNOWN SPOUSE OF JAMES PATRICK COLLIER; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, AND ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 19, 2024 and an Order Canceling and Rescheduling Foreclosure Sale dated January 21, 2025, entered in Civil Case No.: 24-CA-004629 of 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 JAMES PATRICK COLLIER, is Defendant.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 24th day of March, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 1, BLOCK 5, FIRST ADDITION TO WEST RIVERSIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE (to reflect correct Clerk of Court) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-001839 DIV: K

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. SAMUEL M. HARBERT, et al., Defendants. NOTICE IS hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on February 28, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 84, Block 1, BAY CREST PARK UNIT NO. 19, a subdivision according to the plat thereof recorded in Plat Book 42, Page 34, of the Public Records of Hillsborough County, Florida. Property Address: 8461 Flagstone Drive, Tampa, FL 33615

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 23rd day of January, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Jan. 31; Feb. 7, 2025 25-00261H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-004298 DIVISION: G RF - SECTION II

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3, Plaintiff, vs. MYRTELINA RIVERA, ET AL. Defendants

To the following Defendant(s): UNKNOWN HEIRS OF MYRTELINA RIVERA (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 20, BLOCK 3, OF RUSKIN GROWERS SUBDIVISION UNIT # 3A, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 1427 MURILLO LOOP, RUSKIN FL 33570

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq., at VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before November 6, 2024 and file the original with the Clerk of this Court either be-

fore 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 to Administrative Order No. 2065.

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. Twigg 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. Twigg 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.

WITNESS my hand and the seal of this Court this 2nd day of October, 2024.

Cindy Stuart HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By Mustafa Divan As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PH19367-24/cam Jan. 31; Feb. 7, 2025 25-00275H

FIRST INSERTION

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-003708 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST, Plaintiff, v.

JENNIFER TROIANO AND BRIAN P. TROIANO, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 13, 2025, and entered in Case No. 24-CA-003708 in the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST is the Plaintiff, and JENNIFER TROIANO AND BRIAN P. TROIANO, are the Defendants. The Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at http://www.hillsborough.realforeclose.com, on February 14, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 16, WESTCHASE SECTION "323", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 84, PAGE 62, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10119 PARLEY DRIVE, TAMPA, FL 33626 (the "Property").

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

IMPORTANT

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

WITNESS my hand and the seal of the court on January 21, 2025.

GHDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Christopher Hellewell Christopher Hellewell, Esq. Florida Bar No. 114230 fcpleadings@ghidotiberger.com Jan. 31; Feb. 7, 2025 25-00260H

FIRST INSERTION

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

CASE NO. 16-CA-009149 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B, Plaintiff, vs.

RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered July 24, 2024 in Civil Case No. 16-CA-009149 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B is Plaintiff and RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of February, 2025 at 10:00 AM on the following

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

Lot 5 of THE DEPOT PLATTED SUBDIVISION, NO IMPROVEMENTS, PHASE TWO, according to the plat thereof, as recorded in Plat Book 75, on Page 78, 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. Twigg Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-06568FL Jan. 31; Feb. 7, 2025 25-00259H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
 CIVIL DIVISION
Case #: 24-CA-002613
DIVISION: K
Truist Bank
Plaintiff, -vs.-
Antony G. Friel a/k/a Antony Friel
a/k/a Antony Gallagher Friel a/k/a
Anthony G. Friel; Unknown Spouse
of Antony G. Friel a/k/a Antony
Friel a/k/a Antony Gallagher Friel
a/k/a Anthony G. Friel; GoodLeap,
LLC f/k/a Loanpal, LLC; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claim-
ing by, through, under and against
the above named Defendant(s);
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through,

under and against the above named
Defendant(s)
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant
 to order rescheduling foreclosure sale or
 Final Judgment, entered in Civil Case
 No. 24-CA-002613 of the Circuit Court
 of the 13th Judicial Circuit in and for
 Hillsborough County, Florida, wherein
 Truist Bank, Plaintiff and Antony G.
 Friel a/k/a Antony Friel a/k/a Antony
 Gallagher Friel a/k/a Anthony G. Friel
 are defendant(s), I, Clerk of Court, Vic-
 tor D. Crist, will sell to the highest and
 best bidder for cash by electronic sale at
<http://www.hillsborough.realforeclose.com>
 beginning at 10:00 a.m. on June
 20, 2025, the following described prop-
 erty as set forth in said Final Judgment,
 to-wit:
 LOT 3, BLOCK 14, SUNSET
 PARK, ACCORDING TO MAP
 OR PLAT THEREOF RECORD-
 ED IN PLAT BOOK 10, PAGE

46, PUBLIC RECORDS OF
 HILLSBOROUGH COUNTY,
 FLORIDA.
 ANY PERSON CLAIMING AN INTEREST
 IN THE SURPLUS FROM
 THE SALE, IF ANY, OTHER THAN
 THE PROPERTY OWNER AS OF
 THE DATE OF THE LIS PENDENS
 MUST FILE A CLAIM NO LATER
 THAN THE DATE THAT THE
 CLERK REPORTS THE FUNDS AS
 UNCLAIMED.
 *In accordance with the Amer-
 icans with Disabilities Act, persons
 needing a special accommodation to
 participate in this hearing, should
 contact A.D.A. Coordinator not later
 than 1 (one) days prior to the
 proceeding at (813) 272-7040 or
 VIA Florida Relay Service at 1-800-
 955-8770.*
 *Pursuant to Fla. R. Jud. Admin.
 2.516(b)(1)(A), Plaintiff's counsel here-
 by designates its primary email address

for the purposes of email service as:
 FLeService@logs.com*
 Pursuant to the Fair Debt Collection
 Practices Act, you are advised that this
 office may be deemed a debt collector
 and any information obtained may be
 used for that purpose.
 LOGS LEGAL GROUP LLP
 Attorneys for Plaintiff
 750 Park of Commerce Blvd.,
 Suite 130
 Boca Raton, Florida 33487
 Telephone: (561) 998-6700 Ext. 55139
 Fax: (561) 998-6707
 For Email Service Only:
 FLeService@logs.com
 For all other inquiries:
 mtebbi@logs.com
 By: /s/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 24-330964 FC01 SUT
 Jan. 31, Feb. 7, 2025 25-00305H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT
 OF FLORIDA IN AND FOR
 HILLSBOROUGH COUNTY
 GENERAL JURISDICTION
 DIVISION
CASE NO. 29-2019-CA-007761
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE
ACQUISITION TRUST,
Plaintiff, vs.
DAWN L. CHANCEY A/K/A
DAWN L. MORGAN, et al.,
Defendant.
 OTICE IS HEREBY GIVEN pursu-
 ant to a Summary Final Judgment of
 Foreclosure entered January 6, 2020 in
 Civil Case No. 29-2019-CA-007761 of
 the Circuit Court of the THIRTEENTH
 JUDICIAL CIRCUIT in and for Hill-
 sborough County, Tampa, Florida,
 wherein WILMINGTON SAVINGS
 FUND SOCIETY, FSB, D/B/A CHRIS-
 TIANA TRUST, NOT INDIVIDUALLY
 BUT AS TRUSTEE FOR PRETIUM
 MORTGAGE ACQUISITION TRUST IS
 Plaintiff and DAWN L. CHANCEY
 A/K/A DAWN L. MORGAN, et al., are
 Defendants, the Clerk of Court, VIC-
 TOR 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 27th day of February,
 2025 at 10:00 AM on the following
 described property as set forth in said
 Summary Final Judgment, to-wit:
 THE EAST 210 FEET OF
 THE SOUTH 210 FEET OF
 THE NE 1/4 OF THE SE 1/4

OF SECTION 23, TOWN-
 SHIP 30 SOUTH, RANGE 22
 EAST, LYING AND BEING IN
 HILLSBOROUGH COUNTY,
 FLORIDA, RESERVING AN
 EASEMENT FOR INGRESS
 AND EGRESS OVER AND
 ACROSS THE NORTH 20
 FEET OF THE EAST 210 FEET
 OF THE SOUTH 210 FEET
 OF SECTION 23, TOWNSHIP
 30 SOUTH, RANGE 22 EAST,
 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: Com-
 plete the Request for Accommodations
 Form and submit to 800 E. Twigg's
 Street, Room 604, Tampa, FL 33602.
 By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-06655FL
 Jan. 31; Feb. 7, 2025 25-00280H

FIRST INSERTION

AMENDED 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,
 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, VICTOR
 CRIST, will sell to the highest and best
 bidder for cash, in accordance with Sec-
 tion 45.031, Florida Statutes, on March
 11, 2025, at electronic sale beginning
 at 10:00 AM, at www.hillsborough.
 realforeclose.com the following-de-
 scribed real property as set forth in said
 Amended Uniform Consent Final Judg-
 ment of Mortgage Foreclosure, to wit:
 LOTS 21, 22 AND 23, BLOCK 3,
 J.R. SCALLY'S A.C.L. SHOP'T

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 N
 60th St, 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 BEFORE THE
 CLERK REPORTS THE SURPLUS AS
 UNCLAIMED.
 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 Coordina-
 tor, Hillsborough County Courthouse,
 800 E. Twigg's St., Room 604, Tampa,
 Florida 33602, (813) 272-7040, at least
 7 days before your scheduled court ap-
 pearance, or immediately upon receiv-
 ing this notification if the time before
 the scheduled appearance is less than
 7 days; if you are hearing or voice im-
 paired, call 711.
 Dated: This 27th day of January,
 2025.
 Respectfully submitted,
 HOWARD LAW
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail:
 Pleadings@HowardLaw.com
 By: /s/ Jeffrey Seiden
 Jeffrey M. Seiden, Esq.
 Florida Bar No.: 57189
 E-Mail: Jeffrey@HowardLaw.com
 Jan. 31; Feb. 7, 2025 25-00284H

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT,
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
CASE NO. 24-CA-009849
DIVISION: B
RF - SECTION I
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-
IN-INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR MASTR ASSET-
BACKED SECURITIES TRUST
2006-NC2 MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-NC2,
Plaintiff, vs.
UNKNOWN HEIRS OF JUEL V.
AYERS A/K/A JUEL AYERS, ET AL.
Defendants
 The following Defendant(s):
 UNKNOWN HEIRS OF JUEL V.
 AYERS A/K/A JUEL AYERS (CUR-
 RENT RESIDENCE UNKNOWN)
 Last Known Address: UNKNOWN
 YOU ARE HEREBY NOTIFIED
 that an action for Foreclosure of
 Mortgage on the following de-
 scribed property:
 LOT 19, IN BLOCK 57, OF
 CLAIR MEL CITY SECTION
 A, UNIT 7, AS PER MAP OR
 PLAT THEREOF RECORDED
 IN PLAT BOOK 46, ON PAGE
 12 OF THE PUBLIC RECORDS
 OF HILLSBOROUGH COUN-
 TY, FLORIDA.
 A/K/A 7006 TIDEWATER
 TRAIL, TAMPA FLORIDA
 33619
 has been filed against you and you are
 required to serve a copy of your written
 defenses, if any, to J. Anthony Van Ness,
 Esq. at VAN NESS LAW FIRM, PLC,
 Attorney for the Plaintiff, whose ad-
 dress is 1239 E. NEWPORT CENTER
 DRIVE, SUITE #110, DEERFIELD
 BEACH, FL 33442 on or before Febru-

ary 26, 2025 and file the original with
 the Clerk of this Court either before
 service on Plaintiff's attorney or im-
 mediately thereafter; otherwise a default
 will be entered against you for the relief
 demanded in the complaint. This no-
 tice is provided to Administrative Order
 No. 2065.
 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 Ad-
 ministrative Office of the Court as far
 in advance as possible, but preferably
 at least (7) days before your scheduled
 court appearance or other court activ-
 ity of the date the service is needed:
 Complete the Request for Accommoda-
 tions Form and submit to 800 E. Twigg's
 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 Coordina-
 tor, 800 E. Twigg's Street, Tampa, FL
 33602, Phone: 813-272-7040, Hear-
 ing Impaired: 1-800-955-8771, Voice
 impaired: 1-800-955-8770, e-mail:
 ADA@fljud13.org.
 WITNESS my hand and the seal
 of this Court this 21 day of January,
 2025.
 Cindy Stuart
 HILLSBOROUGH COUNTY
 CLERK OF COURT
 (SEAL) By Marquita Jones
 As Deputy Clerk
 J. Anthony Van Ness, Esq.
 VAN NESS LAW FIRM, PLC,
 Attorney for the Plaintiff,
 1239 E. NEWPORT CENTER DRIVE,
 SUITE #110,
 DEERFIELD BEACH, FL 33442
 PHH20205-24/cam
 Jan. 31; Feb. 7, 2025 25-00285H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT
 OF THE STATE OF FLORIDA,
 IN AND FOR HILLSBOROUGH
 COUNTY,
 CIVIL DIVISION
CASE NO.: 19-CA-007908
NOTELINK FINANCIAL, LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST
THE ESTATE OF VIVIAN A.
VIRGIL A/K/A VIVIAN VIRGIL,
DECEASED, REGINA L. VIRGIL;
STEPHEN VIRGIL AND
STEPHANIE VIRGIL GAINES,
Defendant(s).
 NOTICE OF SALE IS HEREBY GIV-
 EN pursuant to the Order on Joint
 Motion to Reschedule Foreclosure Sale
 entered on January 23, 2025 and the
 Uniform Final Judgment of Foreclo-
 sure entered on July 18, 2023, in Case
 No. 19-CA-007908 of the Circuit Court
 of the Thirteenth Judicial Circuit, in
 and for Hillsborough County, Florida,
 wherein Notelink Financial, LLC, is
 Plaintiff, and Unknown Heirs, Ben-
 efiiciaries, Devisees, Surviving Spouse,
 Grantees, Assignee, Lienors, Creditors,
 Trustees, and All Other Parties Claim-
 ing An Interest By Through Under or
 Against the Estate of Vivian A. Virgil
 A/K/A Vivian Virgil, Deceased, Regina
 L. Virgil, Stephen Virgil and Step-
 hanie Virgil Gaines, are Defendants,
 the Office of Cindy Stuart, Hillsborough
 County Clerk of the Court, will sell to
 the highest and best bidder for cash
 online at [http://www.hillsborough.
 realforeclose.com](http://www.hillsborough.realforeclose.com), beginning at 10:00
 A.M. on the 28th day of March, 2025, in
 accordance with Section 45.031, Flori-
 da Statutes, the following described
 property as set forth in said Final Judg-
 ment, to wit:

ALL THAT CERTAIN PARCEL
 OF LAND IN HILLSBOR-
 OUGH COUNTY, STATE OF
 FLORIDA, AS MORE FULLY
 DESCRIBED IN OFFICIAL
 RECORD BOOK 1533, PAGE
 731, ID #154134.0000, BEING
 KNOWN AND DESIGNATED
 AS LOT 9, SHADOWLAWN
 VILLAGE, FILED IN PLAT
 BOOK 40, PAGE 14.
 Property Address: 5210 N 39th
 Street, Tampa, FL 33610.
 together with all existing or subse-
 quently erected or affixed buildings,
 improvements and fixtures.
 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 sur-
 plus as unclaimed.
 If you are a person with a disability
 who needs an accommodation in order
 to access court facilities or participate
 in a court proceeding, you are entitled,
 at no cost to you, to the provision of
 certain assistance. To request such an
 accommodation, please contact Court
 Administration at least 7 days before
 your scheduled court appearance, or
 immediately upon receiving a notification
 of a scheduled court proceeding if the
 time before the scheduled appearance is
 less than 7 days. Complete the Request
 for Accommodations Form and submit
 to 800 E. Twigg's Street, Room 604,
 Tampa, FL 33602. ADA Coordination
 Help Line (813) 272-7040; Hearing
 Impaired Line 1-800-955-8771; Voice
 Impaired Line 1-800-955-8770.
 Dated this 24th day of January 2025
 SOKOLOF REMTULLA, LLP
 By: /s/ Benjamin D. Ladouceur
 Benjamin D. Ladouceur, Esq.,
 Bar No: 73863
 SOKOLOF REMTULLA, LLP
 6801 Lake Worth Road, Suite 100E
 Greenacres, FL 33467
 Telephone: 561-507-5252 /
 Facsimile: 561-342-4842
 E-mail: pleadings@sokrem.com
 Counsel for Plaintiff
 Jan. 31; Feb. 7, 2025 25-00274H

FIRST INSERTION

NOTICE OF SALE
 IN THE COUNTY COURT
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
 CIVIL DIVISION
Case #: 23-CC-091698
DIVISION: V
Truist Bank, successor by merger to
SunTrust Bank
Plaintiff, -vs.-
John Harvey Stewart, II a/k/a
John Harvey Stewart a/k/a John
Stewart; Lenorris Richardson, III
a/k/a Lenorris Richardson; Anthony
Richardson; Daniel Richardson;
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Freda S. Richardson
a/k/a Freda Smith Richardson a/k/a
Freda Richardson a/k/a Freda M.
Richardson, Deceased, and All
Other Persons Claiming by and
Through, Under, Against The Named
Defendant (s); Unknown Spouse of
John Harvey Stewart, II a/k/a John
Harvey Stewart a/k/a John Stewart;
Unknown Spouse of Lenorris
Richardson, III a/k/a Lenorris
Richardson; Unknown Spouse of
Anthony Richardson; Unknown
Spouse of Daniel Richardson; Clerk
of Circuit Court of Hillsborough
County, Florida; Unknown Parties in
Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).
 NOTICE IS HEREBY GIVEN pursu-
 ant to order rescheduling foreclosure
 sale or Final Judgment, entered in Civil
 Case No. 23-CC-091698 of the Circuit
 Court of the 13th Judicial Circuit in
 and for Hillsborough County, Florida,
 wherein Truist Bank, successor by
 merger to SunTrust Bank, Plaintiff and
 John Harvey Stewart, II a/k/a John
 Harvey Stewart a/k/a John Stewart
 are defendant(s), I, Clerk of Court,
 Victor D. Crist, will sell to the highest
 and best bidder for cash by electronic sale at
<http://www.hillsborough.realforeclose.com>

com beginning at 10:00 a.m. on March
 7, 2025, the following described prop-
 erty as set forth in said Final Judgment,
 to-wit:
 LOT 13, AND THE NORTH
 14.32 FEET OF LOT 14, BLOCK
 5, OAK HEIGHTS ACCORD-
 ING TO THE MAP OR PLAT
 THEREOF RECORDED IN
 PLAT BOOK 18, PAGE 50 OF
 THE PUBLIC RECORDS OF
 HILLSBOROUGH COUNTY,
 FLORIDA.
 ANY PERSON CLAIMING AN INTEREST
 IN THE SURPLUS FROM
 THE SALE, IF ANY, OTHER THAN
 THE PROPERTY OWNER AS OF
 THE DATE OF THE LIS PENDENS
 MUST FILE A CLAIM NO LATER
 THAN THE DATE THAT THE
 CLERK REPORTS THE FUNDS AS
 UNCLAIMED.
 *In accordance with the Americans
 with Disabilities Act, persons needing
 a special accommodation to partici-
 pate in this hearing, should contact A.D.A.
 Coordinator not later than 1 (one) days
 prior to the proceeding at (813) 272-
 7040 or VIA Florida Relay Service at
 1-800-955-8770.*
 *Pursuant to Fla. R. Jud. Admin.
 2.516(b)(1)(A), Plaintiff's counsel here-
 by designates its primary email address
 for the purposes of email service as:
 FLeService@logs.com*
 Pursuant to the Fair Debt Collection
 Practices Act, you are advised that this
 office may be deemed a debt collector
 and any information obtained may be
 used for that purpose.
 LOGS LEGAL GROUP LLP
 Attorneys for Plaintiff
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 Telephone: (561) 998-6700 Ext. 55139
 Fax: (561) 998-6707
 For Email Service Only:
 FLeService@logs.com
 For all other inquiries:
 mtebbi@logs.com
 By: /s/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 23-329153 FC01 SUT
 Jan. 31; Feb. 7, 2025 25-00266H

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT,
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
CASE NO. 24-CA-008370
DIVISION: O
RF - SECTION
HSBC BANK USA, N.A., AS
TRUSTEE FOR THE REGISTERED
HOLDERS OF NOMURA
HOME EQUITY LOAN, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2007-3,
Plaintiff, vs.
HUMBELINA FUENTES, ET AL.
Defendants
 To the following Defendant(s):
 HUMBELINA FUENTES (UNABLE
 TO SERVE AT ADDRESS)
 Last Known Address: 1704 WEST
 JEAN STREET, TAMPA, FL 33604
 YOU ARE HEREBY NOTIFIED that
 an action for Foreclosure of Mortgage
 on the following described property:
 LOT 8, BLOCK 1, OF NORTH
 ROME ESTATES, AS PER
 MAP OR PLAT THEREOF RE-
 CORDED IN PLAT BOOK 33,
 PAGE 88, OF THE PUBLIC RE-
 CORDS OF HILLSBOROUGH
 COUNTY, FLORIDA.
 A/K/A 1704 WEST JEAN
 STREET, TAMPA FL 33604

will be entered against you for the relief
 demanded in the complaint. This notice
 is provided to Administrative Order
 No. 2065.
 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 Ad-
 ministrative Office of the Court as far
 in advance as possible, but preferably
 at least (7) days before your scheduled
 court appearance or other court activ-
 ity of the date the service is needed:
 Complete the Request for Accommoda-
 tions Form and submit to 800 E. Twigg's
 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 Coordina-
 tor, 800 E. Twigg's Street, Tampa, FL
 33602, Phone: 813-272-7040, Hear-
 ing Impaired: 1-800-955-8771, Voice
 impaired: 1-800-955-8770, e-mail:
 ADA@fljud13.org.
 WITNESS my hand and the seal of
 this Court this 24th day of January,
 2025.
 Cindy Stuart
 HILLSBOROUGH COUNTY
 CLERK OF COURT
 (SEAL) By Mustafa Divan
 As Deputy Clerk
 J. Anthony Van Ness, Esq.
 VAN NESS LAW FIRM, PLC,
 Attorney for the Plaintiff,
 1239 E. NEWPORT CENTER DRIVE,
 SUITE #110,
 DEERFIELD BEACH, FL 33442
 PHH20075-24/cam
 Jan. 31; Feb. 7, 2025 25-00276H

has been filed against you and you are
 required to serve a copy of your written
 defenses, if any, to J. Anthony Van Ness,
 Esq. at VAN NESS LAW FIRM, PLC,
 Attorney for the Plaintiff, whose ad-
 dress is 1239 E. NEWPORT CENTER
 DRIVE, SUITE #110, DEERFIELD
 BEACH, FL 33442 on or before Febru-
 ary 28, 2025 and file the original with
 the Clerk of this Court either before
 service on Plaintiff's attorney or im-
 mediately thereafter; otherwise a default

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE OF FINANCIAL SUPPORT IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-009924 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF AMPARO NOWLAIN, DECEASED; ESTANISLADO MEDRANO; RICHARD MEDRANO; ELIZABETH BAERTSCH; MATTIE PHILON; MARY STUART; AQUA FINANCE, LLC; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

and EVANGELINA MENDEZ GONZALEZ, Respondent, TO: EVANGELINA MENDEZ GONZALEZ 1250 SKIPPER RD APT. 107 TAMPA, FL 33613 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FRANK BANE

FIRST INSERTION

hillsborough.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida: LOT 7, BLOCK 15, TIMBER-LANE SUBDIVISION UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6715 Willow Spring Court, Tampa, FL 33615 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: January 29, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Facsimile: (404) 745-8121 Email: adeluca@mtglaw.com E-Service: servicelf@mtglaw.com Jan. 31; Feb. 7, 2025 25-00277H

ESQ. ATTORNEY FOR PETITIONER - NELSON MALDONADO, whose address is 10948 N 56TH ST. SUITE 205 TEMPLE TERRACE, FL 33617 / SERVICEBANELAW@GMAIL.COM on or before 3/5/2025, and file the original with the clerk of this Court at 419 N Pierce St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-009469 SELENE FINANCE, LP, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NATHAN C. VANWALKER A/K/A NATHAN VANWALKER, DECEASED, et. al. Defendant(s). TO: STEPHEN PECK, 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. TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NATHAN C. VANWALKER A/K/A NATHAN VANWALKER, DECEASED, whose residence is unknown if he/she/they is living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1, BLOCK A, COUNTRY HILLS EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN

The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address,

FIRST INSERTION

PLAT BOOK 82, PAGE(S) 57-1 THROUGH 57-4, INCLUSIVE, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before March 3, 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 PUBLISHED 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 27th 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 24-241239 Jan. 31; Feb. 7, 2025 25-00289H

Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 1/28/2025

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-002070 WELLS FARGO BANK, N.A. Plaintiff, v. GABRIELE B. MORALES, ET AL. Defendants. TO: GABRIELE B. MORALES, Current residence unknown, but whose last known address was: 5931 TAYWOOD DR, TAMPA, FL 33624-7023 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: LOT 53, BLOCK 1, MEADOWGLEN, AS RECORDED IN PLAT BOOK 63, PAGE 23, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before February 28, 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street,

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk FRANK BANE ESQ. ATTORNEY FOR PETITIONER 10948 N 56TH ST, SUITE 205 TEMPLE TERRANCE, FL 33617 SERVICEBANELAW@GMAIL.COM Jan. 31; Feb. 7, 14, 21, 2025 25-00304H

FIRST INSERTION

Tampa, FL 33602, 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 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 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 by contacting: 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; or e-mail: ADA@fljud13.org WITNESS my hand and seal of the Court on this 24th day of January, 2025. Cindy Stuart Clerk of the Circuit Court (SEAL) By: Mustafa Divan Deputy Clerk eXL Legal, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000008609 Jan. 31; Feb. 7, 2025 25-00295H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2024-CA-9205 MIDFLORIDA CREDIT UNION, Plaintiff, v. BRIAN J. ARNOLD; NATALIE J. ARNOLD; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants. TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, DEFENDANTS. YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Hillsborough County, Florida: The South 3/4 of the East 1/2 of the SW 1/4 of Section 17, Township 29 South, Range 22 East, Hillsborough County, Florida, Less the North 865.00 feet thereof, and Less the West 319.37 feet thereof, and Less the following described tract: Commence at the Southwest corner of the East 1/2 of the SW 1/4 of said Section 17, and proceed North 89 degrees 56'43" East along the South boundary of said East 1/2 of SW 1/4 a distance of 489.37 feet for a Point of Beginning; thence North 00 degrees 06'55" East for 340.50 feet; thence North 89 degrees 56'43" East for 250.83 feet; thence North parallel with the East boundary of said East 1/2 of SW 1/4 for 455.92 feet; thence North 89 degrees 46'39" East for 235.00 feet; thence due North for 335.00 feet; thence North 89 degrees 46'39" East for 325.00 feet to a point 865.00 feet due South of the Northeast corner of the South 3/4 of the East 1/2 of the SW 1/4 of said Section 17; thence proceed due South 1133.06 feet, more or less, to the

Southeast corner of said East 1/2 of SW 1/4; thence South 89 degrees 56'43" West a distance of 811.52 feet, more or less to the Point of Beginning; And Less the South 50.00 feet thereof for County Road Right-of-Way. The North 30.00 feet of the South 80.00 feet of said East 1/2 of SW 1/4 being reserved for future County Road Right-of-Way. The North 25.00 feet of the subject premises being subject to Private Access Easement for adjoining property owners, And together with a Private Access Easement in common with the joiners over and across the South 50.00 feet of the North 890.00 feet of the South 3/4 of the East 1/2 of the SW 1/4 of said Section 17, Less the East 25.00 feet for Pippin Road, and Less the West 19.00 feet thereof. Parcel ID No.: U-17-29-22-ZZZ-000004-98360.0 Property Address: 0 Holloway Road, Plant City, Florida 33567 has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, Hillsborough County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before March 4, 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. If you are an individual with a disability who needs any accommodation in order to participate in this proceeding or other court service, program or activity, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATE: 1/27/2025 VICTOR D. CRIST Clerk of the Court (SEAL) By: Jennifer Taylor Deputy Clerk Gregory A. Sanoba, Esquire 422 South Florida Avenue Lakeland, Florida 33801 Jan. 31; Feb. 7, 2025 25-00297H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-001976 Division: H RH FUND 27, LLC, a Nevada limited liability company, Plaintiff, v. FRIENDS OF DOLPHINS, LLC, a Florida limited liability company; TAZINE JAFFER, an individual; SANDRA S. JAFFER, an individual; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED Defendants. NOTICE is hereby given that, pursuant to the Order Cancelling and Re-Setting Foreclosure Sale entered January 22, 2025 and the Amended Uniform Final Judgment of Foreclosure entered on July 30, 2024 in the above-referenced matter pending in the Circuit Court for the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida at public sale, to the highest and best bidder, for cash, on March 27, 2025 at 10:00 a.m., conducted electronically online at the following website: http://www.hillsborough.realforeclose.com: A part of Lots 7 through 14, Block 1, together with a part of West Giddens vacated right-of-way per Ordinance No. 2809-A, Zambito Subdivision, as shown on the plat recorded in Plat Book 30, Page 53, of the Public Records of Hillsborough County, Florida, being further described as follows: Begin at the Point of Intersection of the South line of West Hillsborough Avenue (State Road No. 600) as described in Official Records Book 9702, Page 619, of the Public Records of Hillsborough County, Florida, with the East right-of-way line of North Howard Avenue as described in Official Records Book

655, Page 521, of the Public Records of Hillsborough County, Florida; thence along said South right-of-way line of West Hillsborough Avenue the following two (2) courses and distances: (1) S.89°17'27"E., 177.98 feet; (2) S.89°29'15"E., 22.02 feet; thence S.01°31'52"W., 218.30 feet; thence N.89°13'30"W., 200.00 feet to said East right-of-way line of North Howard Avenue N.01°31'52"E., 218.00 feet to the Point of Beginning. Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Property Address: 2110 W. Hillsborough Avenue, Tampa, FL 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 WITHIN 60 DAYS AFTER THE SALE. 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 at Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Lara Roeske Fernandez LARA ROESKE FERNANDEZ Florida Bar No.: 0088500 lfernandez@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 101 East Kennedy Boulevard, Suite 2700 Tampa, Florida 33602 Tel: (813) 223-7474 | Fax: (813) 229-6553 Attorneys for RH Fund 27, LLC Jan. 31; Feb. 7, 2025 25-00281H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2024-CA-001239 SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ANDREW LYDON, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 1/22/2025, in Case No.: 2024-CA-001239 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ANDREW LYDON, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 3/20/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 25, Block 19, DG FARMS PHASE 7A, according to the plat as recorded in Plat Book

139 Pages 93 through 96, 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. F YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFORMANCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770. DATED: January 28, 2025 By: /s/Shayla J. Mount Shayla J. Mount, Esquire Florida Bar No.: 108557 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Jan. 31; Feb. 7, 2025 25-00306H

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CC-15269 CRD 2 INC. PLAINTIFF, VS. HTN TRUST INC., AS TRUSTEE ONLY, UNDER THE 20-1-15 LAND TRUST, DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2024, and entered in 2024-CC-15269 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CRD 2, Inc. is the Plaintiff and HTN Trust Inc. as Trustee Only, Under the 20-1-15 Land Trust, is the Defendant. Victor Crist as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on March 14, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 7, Block 9, Park Creek Phase 2B, according to the plat thereof recorded in Plat Book 122, Page 207, of the public records of Hillsborough County, Florida. More commonly known as: 12220 Legacy Bright St., River-view, FL 33578 ("Property"). 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 accord-

dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination 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 29th day of January, 2025. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 10150 Highland Manor Dr. Ste 200 Tampa, FL 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com Jan. 31; Feb. 7, 2025 25-00309H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-008884
DIVISION: J

WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEE, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CHARLIE MAE WHISENANT A/K/A CHARLIE M. L. WHISENANT, DECEASED, ET AL. Defendants.
TO: THE UNKNOWN HEIRS, GRANTEE, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CHARLIE MAE WHISENANT A/K/A CHARLIE M. L. WHISENANT, DECEASED
Current Residence Unknown, but whose last known address was: 8217 DONALDSON DR, TAMPA, FL 33615
AND
LESLEY SUZETTE DANSBY, Current residence unknown, but whose last known address was: 324 E 80TH STREET, APT 2E, CHICAGO, IL 60619
AND
KENNETH RUDOLPH HARRIS, Current residence unknown, but whose last known address was: 13106 CURRANO COURT, BRANDY-WINE, MD 20613
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:
LOT 9, IN BLOCK 93, OF TOWN 'N COUNTRY PARK, UNIT NO. 63, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44, ON PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before February 28, 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, 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 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 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 by contacting: 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; or e-mail: ADA@fjud13.org
WITNESS my hand and seal of the Court on this 24th day of January, 2025.
Cindy Stuart
Clerk of the Circuit Court (SEAL) By: Mustafa Divan
Deputy Clerk

eXL Legal, PLLC
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000010150
Jan. 31; Feb. 7, 2025 25-00296H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-009501
THE BANK OF NEW YORK, IN TRUST FOR THE TBW MORTGAGE-BACKED TRUST 2007-1 FOR THE BENEFIT OF THE HOLDERS OF THE MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs. HIRAM RODRIGUEZ, TRUSTEE OF THE 103 W. SOUTH AVE. LAND TRUST, et al. Defendant(s).
TO: ANTHONY J. PITA A/K/A ANTHONY PITA, 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.
TO: HIRAM RODRIGUEZ, TRUSTEE OF THE 103 W. SOUTH AVE. LAND TRUST, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 81, RIVERCREST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 10, PUBLIC RECORDS OF HILL-

SBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before March 3, 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 PUBLISHED 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 27th 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
24-211254
Jan. 31; Feb. 7, 2025 25-00288H

FIRST INSERTION

PUBLIC NOTICE
APC Towers, LLC is proposing to construct a 104-foot overall height monopole tower telecommunications structure located near US Highway 41, Apollo Beach, Hillsborough County, Florida (27° 46' 24.3" N, 82° 23' 28.9" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.
Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action

may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1306925 when submitting the request and to view the specific information about the proposed action.
24-004027 CLS
January 31, 2025 25-00327H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003224
Division A
IN RE: ESTATE OF SANDRA L. TURTZO Deceased.

The administration of the Estate of Sandra L. Turtzo, deceased, whose date of death was July 19, 2024 is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 31, 2025.

Craig H. Turtzo
10603 Gretna Green Drive
Tampa, FL 33626
Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North,
Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
Personal Representative:
Jan. 31; Feb. 7, 2025 25-00322H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-001762
Section: A

CLYDE ALLAUGH, Plaintiff, vs. ANITA MILLAN, a/k/a ANITA YVONNE MILLAN and ANITA YVONNE DARLING; STEPHEN PAUL DARLING; and ANY AND ALL UNKNOWN PARTIES, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure of Equitable Lien dated January 28, 2025, and entered in 23-CA-001762 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CLYDE ALLAUGH is the Plaintiff and ANITA MILLAN, a/k/a ANITA YVONNE MILLAN and ANITA YVONNE DARLING; STEPHEN PAUL DARLING; and ANY AND ALL UNKNOWN PARTIES, are the Defendants. After giving notice as required by Section 45.031, Florida Statutes, Pat Frank, as Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com beginning at 10:00 a.m. on MARCH 31, 2025, the following described property, as set forth in said Final Judgment, to wit:

A ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING REAL PROPERTY:
SITE NO. 36, BLOCK 2, OF BAY HILLS VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OR BOOK 4525, PAGE 342, ALL ATTACHMENTS AND AMENDMENTS THERETO AND ACCORDING TO THE CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 63, AND CONDOMINIUM PLAT BOOK 8, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED IN-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000149
Division B
IN RE: ESTATE OF DIANE CLAIRE SWANSON Deceased.

The administration of the estate of Diane Claire Swanson, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 31, 2025.

Personal Representative:
Daniel Swanson
83 Zicky Drive
Bozeman, MT 59718
Attorney for Personal Representative:
Renee E. Nesbit
E-mail Addresses:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Telephone: (239) 249-1072
Jan. 31; Feb. 7, 2025 25-00326H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000097
Division A
IN RE: ESTATE OF SAMUEL BENJAMIN CROWTHERS Deceased.

The administration of the estate of Samuel Benjamin Crowthers, deceased, whose date of death was July 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 31, 2025.

Personal Representative:
David Crowthers
808 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
J. Frazier Flasher, Attorney
Florida Bar Number: 1024903
Brown, Huff, Zohar, PLLC
6547 Gunn Hwy
Tampa, FL 33625
Telephone: (813) 776-0031
E-Mail: Frazier@BHZLaw.com
Secondary E-Mail:
Frazier@brownzoharlaw.com
Jan. 31; Feb. 7, 2025 25-00323H

FIRST INSERTION

AMENDED NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003671
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 PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: January 31, 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. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
Jan. 31; Feb. 7, 2025 25-00325H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-016938
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ERIC V. ZIMMERMAN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 17, 2025, and entered in Case No. 2023-CA-016938 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which New Rez LLC dba Shellpoint Mortgage Servicing, is the Plaintiff and Eric V. Zimmerman, Jerri Lynne Zimmerman, 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 27, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1, BLOCK 1, LESS THE SOUTH 275 FEET, COPPERFIELD UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 7001 HOLLOWELL DRIVE TAMPA FL 33634

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 29 day of January, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/23-014008
Jan. 31; Feb. 7, 2025 25-00324H

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option OR
e-mail legal@businessobserverfl.com

Business Observer

Q&A
Who benefits from legal notices?

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

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

IN 00327-103

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA...

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...

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

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

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

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

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

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 25-00215H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA...

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...

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

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

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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: KEVIN DANIEL WHITE 12605 Wood Ibis Way Tampa, FL 33624 Attorney for Personal Representative: C. BLAKE HOLTZWOWER, 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 January 24, 31, 2025 25-00230H

SECOND 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...

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

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

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

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

NOTWITHSTANDING THE TIME 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

SECOND 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...

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

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

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

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

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

The date of first publication of this notice is: 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

SECOND 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 County, Florida...

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

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

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

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

The date of first publication of this notice is 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 January 24, 31, 2025 25-00174H

SECOND 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...

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

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

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

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

The date of first publication of this notice is 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

SECOND 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...

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, 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 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 24, 2025.

Personal Representative Sarah L. Ayers 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

SECOND 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...

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 required to be 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 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S 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

SECOND INSERTION

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...

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is 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@floridatx.com jkatynski@floridatx.com January 24, 31, 2025 25-00175H

SECOND INSERTION

NOTICE TO CREDITORS THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003519 IN RE: ESTATE OF YVONNE HUMPHREY A/K/A LAVERNE NEWSOME, Deceased.

The administration of the estate of YVONNE HUMPHREY A/K/A LAVERNE NEWSOME, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida...

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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 January 24, 31, 2025 25-00177H

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com

Business Observer

--- ESTATE ---

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

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

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

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

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

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

Personal Representative:
/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
January 24, 31, 2025 25-00207H

SECOND 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
Residence unknown, 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:

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF HILLSBOROUGH, 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 RECORDED IN PLAT BOOK 5, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
more commonly known as 611 Newport Ave S, Tampa, Florida 33606.
This action has been filed against you

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. **25-CP-000101**
IN RE: ESTATE OF
ANNIE MURREL DAVIS,
Deceased.

The administration of the estate of ANNIE MURREL DAVIS, deceased, whose date of death was November 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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.

CLEATRICE ANN ARLINE
Personal Representative
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

and you are required to serve a copy of your written defense, if any, upon BITMAN 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 COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE COURT'S ADA COORDINATOR WEB PAGE LINK BELOW DETAILS THE NATURE OF THE ACCOMMODATIONS THAT CAN BE PROVIDED BY THE FLORIDA COURTS UNDER THE ADA.

THIRTEENTH JUDICIAL CIRCUIT ADA COORDINATOR - 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 County Courts
Hillsborough County Courthouse
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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. **25-CP-000134**
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.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. **2024-CP-2865**
IN RE: ESTATE OF
VERGENA C. JORDAN
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, 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 PUBLICATION 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 unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 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 AFTER THE 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 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.

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
January 24, 31, 2025 25-00173H

SECOND INSERTION

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 Division, 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 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 Com-

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 WITHIN 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.

SECOND 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, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 24, 2025.
Attorney for Personal Representative:
Melinda L. Budzynski, Attorney
Florida Bar Number: 97831
11256 Boyette Rd.
Riverview, FL 33569
Telephone: (813) 850-0025
Fax: (813) 850-0040
E-Mail: mindy@summerfieldlaw.com
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND INSERTION

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

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

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

The date of first publication of this

notice is 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@legacyprotectionlawyers.com
January 24, 31, 2025 25-00236H

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Ayashia Dressers, Bed, Boxes, Table, Clothes, Shoes, Nightstands, Misc. Household Items; Trujillo, Elena M. Suitcases, Mattresses, 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.
January 24, 31, 2025 25-00189H

FOURTH INSERTION

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

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. #315, Tampa, Florida 33618, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
Dated this day of DEC 30 2024.
CINDY STUART
Clerk of the Circuit Court
(SEAL) By: /s/ Marquita Jones
As Deputy Clerk
January 10, 17, 24, 31, 2025
25-00080H

FOURTH INSERTION

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
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

PUBLISH YOUR LEGAL NOTICE

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

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

Email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF

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

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

The 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.

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

Personal Representative: KIM R. ALEXANDER 15183 Restwood Drive Linden, MI 48451

Attorney for Personal Representative: Patrick Hogan, Esq. Florida Bar Number: 0099090 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 25-00237H

SECOND INSERTION

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

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 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

SECOND 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 GARRETT, deceased, whose date of death 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 WITHIN 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 de-

cedent'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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: 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

SECOND INSERTION

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 Rudolph Antonio Francis a/k/a Rudolph A. Francis a/k/a Rudolph Francis, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative: Delita Ivalee Bailey 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@atacauselaw.com Secondary E-Mail: abby@atacauselaw.com January 24, 31, 2025 25-00219H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 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, Plaintiff, v. MICHEAL BAUM, BRIANNA DEJESUS, RODNEY MCCALL, CHRISTINA JULBE A.K.A. CHRISTINA FORWARD, CHRISTINA JULBE A.K.A. CHRISTINA FORWARD A/N/F N.F., CHRISTINA JULBE A.K.A. CHRISTINA FORWARD A/N/F S.F., and CHRISTINA JULBE A.K.A. CHRISTINA FORWARD A/N/F G.F.; Defendants.

To the following Defendant(s): 1) BRIANNA 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 on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts Attention: ADA Coordinator 800 E. Twiggs Street Tampa, FL 33602 Phone: 813-272-7040 Hearing Impaired: 1-800-955-8771 Voice Impaired: 1-800-955-8771 E-mail: ADA@fljud13.org WITNESS my hand and the seal of this Court this 17 day of December, 2024.

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

Kelley Kronenberg, Attorney for Petitioners, 1511 N. Westshore Blvd., Tampa, FL 33607 January 24, 31, 2025 25-00206H

SECOND INSERTION

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

CASE NO. 24-CA-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 CERTIFICATES, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09452FL

January 24, 31, 2025 25-00197H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-009107 DIVISION: P

CYNTHIA SMITH 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 written 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: courtdocuments@brownalt.com Attorney for Plaintiff January 24, 31, 2025 25-00195H

SECOND 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, according 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

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

SECOND INSERTION

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

CASE NO.: 24-CA-000532 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-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, 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-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, 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

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, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF. Property Address: 9526 Eastfield Road, Thonotosassa, Florida 33592

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: 1/20/2025

McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: Fl.Plaidings@mwc-law.com File No: 20-401431 January 24, 31, 2025 25-00212H

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 24-CA-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 BEG- 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-

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 PUBLISHED 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
 24-212195
 January 24, 31, 2025 25-00225H

SECOND INSERTION

AMENDED NOTICE OF SALE (Amended Solely to Reflect Current Clerk of Court)

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND 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 POSSESSION, Defendants.

NOTICE OF SALE IS HEREBY GIVEN 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' ASSOCIATION, 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 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. 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

SECOND INSERTION

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, LLC, Plaintiff, vs. JUSTINO MONTOYA CHAVEZ; MARTHA CAMPOS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the January 23, 2025 Foreclosure 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 website: <https://hillsborough.realforeclose.com>, at 10:00 AM on JUNE 12, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

THE NORTH 80 FEET OF THE SOUTH 280 FEET OF THE EAST 120 FEET OF LOT 840, THIRD ADDITION TO RUSKIN COLONY FARMS, ACCORDING TO THE PLAT

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 appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq.
 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

SECOND INSERTION

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-006075 THE BANK OF NEW YORK MELLON 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, Plaintiff, vs. JONATHAN D. DAVENPORT A/K/A JONATHAN DWAYNE DAVENPORT A/K/A JONATHAN DAVENPORT, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant 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 MELLON 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 DAVENPORT; UNKNOWN SPOUSE OF JONATHAN D. DAVENPORT; FORD MOTOR CREDIT COMPANY 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

Clerk's website for on-line auctions at 10:00 AM on the 18th day of February 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 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 WITH THE CLERK 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.
 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

SECOND INSERTION

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 entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR 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 wit:

LOT 204, WALDEN WOODS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 41 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, PROPERTY ADDRESS: 731 ASHENTREE DR, PLANT CITY, FL 33563

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
 Dated this 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
 23-01937
 January 24, 31, 2025 25-00192H

SECOND INSERTION

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 by Florida Statute 45.031(2), VICTOR 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 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 CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14750, PAGE 34, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 9584 LAKE CHASE ISLAND WAY, UNIT 9584, TAMPA, FL 33626
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

SAVE TIME

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

--- ACTIONS / SALES ---

SECOND 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
FLAND 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 leg-
ally 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 Hills-
borough 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 writ-
ten defenses, if any, to it on WILLIAM
A. TRECO, ESQUIRE, Plaintiff's at-
torney, 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

thereafter; otherwise a default will be
entered against you for the relief dem-
anded 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit
to 800 E. 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

SECOND INSERTION

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

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 dem-
anded 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit
to 800 E. 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 Avenue Suite 303
Delray Beach, FL 33484
1221-6010B
Ref# 10316
January 24, 31, 2025 25-00234H

SECOND INSERTION

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

CASE NO. 24-CA-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 Con-
gress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before February 24,
2025 (30 days from Date of First Publi-
cation of this Notice) and file the origi-
nal with the clerk of this court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition filed herein.

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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit
to 800 E. 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, Schneider, 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

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 foreclose a mortgage on

the following property located in Hills-
borough County, Florida:

The East 112 feet, LESS the
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
thereon.

Property Address: 4805 North
10th Street, Tampa, FL 33603
(the "Property").

filed against you and you are required
to serve a copy of your written defenses,
if any, to it on HARRIS S. HOWARD,
ESQ., of HOWARD LAW, Plaintiff's
attorney, whose address is 4755 Tech-

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION

CASE NO.: 24-CA-007085
**CROSSCOUNTRY MORTGAGE,
LLC
Plaintiff, vs.**
**JUAN MARTINEZ, et al.,
Defendants.**

TO: JUAN MARTINEZ
401 BLUEBERRY LANE, BRAN-
DON, FL 33510

LAST KNOWN ADDRESS: STAT-
ED; CURRENT ADDRESS: UN-
KNOWN

SAIRA RAMOS LACAYO A/K/A
SAIRA L. RAMOS LACAYO
401 BLUEBERRY LANE, BRAN-
DON, FL 33510

LAST KNOWN ADDRESS: STAT-
ED; CURRENT ADDRESS: UN-
KNOWN

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-
OUGH COUNTY, FLORIDA

has been filed against you and you are
required to file a copy of your written
defenses, if any, to it on Orlando DeLu-
ca, Deluca Law Group, PLLC, 2101 NE

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

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

WITNESS my hand and seal of said
Court on the 31 day of Dec, 2024.

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

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

January 24, 31, 2025 25-00202H

SECOND INSERTION

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 dem-
anded in the Complaint or petition
filed herein.

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the
time before the scheduled appearance is

less than 7 days. Complete the Request
for Accommodations Form and submit
to 800 E. 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

SECOND INSERTION

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

CASE NO.: 24-CA-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 pursu-
ant 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 Cir-
cuit 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 prop-
erty 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 accommo-
dation 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, Hills-
borough 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 re-
ceiving 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

SECOND 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, Town-
ship 32 South, Range 19 East,
Hillsborough County, Florida,
being more particularly de-
scribed as follows:

Commence at the Northeast cor-
ner 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 in-
tersection with the North right of
way line of State Road No. 674;
thence along said North right-
of-way line the following four
(4) courses: 1.) S.89°17'02"W.,
a 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 non-
tangent curve and the West-
erly right of way line of Cortaro
Drive; thence along said West-
erly right of way the following
five (5) courses: 1.) Northeas-
terly, 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 tan-
gency; 2.) N.02°06'39"E., a dis-
tance of 465.00 feet to a point
of curvature; 3.) Northwest-
erly, 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.) Northwest-
erly, 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 be-
ginning; thence from the point
of beginning. S.80°32'20"W., a
distance of 298.48 feet; thence

S.09°39'03" E., a distance of
62.16 feet; thence S.04°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., a
distance of 146.80 feet;
thence N.07°08'01"E., a dis-
tance 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, Southeast-erly, 454.67 feet
along the arc of a curve concave
Southwesterly, having a radius of
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 Southeast-erly 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 West-erly right of way
line of Cortaro Drive; thence
along said West-erly 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 South-
westerly along said curve an arc
distance of 83.35 feet through a
central angle of 12°34'03" sub-
tended by a chord of 83.18 feet
which bears S.13°48'14"W., to
the point of beginning.

Containing 182,504 square feet
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

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 appear-
ance, 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-
paired, call 711."

"Si usted es una persona minusvalida
que necesita algun 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,Administra-
ti veServicesManagerPhoneno.239-252-
8800,Faxno.239-252-8272, viaEmail:
charlesr@ca.cjis20.org por lo menos
7 das antes de la cita fijada para su
comparecencia en los tribunales, o in-
mediatamente despues de recibir esta
notificacion si el tiempo antes de la
comparecencia que se ha programado
es menos de 7 das; si usted tiene dis-
capacitacion del oido o de la voz, llame
al 711."

"Si ou se un moun ki andikape ou
enfim ki bezwen akomodasyon pou w
ka patisipe nan pwoseder ou, ou kalife
san ou pa gen okenn lajan pou w peye,
gen pwovizyon pou jwen kek ed. Tanpri
kontakte Charles Rice, Administrative
ServicesManagerPhoneno.239-252-
8800,Faxno.239-252-8272, viaEmail:
charlesr@ca.cjis20.org nan 7 jou anvan
dat ou gen randevou pou parer nan tri-
binal la, oubyen imedyatman apre ou
fin resevwa konvokasyon an si le ou gen
pou w parer nan tribinal la mwens ke
7 jou; si ou gen pwoblem 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
January 24, 31, 2025 25-00213H