

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Harbor Bay Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client session at its regular board meeting:

Attorney-Client Session
February 20, 2025 at 6:00 p.m.
MiraBay Clubhouse, 107 Manns Harbor Drive
Apollo Beach, Florida 33572

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations or strategy related to litigation expenditures concerning the ongoing litigation entitled Garcia, et al v. Harbor Bay Community Development District, pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 2023-CA-017428. The following persons are anticipated to be in attendance at the attorney-client session: Jordan Lansford, Matt Davis, Jeffrey Carter, Michael Rodriguez, Dean Walters, Tim Nargi, Daniel Leventry, Steve Finley, Michelle Reiss, and a court reporter. The attorney-client session is expected to last approximately forty-five minutes.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board 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 the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

The board meeting and attorney-client session may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 based.

Harbor Bay CDD
Jordan Lansford, District Manager
February 7, 2025

25-00331H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Harbor Bay Community Development District ("District") hereby gives notice of intent to develop, amend and adopt rules and rates related to the use and enforcement of use of the District's access and entry gates and costs incurred by the District arising from gate strikes and damage to gates caused by users. The purpose and effect of the rules and rates is to provide for efficient and effective District operations and enforcement, as provided by Section 190.035, particularly in connection with the District's entry and access gates and recovery of costs related to gates strikes and damage to District gates caused by users. Specific legal authority for the rules includes Sections 190.011(5), 190.011(15), 190.012(3), 190.035, 120.54, and 120.81(2), Florida Statutes.

A public hearing will be conducted by the District on March 20, 2025 at 6:00 p.m. at the MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572. A copy of the proposed rules and policies may be obtained by contacting the District Manager, c/o Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619 or at (813) 344-4844.

Jordan Lansford, District Manager
February 7, 2025

25-00332H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 25, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan
District Manager
February 7, 2025

25-00338H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

0028 - eubanks, Anthony; 0137 - Trinidad, Elizabeth; 0206 - Baker, Antonio; 0215 - Bollman, Jennifer; 0217 - Broussard, Tabatha; 0267 - Jr, Benjamin Swaby; 0300 - Yuill, Alex; 0323 - Memahon the third, Norman; 1001 - B, Ashia; 1044 - thomas, Sheronda; 1067 - Local transport corp McElroy, Vince; 3010 - Meneil, Roneasha; 3062 - todd, Christian; 3081 - Mcclendon, Derrick; 4016 - Terebey, Christopher Rand; 4034 - Martin, Sterling; 4043 - miller, Javed; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

0209 - Randle, Thomas; 0287 - Ward, Joshua; 0348 - Howell, Jemiya; 0436 - Moody, Justin; 0537 - Smiley, Jerome; 0563 - Kent, Desiree; 0620 - jones, Erin; 0702 - Anderson, Christopher; 0703 - Arvay, Denise; 206364 - Yeshion, Sarah

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

01025 - Sniezyk, Riley; 01074 - Salgado, Clari; 01095 - Bright, Alex; 01123 - combs, edward; 01171 - Edwards, Tavarise; 01182 - T and W Florida Academy Clark, Trina; 02014 - Crandall, Cynthia; 02016 - Nealy, Dianella; 02031 - Rhone, Kortney; 02042 - Byrnes, Kirby; 02043 - Bradley, Fredrea; 02054 - Cruz, Alberto; 02079 - Bright, Therese; 02111 - Tyson, Clifton; 02132 - Dorris, Janashia; 02151 - Furlow, Paul; 02166 - Frazier, Bernard; 02201 - Whitson, Joshua; 02205 - pinero, Prissila; 03018 - Jr., Chauncey Jones; 03030 - Johnson, John; 03056 - Beal, Kimberly; 03267 - sherry, Antasia; 03279 - Cruz, Pablo; 03286 - Terry, Jimytra; 03296 - MCRAE, WADE; 05013 - Rodgers, Tnysha; 07013 - Wines, Jamie; 07015 - Kennedy, Franklin; 07017 - GRUSOVNIK, JACK; 07018 - Campbell, Brittany; 07019 - Terry, Wanda; 07036 - Croese, Peter; 08002 - Alvarado, jose; 09016 - Johnson, Ralston; 13037 - Lowery, Adam; 13111 - Williams, Jessica; 13153 - Bryant, Tom; 13154 - Marshall, David

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 10:30 AM

Sale to be held at www.storage-treasures.com.

0106 - Rao, Adarion; 0324 - Allen, Marc; 0404 - Carrillo, Evelyn; 0418 - Paris, Frances; 0434 - AIC STRATEGIES Rao, Adarion; 1003 - Leverett, Valerie; 2044 - MARCUS, GREGORY; 3056 - Burrows, Alicia; 3074 - black, Brandon; 3075 - Hernandez, Michael; 3119 - UM Design Group Dockendorff, Tracey; 3214 - King, Rick A; 3237 - Furlow, Altanasha

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

1028 - Stribling, Shalita; 1031 - Stribling, Shalita; 1038 - Cartagena-Cruz, Marlyn; 1080 - Jackson, Ashley; 1110 - Martinez, Aisha; 1116 - Gamble, Tetra; 1131 - Nolton, Topaz; 1187 - Dupree, Mackenzie; 2040 - Pacheo, Nydia; 2043 - Waldman, Jessica; 2044 - Deris, James; 2045 - Norris, Christina; 2052 - Harrison, Scott; 2182 - Anderson, Equanzic; 2186 - modeloussaint, Olguine; 3020 - Homer, Sonja; 3123 - Cross, Dave; 3138 - Harris, Latalityse; 3156 - Warren, Clarence; 3182 - Woods, Myra; 3183 - Hardin, Derwin; 3200 - Givens, Katicia C

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 11:45 AM

Sale to be held at www.storage-treasures.com.

A032 - sutphen, lazarus; A072 - Ramjit, Adam; B050 - Boone, Yvonne; B060 - Vega, Jonathan; C028 - Fedrick, Eugenia; C036 - Miller, Deborah; C038 - Ockletree-King, Christian; C063 - Palmer, Rene; C070 - Parks, Gabriel; C104 - Denmark, Sue; C117 - Lopez, Rachel; D035 - Banks, TySavana; D126 - Clarke, Damian; I010 - Mallory, Nicorya; I012 - Love, Michlene; I027 - Paratore, Lisa; I054 - Varnes, Crystal D; I058 - Hicks, Ced'kia; J010 - Ellis, Dajalon; J100 - Saunders, Shakina; J117 - Lima, Adrian; J151 - Lugo, Brandon M; K057 - Muex, Gwen; K085 - Farese, Brittny; K097 - Pradia, Cynthia; L010 - Bradley, Alicia ; L025 - Peoples, Janice

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 12:00 PM

Sale to be held at www.storage-treasures.com.

0013 - Dantzler, Tonja; 0035 - Cooper, DeQuan; 0085 - Smith, Jamana; 0096 - Ebert, Meredith; 0128 - Williams, Erika; 0166 - Leinson, Seana; 0235 - The Creative Cohort Singleton, Jay; 0245 - Gallardo, Lindsay; 0276 - Rodriguez, Hector; 0361 - Parker, Josh; 0439 - Marc, Vanel; 0445 - Murphy, Carous; 0452 - montes, Carlos; 0462 - jackson, Brandon; 0515 - Norrington, Lesley; 0518 - Mann, Kimberly; 0528 - Jr, Rodolfo Posadas; 0529 - Burnette, Donte; 0534 - Williams, Ivanna; 0541 - Mccord, Shelia; 0613 - Sanchez, Ana; 0625 - Woodbourn, Kalyx; 0726 - Best Choice Software McFarland, Jerry; 0728 - Gatewood, Keith; 0760 - marrero, Luis; 0774 - Hopkins, Jennifer; 0825 - Toliver, Karol; 0835 - Lewis, Cynthia; 0837 - Albert, Joseph; 0856B - Vaden, Arand; 0857B - Peacock, Kalasian; 0857E - Green, Kevin; 0863L - Hannegeyn, William Van; 0863M - Follin, Devon; 0885 - Cargile, Jeffery; 1000 - Bowens, Carla

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 12:15 PM

Sale to be held at www.storage-treasures.com.

1002 - Jones, Dominique; 1013 - Higby, Ricky; 1018 - Bellamy, Emmanuel; 1020 - Tavaliccio, Daniel; 1036 - Mccord, Stephanie; 1083 - Campbell-Finch, Chelsie; 1109 - Scotto, John; 1142 - Bedward, Kimanie; 1173 - Carnegie, Reginald; 1196 - Powell, Christopher Dupree; 1220 - Klersy, Angela; 1228 - Kershaw, MaryAnn; 1270 - White, Vashinette; 1292 - Bartley, Joshua S; 1301 - Mortara, Kayla; 1321 - Kinney, Nekeyla; 1327 - Menichino, John; 1359 - SnaX Vending LLC Toussaint, Evans; 1385 - Ageron, Vanessa; 1395 - Lee, Brandon; 142 - Harrell, Theodora; 1450 - SnaX Vending LLC Toussaint, Evans; 1500 - Henley, Debra; 1515 - Kinard, Kendra; 205 - Martinez, Reinaldo 'Ray'; 249 - Rodriguez, Tabitha; 278 - salters, Nakia; 290 - Aska, Tabia; 340 - Salazar, Corina; 40 - Braxton, Henry; 429 - Small, Micheala; 480 - Nowell, Dekyra; 565 - Check, Daniel; 628 - Klingner, Cynthia; 703 - Newberry, Sharee; 911 - Sullivan, Monique

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 12:45 PM

Sale to be held at www.storage-treasures.com.

A008 - Henderson, Yvonne; B025 - angus, Shakura; B032 - Bryant, Nivea; B036 - bernard, elijah; B038 - Brown, Tatyana; B046 - Diggs, Danyell; C010 - Sams, Nigeria; C015 - Long, Shenitra; C019 - Martin, Porshae; C021 - Nitche, Theresa; C045 - Edwards, Demario; C053 - Palmer, jimmy; C060 - Meneal, Zavein; D001 - coffin, raven; D002 - Willis, Raekwon; E005 - neal, charles; E016 - Jordan, Timothy; E022 - strong, Laverne; E026 - Smith, Constancia; E030 - Hayes, Devaughn; E052 - Johnson, demetrius; E055 - Tellado, Ashley; E073 - anderson, mooses; E083 - grace family rehab center Jules, Samson; E088 - warren, Shannon; E097 - watts, lewis; E104 - conner, robert; E130 - Woodard, Ila; E162 - Smith , Nicole; E178 - bythewood, Shatavia; E179 - Hall, Meghan; E193 - Lee, Destiny; E198 - masime, Claudia timothe; F021 - Graham, Jovan; F026 - Clemons, Melody; F027 - Williams, Ryan; F033 - Williams, Virturous; F037 - McCullar, Cabrina; F039 - Strachan, Leslie; F060 - linot, Jean; G028 - Charles, James; G054 - Louis, Arnold; G061 - jean, Evenx; G068 - Ware, Patrice; G074 - Mode, Olguine; H001 - Taylor, Larry; H032 - Worthy, Mianca; H036 - Thomas, Angelina Skie; H039 - Wilson, Daniel; H043 - Britt, Amari; H044 - watterson, Michael; H051 - Mills, Charles; H060 - Burnett, Sequita; J018 - hicks, spencer; J027 - Lang, Alexis; J035 - MENENDEZ, JANAKA; J058 - Larry, Janelle

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
February 7, 14, 2025

25-00350H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Mangrove Point and Mangrove Manor Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. The purposes and effects of the rules are to provide for towing of cars on District-owned roads and other property. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Public hearings will be conducted by the District on March 14, 2025, at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610.

Additional information regarding these public hearings may be obtained from the District's website, <https://www.mangrovepointandmangrovetmanorcedd.net/> or by contacting the District Manager, Cindy Cerbone, at cerbonec@whhassociates.com or by calling (561)571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Cindy Cerbone, District Manager
February 7, 2025

25-00394H

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 Hill Valley Suites located at 1211 Tech Blvd, Suite 109 in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2025.
Hill Valley Properties, LLC
Jaime Goujon
February 7, 2025

25-00396H

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 Bay Area Telecom Consulting located at 1835 RAVEN GLEN DR in the City of RUSKIN, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of February, 2025.
Rowena A Young-Gopie
February 7, 2025

25-00378H

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 Music for Mobility located at 6024 Beacon Shores ST in the City of Tampa, Hillsborough County, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2025.
Arlene Gillis
Arlene Gillis
February 7, 2025

25-00402H

FIRST INSERTION

Notice of Public Sale

The following personal property of: Andrew Alanzo Lanman will on February 27, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1974 FLAM Mobile Home, VIN FLA11408668FM, TITLE 0008468192 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, February 7, 14, 2025

25-00401H



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 UNIVISTA INSURANCE located at 327 East Robertson Street 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 3rd day of February, 2025.
Cover Insurance, LLC
William Torres
February 7, 2025

25-00377H

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 Women's Wellness Reimagined located at 301 W. Platt Street #A721 in the City of Tampa, Hillsborough County, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of January, 2025.
Women's Wellness Reimagined, Inc.
Sarah Malhotra
February 7, 2025

25-00339H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Dana Clark McGrady / LOVE DR DANA will engage in business under the fictitious name CORE INTEGRATIVE WELLNESS LLC, with a physical address 13123 W LINEBAUGH AVE STE. 102 TAMPA, FL 33626, with a mailing address 13123 W LINEBAUGH AVE STE. 102 TAMPA, FL 33626, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 7, 2025

25-00395H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of R.J.'s Spare Closet located at 9520 Red Run Dr, in the County of Hillsborough, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 4th day of February, 2025.
Joann Hauck
February 7, 2025

25-00382H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

1002 - bernhardt, Chad; 2005 - Ovalles, Jennier; 2011 - Santos, Stephanie; 2016 - Roberds, Matthew; 3013 - Fiorentine, Anthony; 5059 - Revel Dance Convention Martin, Leann; 6008 - Hudson, Kyle; 6026 - Holloway, Marshall; 6059 - Bryant, Maurice; 7061 - Washington, claudia; 7076 - Mason, Tkera; 7077 - COLLINS, MARCUS; 8060 - Christie, Winston; 8075 - Meyer, Clifton; 8080 - Jackson, Vikki

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storage-treasures.com.

0201 - Acosta, Brandee; 0508 - Alfonso, Anthony; 0513 - Rodriguez, Jacquelin; 0709 - Brooks, Leslie; 1155 - GONZALEZ, DASIEL; 1217 - Germosen, Edward; 1228 - serrano, Carmelita; 1231 - BERRIOS, ELYZABETH; 1262 - Lewis, Emily; 1429 - falcone, Louis; 1446 - Kerr, Allison; 1452 - Jewell, Bria; 1701 - Kraft, Kimberly

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

B001 - Glenn, Catisha; B059 - Santos, Garrett; B100 - Valavender, Kaitlin; C007 - sheffield, allynson; C019 - Thompson, Kyree; E001 - Carter, Michael; E010 - Ruiz, raul; E040 - Duzdar, Ciara; E052 - Rivera, Ailin; E074 - Vazquez, Luis; F005 - Spooner, Bernard; F009 - Walker, Marie; F066 - Godwin, Katrisha; F071 - Lewis, Tommy; F081 - Williams, Annie; G007 - Ward, Tiffany; G008 - McCrae, Brian; G018 - Rahming, Ulecia; G020 - Shartz, Ken; G089 - McCrae, Brian; G093 - McCrae, Brian; G099 - Colon, Selena; G100 - Aviles, Bluette; H007 - Abosida, Virginia; H032 - valero, Luis; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J003 - Palacio, Jairo; J026 - Ricks, Darren; J063 - Schaller, Keith; J077 - Williams, Bobby; K029 - Cruz, Eli; K071 - Satcher Jr., Benjamin; K081 - FABTHIS LLC ramirez, Christopher

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:15 AM
Sale to be held at www.storage-treasures.com.

1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1311 - Miller, Richard; 1313 - Anderson, Vanilla; 1355 - Gonzalez, Haydee; 2044 - Paulino, Rafael; 2106 - DUENAS, DAYANNA BAUTISTA; 2116 - campbell, Sheletha; 2117 - Ramos, Amaya; 2209 - Norman, Stephanie; 2253 - DE ARMOND, KATHERINE; 2268 - White, Omar; 2286 - Gonzalez, Joseph; 2289 - Williams, Lamont; 2296 - Amiel, Nichole; 2313 - Durant, Joseph; 2325 - DE ARMOND, KATHERINE; 2329 - Ramos, Amaya; 2390 - Bautista, Salvador; 2418 - mompeller pimentas, daniel; 2434 - Llanos-Rivera, Betzaida; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3104 - Perez, William; 3163 - Davis, De Azia; 3187 - Abellan, Anthony; 3213 - Fiallo, Ryan Henry; 3282 - Carrington, Lisa; 3285 - Sweet, Aaliyah; 3305 - DE ARMOND, KATHERINE; 3316 - Nash, Ronald G; 3327 - DE ARMOND, KATHERINE; 3352 - WILSON, JOAN L; 3370 - Lopez, Jasmine; 3372 - Grant, Beverly; 3392 - Lersundy, Carlos; 3417 - Jones, Tonya; B151 - Johnson, Ray; C043 - Leon Cely, Julian; D099 - APPLE, JEFFREY; D103 - Felder, Ishakia; D111 - Castro Herrera, Reyes; E015 - Schmidt, Gary; E020 - Heckman, MARIA; E022 - Jackson, Sandra; E051 - Zofkie, Keith; E064 - Watson, Yonika; E078 - Edwards, Shannon; E097 - Wilks, Kenneth; F071 - Lockett, Latrece; F090 - Veloz, Dianelys; F117 - Mullings, Alexander; F154 - Denson, Oriyunna; F182 - Miller, Marlow

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:30 AM
Sale to be held at www.storage-treasures.com.

A003 - Reed, Ebony; A013 - Maples, Ashley; A020 - ndong, Cheikh; A027 - rivera, Odalis; A044 - Allen, Aaliyah; A045 - woods, Shanese; A047 - Hall, Mikecia; A051 - Martinez, Ashley; B007 - jacobsen, walter; B053 - Kelly, Mary; B076 - Carson, Darnisha; C021 - allen, Roleisha; C048 - Driscoll, Shaneene; C054 - Biles, Alexis; C061 - Buckley, Christopher; C080 - Spigner, Brittny; C085 - Putnam, Tavona; C088 - McClendon, Chalynda; C127 - Velez, Jose; C141 - Moreta Garcias, Ruddy; D002 - Rivers, Shaketa; D004 - Smith, Chisa; D008 - paguada, pklarla; D049 - Demarais, Stevenson; D064I - Richardson, Samuel; D073 - Gholson, Clinton; D082 - Alossounou, Yawo; E032 - mckellar, ashley; E037 - rivera, Azelia; E055 - Jimenez, Ruth; E063 - Evans, Raina

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:45 AM
Sale to be held at www.storage-treasures.com.

1002 - Librera, Hope; 1034 - Vieira, David; 1038 - Murphy, Diamond; 1039 - Dias, Ane ; 1064 - Taylor, Naya; 1081 - Sullivan, Ulonda; 1107 - Anderson, Tameka; 1110 - ALVAREZ, CYNTHIA; B006 - Jefferson, Oshay; C057 - Jackson, Jahmil; D015 - Murcia, Gladys; D040 - Shelby, Jennie; D050 - Blair, Eddie; D053 - Rivera, Nilda; D075 - Kaemmer, Joel; F039 - Carr, Lisa; F040 - Ptash, Georgiy

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 11:00 AM
Sale to be held at www.storage-treasures.com.

A026 - Qarles, John; A041 - Jackson, Breshaun; B004 - Shear, Julia; B024 - Oglesby, Chloe; B035 - Teague, Torian; B041 - marry, Phernel; B063 - Horne, Joseph; C003 - mingarelli, Kristin; D001 - Ferworn, Justin; D014 - Oglesby, Chloe; D045 - MILLER, CARLOS; E034 - Moore, Marie; E079 - Towns, Mark; E098 - Vilanova, Shannon; E104 - Lowe, Brie; E117 - Lowe, Brie; E126 - Moody, Brandon; E128 - Evans, Angela; E147 - PAUL, ROSELLA; E152 - Ramos, Ralph Conrad; G034 - Boddie, Anthony; G067 - BROXTON, HERMAN

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 11:15 AM
Sale to be held at www.storage-treasures.com.

A020 - Johnson, Joe; A040 - Washington, Scottie; A052 - Stewart, Tia; A055 - DELGADO, BARBARA; A057 - Nadeem, Sayyed; B012 - Hammock, Christian; B083 - Holland, Aaron; B084 - Aviles, Justin; C010 - aleksei, kirzov; F018 - Lafleur, Abigaille; G004 - Exelia Enterprise Claudio, Jose; G013 - Harper, Erica; G021 - Toussaint, Austin; G026 - Atari, Hussein; G029 - Byron, Anya; G036 - edwards, carmen; G037 - Williams, Tony; G044 - Long, Shenita; H003 - Richardson, Edwina; H004 - Merritt, Andre; H005 - Galindo, Jennifer; H031 - leocadia, Jeanine; H033 - Godoy, Nicole; H043 - Robinson, Linda; H073 - Williams, Hannah; H077 - Duncan, Victoria; I005 - Brown, Brittnie; I021 - Bradley, Tonisha; J005 - Robles, Naomi; J031 - Mathias, Bryan; J082 - Perales, Maria; K005 - Perez-Cruz, Anibal; K016 - Gray, Katrina; K018 - Bellamy, Tyren; P023 - Hernandez, Jose; P025 - Hernandez, Jose; P053 - Pautsch, Jared

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 11:30 AM
Sale to be held at www.storage-treasures.com.

0122 - Williams, Jalyne; 0231 - Allen, Charridy; 0237 - McDaniels, Michael; 0245 - Exum, Britney; 0249 - Wheeler, Latosha; 0250 - Bryant, Ronunique; 0325 - westfall, lee ann; 0330 - Mayo, Irene; 0370 - Cummings, Tyronn; 0374 - Preval, Gimberg; 0411 - Keene, Jerry; 0431 - Floyd, Timothy; 0437 - Platt, Desean; 0446 - Young, Pebbles; 0449 - Owens, Verlon; 0451 - gullede, Robert; 0453 - Joseph, Bethsy; 0456 - Gaskins, Anthony; 0460 - Osuji, Ndidi; 1002 - Lawton, Allene; 1012 - Reyes, Camila; 1019 - Harris, Terri; 1029 - Meyer, Clifton; 1037 - Erkilic, Hakan; 1058 - allen, richard; 1065 - neloms, Tillman; 1102 - Jones, Brionna; 1103 - Dale, Rachel L; 1170 - Cole, Zacobe; 1186 - Wells, Janeka; 1206 - Jason, Jessica; 1215 - laud, Lyan; 1228 - Mungin, Devaraye; 1236 - Roundtree, Shekara; 1254 - Scott, Lucas; 1261 - Smith, Nola; 1276 - Diaz, Carla; 1277 - Amaya, Mercedes; 1354 - Ezzahi, Francheska; 1368 - Jackson, Illianna; 1377 - Peeples, Kyra; 1382 - Irvin, Stephen; 1422 - broggle, Kyla; 1424 - Smith, Jermaine; 1428 - Mercurius, Javaughn; 1430 - Wright, Jarom; 1439 - Wagner, La'Tandrea; 1440 - Welch, Dwayne; 1473 - Saffore, Derrrel; 1477 - norton, tumeka; 1488 - Harris, Marquis; 1511 - Lanyon, Sarah K; 1535 - Clemmons, Bernard; 1538 - Foster, Elytnesia; 1544 - Dye, Amelia

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:45 AM
Sale to be held at www.storage-treasures.com.

0006B - Carlino, Casandra; 0011 - Ruiz, Justin; 0114 - Oliveira, Juscilan; 0162 - Hart, Pheunda; 0221 - Rennella, Maria; 0427 - Jackson, Kee; 0440 - Fuls, Sherod; 0512 - Clemons, Ebbony; 0602 - Weisel, Shawn; 0605 - Feliz, Eva; 0622 - Bundrage, Quenton; 0668 - Serrano, Elizabeth; 0702B - mendieta, Albert; 0704C - Calderin, Yinelvis; 0708A - Eubanks, Justin; 0710 - Lankford, Laron; 0910 - Delgado, Dailyn; 1013 - Clayborne, Jeffrey; 1017 - Medel, Maikel; 1044 - conrad, Jada; 1053 - Smart, Christopher; 1071 - Clarke, Madre May; 1110 - navarro, Neycha

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 12:00 PM
Sale to be held at www.storage-treasures.com.

A0116 - Franqui, Guillermo; A0122 - Carroll, Angela; A0289 - cotera, Alyssa; A0302 - Horne, Vintanique; A0358 - Reed, Nicole; A0442 - Estrella, Maritza; A0448 - vidal, Nicolas; A0461 - Castillo, Jessie James; A0498 - Winn, Michael A; A0532 - Simmons, MiKila; A0546 - Contreras, alfredo; C0623 - Ramirez, Ashley; C0636 - Beasley, Crystal; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0688 - MontesDeOca, Desiree; C0712 - DIAZ, Theresa

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 12:15 PM
Sale to be held at www.storage-treasures.com.

1126 - Smith, Brittnia; 1144 - Davis, Samantha; 1183 - Berry, Sylvester; 1313 - Gonzalez, Mary; 1404 - Kelley, Regina; 1410 - Smith, Bree; 1529 - crum, A S; 1559 - Tanis, Kathryn; 1565 - Runarsdottir, Gudrun; 2070 - Hornlein, Quin; 2079 - Ziedenweber, Sara; 2114 - Singleton, Darren; 2178 - Herrera, Tonya; 2229 - Navarro Pupo, Yuneisis; 4007 - Lopez, Elliot; 4103 - hogg, Paul; 4306 - Brown, Keith; 4400 - Dejesus, Vanessa; 5004 - Hernandez, Roberto; 5006 - Ramirez, Enrique; 5110 - Pedrosa, Lasandra; 5115 - Morales, Ricky; 5511 - Napier, Jascenta

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:30 PM
Sale to be held at www.storage-treasures.com.

1029 - Pearce, Jaelyn; 1088 - Ngouh, Lionel; 2162 - Sussman, Terri; 3009 - Crawford, Lawanta Y; 3052 - Howard, Derek; 4001 - Jones, Rashaan; 4037 - Gatlin, Tamara; 4080 - Stupay, Douglas; 5040 - wojtylak, Michael; 5086 - Morales, Juan; 5154 - stoltz, Travis; 5156 - Anderson, Brad; 5170 - Dawson, Nicole; 5214 - Fathi, Benaissa

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:45 PM
Sale to be held at www.storage-treasures.com.

1029 - Casas, Diego; 1039 - Bradford, Ashley; 1088 - Cooper, Mary Lee; 1147 - Fontanez, Israel; 1150 - Weaver, Roger; 1165 - RILEY, JOHN; 1204 - Britton, Allen; 2005 - AYAN DURAN, MAYELIN; 2045 - Arango, Alexander; 2076 - Acevedo, Ruben; 2145 - caizaguano, ivan; 2182 - CRUZ, FRANCISCO; 2211 - Oman, Yan; 2214 - Rosa, Yinette; 2230 - Mancebo, Pedro; 2241 - jackson, ya'keria; 2281 - Oman, Yan; 2291 - molina, Angel; 2376 - Greene, Kevonna

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

February 7, 14, 2025

25-00349H

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISOR MEETING
 BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on February 18, 2025 at 9:30 A.M. in person at the offices Rizzetta & Company 2700 S. Falkenburg Road Suite 2745 Riverview, FL 33578.

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 the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, https://www.belmont2cdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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 the appeal is to be based.

Belmont II Community Development District
 Debby Wallace, District Manager

February 7, 2025 25-00363H

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF LYWOOD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lynwood Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday February 14, 2025 at 11:00 a.m. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The Audit Committee will review, discuss and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid in contacting the District Office.

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

Sean Craft, District Manager
 February 7, 2025

25-00366H

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED SESSION OF THE BOARD OF SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Cory Lakes Community Development District ("District") will be held on Thursday, February 20, 2025, at 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The purpose of the meeting is to conduct any and all business coming before the Board.

A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. 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.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

Larry Krause, District Manager
 Cory Lakes Community Development District
 February 7, 2025 25-00372H

FIRST INSERTION

NOTICE OF BOARD MEETING
 BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on February 19, 2025, at 10:00 AM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager
 Governmental Management Services - Tampa, LLC
 February 7, 2025 25-00330H

FIRST INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday February 19, 2025 @ 10:00 AM.

- A-8 Jeffery Kinchen
- B-8 Valerie Mitchell
- I-24 Donald Turner
- J-10 Donald Turner
- K-7 Virgil Mosley

February 7, 14, 2025 25-00371H

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Wednesday, February 26, 2025 after 10:00 AM

- 186 William Johnson
- 99 Lillian Vazquez
- 238 Lillian Vazquez

February 7, 14, 2025 25-00381H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

1004 - Miller, Maranda; 1013 - rincon, Clara; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1074 - Jackson, Rodney; 1099 - Blair, Pennie; 1108 - Paulino, Rafael; 2013 - Taylor, Che; 2028 - Jackson, Victoria; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2146 - Ewan, Taneisha; 2147 - DE ARMOND, KATHERINE; 3040 - Amegadje, Yawo; 3093 - Hernandez, Walter; 3122 - Ganit, Eugene; 3138 - Brookins, Tynasha; 3171 - Peuriot, Martha; 3196 - Cruzado, John

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473

Time: 11:00 AM

Sale to be held at www.storage-treasures.com.

1023 - Morales, Victor; 1071 - rogers, enrico; 1082 - toro, Kailani; 1148 - Irizarry, Ashley; 2018 - OConner, Donald; 3062 - Williams, Keesha; A040 - Franz, Mary; A052 - Stevenson, Nina; A075 - kay, Melissa; C330 - GARCIA, MICHELE; C342 - Iii, Rafael Askew; D405 - Sirmans, Parris; D463 - Lomsak, Courtney; E527 - Payrow, Nooshin; F618 - Mayorga, Juan; H804 - sforza, michael; RV07 - BLAYLOCK, Fred; RV13 - pursley, Allison

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

0112 - Yaddof, Corey; 1021 - Tennell, Kojuanji; 1327 - Owen, Terry; 258 - King, Kris; 266 - LUCAS, LAINEY; 327 - Felix, Nick-Esther; 343 - Gibson marine group llc gibson, william; 704 - Figueroa, Crystalina; 746 - Samuel, Deja; 981 - Lancaster, Byron; P005 - Nelson, Dolly

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

February 7, 14, 2025

25-00348H

FIRST INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

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

FAMILY LAW DIVISION
CASE NO.: 24-DR-012661
DIVISION: E

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD

TO: Jacob Kyle Sheppard or any known or unknown legal or biological father of the female child born on January 2, 2019, to Jourdan Pfleger

Current Residence Address: Unknown
Last Known Residence Address: 216 NE 4th Street, Chiefland, FL 32626

YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed regarding a female child born on January 2, 2019, in Pensacola, Florida, to Jourdan Pfleger. The legal father, Jacob Kyle Sheppard, is Caucasian, 36 years old, 6' 1" tall, brown/grey hair, blue eyes, thin build. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on April 17, 2025, at 10:30AM EST, before Judge Michael J. Hooi (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 413, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be held via Zoom at the following link: <https://zoom.us/j/9171020630>. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Suite B, Tampa, FL 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL 33602, (813) 276-8100, on or before March 11, 2025, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE

WITH THE COURT AND TO APPEAR AT THE APRIL 17, 2025, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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, Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, 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.

DATED in Tampa, Hillsborough County, Florida, this 30th day of January 2025.

VICTOR D. CRIST
Clerk of the Circuit Court
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

Petitioner's attorney,
Tate Healey Webster,
418 W. Platt St., Suite B,
Tampa, FL 33606-2244,
(813) 258-3355
February 7, 14, 21, 28, 2025

25-00374H

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 Hill Valley Properties located at 1211 Tech Blvd, Suite 109 in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of February, 2025.
Hill Valley Properties, LLC
Jaime Goujon

February 7, 2025 25-00398H

--- ESTATE ---

FIRST INSERTION

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

File No. 24-CP-004066
IN RE: ESTATE OF CHLOE ODIGIE, Deceased.

The administration of the estate of CHLOE ODIGIE, Deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 February 7, 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.

OLADELE ODIGIE, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: angelica@srblawyers.com
February 7, 14, 2025 25-00337H

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 Law Offices of Tiffani K. Thornton located at 653 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 30th day of January, 2025.
The Law Office of Tiffani K. Thornton, PLLC
Tiffani K. Thornton
February 7, 2025 25-00343H

FIRST INSERTION

RESCHEDULED FINAL RANKING MEETING NOTICE

RFP 24-05 for Event Security Services, RJS
Final Ranking Meeting Will Now Be Held On
Friday, February 21, 2025 at 10am
Tampa Sports Authority
4201 N. Dale Mabry Highway
Tampa, FL 33607

Contact
djones@tampasportsauthority.com for attendance instructions, if interested.
February 7, 2025 25-00333H

FIRST INSERTION

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/12/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTEBT17R28K004492
2008 TOYOTA 4RUNNER LTD
1GKSHKCOFR188748
2015 GMC YUKON XL C1500 SLT
February 7, 2025 25-00367H

--- ESTATE ---

FIRST INSERTION

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

File No. 24-CP-003564
IN RE: ESTATE OF WIDNER CHARLES, Deceased.

The administration of the estate of WIDNER CHARLES, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ESTHER TAWANNA HAWKINS, Personal Representative
11426 Acacia Grove Lane
Riverview, FL 33579
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
February 7, 14, 2025 25-00362H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0622690000
File No.: 2025-117
Certificate No.: 2022 / 6123
Year of Issuance: 2022
Description of Property:
W 210 FT OF E 625 FT OF N 210 FT OF SE 1/4 OF NE 1/4 LESS N 30 FT FOR RD
SEC - TWP - RGE: 28 - 28 - 20
Name(s) in which assessed:
WATSON RRP LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/20/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/27/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00351H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1243480000
File No.: 2025-131
Certificate No.: 2022 / 10845
Year of Issuance: 2022
Description of Property:
MARYLAND MANOR 2ND UNIT LOT 9 BLOCK 33
PLAT BK / PG: 14 / 23
SEC - TWP - RGE: 33 - 29 - 18
Name(s) in which assessed:
NADIME M CANFUX

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/20/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/27/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00356H

--- ESTATE ---

FIRST INSERTION

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

File No. 24-CP-004079
IN RE: ESTATE OF CRAIG ANTHONY VIVINO, Deceased.

The administration of the estate of CRAIG ANTHONY VIVINO, deceased, whose date of death was October 14, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1558450000
File No.: 2025-118
Certificate No.: 2020 / 15383
Year of Issuance: 2020
Description of Property:
ENGLEWOOD LOT 8 BLOCK 14
PLAT BK / PG: 2 / 59
SEC - TWP - RGE: 05 - 29 - 19
Name(s) in which assessed:
ANITA MARTINI
CHARLES J MARTINI JR

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/20/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/27/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00352H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0927085000
File No.: 2025-129
Certificate No.: 2022 / 9555
Year of Issuance: 2022
Description of Property:
W 155 FT OF S 265 FT OF NW 1/4 OF NE 1/4 LESS RD R/W
SEC - TWP - RGE: 23 - 29 - 22
Name(s) in which assessed:
SYLVANIA D MILLER

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/20/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/27/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00354H

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0839180500
File No.: 2025-130
Certificate No.: 2022 / 8520
Year of Issuance: 2022
Description of Property:
S 262.5 FT OF N 354.5 FT OF E
166 FT OF S 1/2 OF N 1/2 OF W
5/8 OF SW 1/4 LESS RD R/W
SEC - TWP - RGE: 35 - 28 - 21

Name(s) in which assessed:

KEVIN L SMITH
THOMAS L REAGAN

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/20/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/27/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabrielle Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00355H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0351729622
File No.: 2025-125
Certificate No.: 2022 / 2901
Year of Issuance: 2022
Description of Property:
SOMERSET PARK A CONDO-
MINIUM UNIT 14414A BLDG
15 AND AN UNDIV INT IN
COMMON ELEMENTS
SEC - TWP - RGE: 05 - 28 - 19

Name(s) in which assessed:

2846 SOMERSET PARK LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/20/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/27/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabrielle Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00353H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003751

Division A
IN RE: ESTATE OF
ALAN CAISE
Deceased.

The administration of the estate of ALAN CAISE, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 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 February 7, 2025.

Personal Representative:
/s/ Karla Sue Bryant
(Jan 23, 2025 15:03 CST)
9243 Feather Ridge Pass
Cedar Rapids, Iowa 52411
Attorney for Personal Representative:
KARLA MARIE CAROLAN, Attorney
Florida Bar Number: 0055321
ALL LIFE LEGAL PA
10009 Park Place Ave
RIVERVIEW, FL 33578
Telephone: (813) 671-4300
Fax: (813) 671-4305
E-Mail: courtfilling@alllifelegal.com
Secondary E-Mail:
kmarolan@alllifelegal.com
February 7, 14, 2025 25-00342H

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 13th JUDICIAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA.

PROBATE DIVISION
CASE NO.: 24-CP-003770
DIVISION: B

IN RE: The Estate of
RICHARD L. AMERSON,
Deceased.

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

The administration of the estate of RICHARD L. AMERSON, deceased, whose date of death was March 8, 2024, and whose social security number is ***-**-0790, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 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.

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

The date of first publication of this Notice is February 7, 2025.

/s/ Lisa L. Ash
LISA L. ASH,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
February 7, 14, 2025 25-00344H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2024-CP-003300
IN RE: ESTATE OF
SALVATORE MACCARON
DECEASED.

The administration of the Estate of Salvatore Macaron, deceased, whose date of death was June 26, 2024 is pending in the Thirteenth Judicial Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa Florida 33604. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Karen L. Maccaron
713 Prospect Street
Hackettstown, N.J. 07840
Personal Representative
Frank J. Greco, Esquire
Attorney for Personal Representative
Florida Bar No. 435351
(813) 230-9745
Frank J. Greco, P.A.
517 Bosphorous Avenue
Tampa, Florida 33606
(813) 230-9745
Email: fgrecolaw@verizon.net
February 7, 14, 2025 25-00329H

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-003641

Division B
IN RE: ESTATE OF
WILLIAM EDWARD BONNER II
A/K/A WILLIAM E. BONNER
A/K/A WILLIAM EDWARD
BONNER, JR.

The administration of the estate of WILLIAM EDWARD BONNER II, a/k/a WILLIAM E. BONNER a/k/a WILLIAM EDWARD BONNER, JR., deceased, whose date of death was October 8, 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.

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 February 7, 2025

Personal Representative:
SHANNON SEMENUK
1022 E. Crawford Street
Tampa, Florida 33604
Attorney for Personal Representative:
CHARLEY DEMOSTHENOUS, ESQ.
Florida Bar #719331
The Demosthenous Law Firm
306 Bullard Parkway, Suite 140
Temple Terrace, Florida 33617
Office: (813) 740-8899
(813) 377-4890 (fax)
eservice@tampabaylegalservices.com
Secondary:
charley@tampabaylegalservices.com
February 7, 14, 2025 25-00376H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003741
IN RE: ESTATE OF
PATRICK NIELAND SLOWEY
A/K/A PATRICK N. SLOWEY,
Deceased.

The administration of the estate of PATRICK NIELAND SLOWEY A/K/A PATRICK N. SLOWEY, deceased, whose date of death was MARCH 15, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. BOX 3360, TAMPA, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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: February 7, 2025

/S/ SL Summer Labonte
SUMMER LABONTE
Personal Representative
7555 Morgan Road East
Battle Creek, MI 49017
/S/ J/H Jennifer J. Hensley
JENNIFER J. HENSLEY, ESQUIRE
Attorney for Personal Representative
Email: Jen@JenHensleyLaw.com
Email: Lisa@JenHensleyLaw.com
Florida Bar No. 1022202
5190 26th Street West, Suite D
Bradenton, FL 34207
Telephone: (941) 755-8583
February 7, 14, 2025 25-00370H

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-003119
IN RE: ESTATE OF
VICTOR ALBERTO SANTOS,
DECEASED.

The administration of the Estate of Victor Alberto Santos, deceased, whose date of death was 7/15/2024, Case Number 24-CP-003119, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 7 day of February 2025.

Personal Representative:
Victuany Baez,
510 E Harrison St apt 425
Tampa FL, 33602
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder,
PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachaer@elizabethdevolder.com
casemanager@elizabethdevolder.com
February 7, 14, 2025 25-00361H

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 13th JUDICIAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA.
PROBATE DIVISION
CASE NO.: 24-CP-003310
IN RE: The Estate of
BRYCETON SCOTT,
Deceased.

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

The administration of the Estate of BRYCETON SCOTT, deceased, whose date of death was February 5, 2023, and whose social security number is ***-**-6090, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is February 7, 2025.

/s/ Loretta Scott
LORETTA SCOTT,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
February 7, 14, 2025 25-00380H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000142
IN RE: ESTATE OF
CARMEN A. CACCIATORE
Deceased.

The administration of the estate of Carmen A. Cacciatore, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Probate Dept., 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, 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 February 7, 2025.

Personal Representative:
Joseph A. Cacciatore, Jr.
4902 N. Habana Ave.
Tampa, Florida 33614
Attorney for Personal Representative:
Rachel Albritton Lunsford
Attorney
Florida Bar Number: 268320
Gunster, Yoakley & Stewart, P.A.
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 739-6947
Fax: (813) 200-3392
E-Mail: rlunsford@gunster.com
Secondary E-Mail:
eservice@gunster.com
Secondary E-Mail:
soswald@gunster.com
February 7, 14, 2025 25-00392H

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 13th JUDICIAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA.
PROBATE DIVISION
CASE NO.: 25-CP-000074
DIVISION: A
IN RE: The Estate of
GEORGE D. FINCH III,
Deceased.

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

The administration of the estate of GEORGE D. FINCH III, deceased, whose date of death was March 19, 2024, and whose social security number is ***-**-5316, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 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.

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

The date of first publication of this Notice is February 7, 2025.

/s/ Valerie S. Finch Smith
VALERIE S. FINCH SMITH,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
February 7, 14, 2025 25-00345H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 24-CP-3448
IN RE: ESTATE OF ANTHONY RICHARD CLINGER, JR.,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: 24-CP-3448

The administration of the estate of ANTHONY RICHARD CLINGER, JR., deceased, File Number 24-CP-3448; 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 name and address of the ancillary personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, on whom this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative or cur-

ator 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 applies or may apply (as described in Sections 732.216- 732.228, Florida Statutes) unless a written demand is made by a beneficiary or creditor as specified in and within the time prescribed in Section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons who have claims against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

THE date of first publication of this notice is: February 7, 2025

JOHN DAVID CLINGER,
Personal Representative
29 Georgetown
Fort Myers, FL 33919
LAUREN C. DRASITES, Esquire
Attorney for the
Personal Representative
Florida Bar No. 104924
PATRONE BENTLEY LAW GROUP
8695 College Parkway, Suite 202
Fort Myers, FL 33919
Telephone No. (239) 747-7102
lauren@pblawgroup.law
maura@pblawgroup.law
February 7, 14, 2025 25-00347H

--- ACTIONS / SALES ---

FIRST INSERTION

Amended Notice of Foreclosure Sale
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 23-CA-014059

HD Roofing and Construction, LLC,
Plaintiff, vs.
Christopher Badertscher and Jennifer Badertscher,
Defendant(s),
TO: Christopher Badertscher and Jennifer Badertscher
16321 Bridgeglade Lane, Lithia, FL 33547

NOTICE IS HEREBY GIVEN pursuant to that Amended Final Judgment of Construction Lien Foreclosure, entered January 26, 2025, in Case No. 23-CA-014059, Hillsborough County Circuit Court, wherein HD Roofing and Construction, LLC, is the Plaintiff and Christopher Badertscher and Jennifer Badertscher are the Defendants, Victor Crist, as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, the Clerk's website for online auctions, at 10:00 AM on March 17, 2025, the following described property as set forth in said Amended Final Judgment of Construction Lien Foreclosure:

Parcel ID Number: U-28-30-21-71Q-000079-00039.0, also described in that Notice of Commencement recorded as Instrument Number 2022559868, Hillsborough County Public Re-

ords.
Property Address: 16321 Bridgeglade Lane, Lithia, FL 33547

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim pursuant to §45.031 Fla. Statutes.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL 33602, Phone: (813) 276-8100, ext. 7039, 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
Dated: January 27, 2025
Attorney for Plaintiff
Scott Sheffler, Esq.
Fla. Bar No.: 880418
Worman & Sheffler, P.A.
2600 Lake Lucien Drive, Suite 405
Maitland, FL 32751
PH: (407) 843-5353
ssheffler@wormanlaw.com
February 7, 14, 2025 25-00336H

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 19-CA-011399

Wells Fargo Bank, N.A.,
Plaintiff, vs.
LUZ A. GONZALEZ, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011399 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RIVERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUNDING LLC; UNKNOWN TENANT whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 31st day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 24, SUNSHINE VILLAGE PHASES 1A-1/1B-1/C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.
TAX ID: 078932-0132

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

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

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

Dated this 3rd day of February, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01485
February 7, 14, 2025 25-00328H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 12-CA-010386

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11
Plaintiff(s), vs.
TARA LYNN PATERSON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on January 7, 2025 in the above-captioned action, the Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of March, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 6, IN BLOCK 12, CHERRY CREEK, UNIT NO. 3, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 13913 Cherry Creek Drive, Tampa, FL 33618
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.

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 PRO-

CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 20-022374-1
February 7, 14, 2025 25-00368H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION
Case No. 29-2024-CA-006087
Division F

FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
PETER TRAVIS MARTIN A/K/A PETER T MARTIN A/K/A PETER T MARTIN, et al.
Defendants.

TO: UNKNOWN SPOUSE OF PETER TRAVIS MARTIN A/K/A PETER T MARTIN A/K/A PETER T MARTIN BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 702 HYSOP PL BRANDON, FL 33510
UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 702 HYSOP PL BRANDON, FL 33510

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 12, BLOCK 10, TIMBER POND SUBDIVISION UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 702 HYSOP PL, BRANDON, FL 33510 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before February 28, 2025, (or 30 days from the first date of publication, whichever

is later) 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.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated: January 24, 2025.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Mustafa Divan
Deputy Clerk

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F078950/2426273/and
February 7, 14, 2025 25-00358H

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-6161
Division F

LONESTAR FLIPCO FINANCIAL, LLC, a Texas Limited Liability Company
Plaintiff vs.
SOPHISTICATED DESIGN AND INVESTMENT, LLC, a Florida Limited Liability Company,
TENANT NO. 1, and TENANT NO. 2.
Defendants

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on February 26, 2025, in Case No. 24-CA-6161, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Lonestar Flipco Financial, LLC is the Plaintiff, and Sophisticated Design and Investment, LLC, a Florida Limited Liability Company is the Defendant, the Clerk of the Circuit Court, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM on February 26, 2025, the following described property situated in Hillsborough County, Florida:

Lots 47, 48 and 49, Revised Plat of Oak Terrace, according to the plat thereof as recorded in Plat Book 10, Page 36, Public Records of Hillsborough County, Florida, together with the South 1/2 of alley abutting thereon.

Street address: 1502 East Waters Avenue, Tampa, FL 33604
Parcel Number: A-19-28-19-45B-000000-00047.0

Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, 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 31, 2025
HYNDS LAW
/s/ Robert J. Hynds
Robert J. Hynds, Esq.
Florida Bar # 44231
630 S. Orange Ave, Ste 200
Sarasota, Florida 34236
(941) 702-2222
Email: robert@hyndslaw.com
Counsel for Plaintiff
February 7, 14, 2025 25-00359H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-000106
Division A
IN RE: ESTATE OF SALOMON HERNANDEZ, JR.,
Deceased.

The administration of the estate of SALOMON HERNANDEZ, JR., deceased, whose date of death was JANUARY 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.

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.

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, Florida Statutes.

The date of first publication of this notice is: February 7, 2025.
ADRIANA LOPEZ
6507 N. Adrian Ave,
Tampa, FL 33604
Personal Representative
MATTHEW MCCONNELL, ESQ.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 11868
Naples, FL 34108
T: 239-434-0840
F: 239-434-0940
matthew@dickmanlawfirm.org
February 7, 14, 2025 25-00393H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000129
Division Probate
IN RE: ESTATE OF ROBERT J. BRONSON,
Deceased.

The administration of the estate of Robert J. Bronson, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Circuit Probate Court, 601 East Kennedy Boulevard, 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.

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 February 7, 2025.
Personal Representative:
Cassara Bronson-McNanna
7346 Bluestem Court
Wesley Chapel, Florida 33545
Attorney for Personal Representative:
Shumaker, Loop & Kendrick, LLP
Cheryl L. Gordon, Esquire
Florida Bar No. 0284483
240 S. Pineapple Avenue, 9th Floor
Sarasota, Florida 34236
Telephone: 941-364-2706
E-Mail Addresses:
cgordon@shumaker.com
mward@shumaker.com
February 7, 14, 2025 25-00385H

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.

Q&A
How much do legal notices cost?
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com
To publish your legal notice Email:
legal@businessobserverfl.com

--- ACTIONS / SALES ---

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. 23-CA-014034
DIVISION: G

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BARBARA MERKLE a/k/a BARBARA ANN MERKLE, DECEASED; UNKNOWN SPOUSE OF BARBARA MERKLE a/k/a BARBARA ANN MERKLE; RACHEL MERKLE; REBECCA BEVEL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND

AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on October 20, 2024 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on MARCH 12, 2025 at 10:00 a.m. EST at <http://www.hillsborough.realforeclose.com> offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 8, BLOCK 3 OF ROCKY POINT VILLAGE UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4515 Picadilly Street, 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.

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: February 3, 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: (404) 474-7149
Email: adixon@mtglaw.com
E-Service: service@mtglaw.com
February 7, 14, 2025 25-00369H

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-016115
GROUND FLOOR PROPERTIES GA LLC,
Plaintiff, vs.

LOGISTICAL INVESTMENTS LLC, A GEORGIA LIMITED LIABILITY COMPANY; JOHN LEWIS; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 23, 2025 in Civil Case No. 23-CA-016115, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, GROUND-FLOOR PROPERTIES GA LLC is the Plaintiff, and LOGISTICAL INVESTMENTS LLC, A GEORGIA LIMITED LIABILITY COMPANY; JOHN LEWIS; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com

on March 5, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: PARCEL ONE: FOLIO: 049844-5200 THE NORTH 255.5 FEET OF THE EAST 92.5 FEET OF LOT 12 OF RIVERSIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 25, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME(S) SITUATE THEREON.

PARCEL TWO: FOLIO: 049940-0000 THE WEST 300 FEET OF GOVERNMENT LOT 7, IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 19 EAST, LESS THE SOUTH 1091.99 FEET LESS PLATTED PORTION KNOWN AS ARMSTRONG'S RIVERSIDE ESTATES UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 38, HILLSBOROUGH COUNTY, FLORIDA. PARCEL THREE: FOLIO: 049365-0000 LOT BEGINNING 1471 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST AND RUN WEST 841 FEET, THENCE RUN NORTH TO ALAFIA RIVER, THENCE RUN EASTERLY ALONG SAID RIVER TO THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 7, THENCE RUN SOUTH TO THE POINT OF BEGINNING. ALSO DESCRIBED AS GOVERNMENT LOT 7 LESS FIVE ACRES IN THE NORTHWEST CORNER AND LESS RIVERSIDE ESTATES SUBDIVISION, SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST.

PARCEL FOUR: FOLIO: 049847-0000 LOT 13, LESS

THE WEST 25 FEET THEREOF, OF RIVERSIDE ESTATES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 25, OF 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.

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

Dated this 3RD day of February, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.02.03 10:27:38-5'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1696-005B
February 7, 14, 2025 25-00340H

FIRST INSERTION

NOTICE OF ACTION IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 24-CA-009626
Division B

VANDERBILT MORTGAGE AND FINANCE, INC., Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JULIA SALADINO; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST FIDEL JOHN DELGADO; TEMPLE TERRACE WOODS HOMEOWNERS ASSOCIATION, INC.; ISPC; HILLSBOROUGH COUNTY - CODE ENFORCEMENT; and UNKNOWN TENANT Defendant.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UN-

DER OR AGAINST ANDREW LOT DELGADO, JR. and ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST FIDEL JOHN DELGADO last known address, 9134 Wood Terrace Drive, Tampa, Florida 33637

Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST ANDREW LOT DELGADO, JR. and ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST FIDEL JOHN DELGADO that an action of foreclosure on the following property in Hillsborough County, Florida:

LOT 23, TEMPLE TERRACE WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 1998 HOMES OF MERIT 28X44 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: FLHMBFFP101542070A AND FLHMBFFP101542070B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White,

Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before 03/07/2025 30 days from the first date publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON 1/30/2025.
VICTOR D. CRIST
County Clerk of Circuit Court
(SEAL) By: /s/ JENNIFER TAYLOR
Deputy Clerk

Leslie S. White, Esquire
the Plaintiff's attorney
420 S. Orange Avenue, Suite 700
P.O. Box 2346
Orlando, Florida 32802-2346
5465608.v1
February 7, 14, 2025 25-00334H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No.: 24-CA-008103
U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA,
Petitioners, v.

CHRISTIAN SANTIAGO AKA CHRISTIAN SANTIAGO-RODRIGUEZ, DANIEL LUYANDO, ALEX ROMAN AKA ALEX ROMAN-MORALES, DANIEL OJEDA AKA DANIEL MARIN-OJEDA, and DALLY GINEL AKA DALLY MARIN, Respondents,
To the following Defendant(s):
CHRISTIAN SANTIAGO AKA CHRISTIAN SANTIAGO-RODRIGUEZ
Last Known Address: 8413 N Armenia Ave, Apt 1206, Tampa, FL 33604

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on April 30, 2024, on West Hillsborough Avenue and North MacDill Avenue in Tampa, Florida and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before 3/5/2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the Petition.

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

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

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

Administrative Office of the Courts
Attention: ADA Coordinator
800 E. Twiggs Street
Tampa, FL 33602
Phone: 813-272-7040
Hearing Impaired: 1-800-955-8771
Voice impaired: 1-800-955-8771
E-mail: ADA@fljud13.org

WITNESS my hand and the seal of this Court this 28th day of January, 2025.

VICTOR D. CRIST
Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

Kelley Kronenberg,
Attorney for Petitioners,
1511 N. Westshore Blvd.,
Tampa, FL 33607
February 7, 14, 2025 25-00357H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION
Case No.: 22-CA-007881
Division: D

ADVANTA IRA SERVICES, LLC f/b/o IRA #8004820, as successor-in-interest to MODESTO AND ELSA LEON, Plaintiffs vs. ISRAEL CONDE, individually; ANTONIO GONZALEZ, individually; UNKNOWN SPOUSE OF ISRAEL CONDE; UNKNOWN SPOUSE OF ANTONIO GONZALEZ; CITY OF TAMPA; CASSANDRA R. GONZALEZ, individually; SUNCOAST CREDIT UNION f/k/a SUNCOAST SCHOOLS FEDERAL CREDIT UNION; BANK OF AMERICA, N.A.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; HILLSBOROUGH COUNTY CLERK OF COURT on behalf of the STATE OF FLORIDA; HILLSBOROUGH COUNTY, STATE OF FLORIDA; JOHN DOE and JANE DOE, Defendants.

Notice is hereby given that, pursuant to the Second Amended Uniform Final Judgment of Foreclosure entered in this cause on January 31, 2025, the Clerk of the Court will sell the real property situated in Hillsborough County, Florida, described as:

Lot 6, Edgewood, according to the map or plat thereof as recorded in Plat Book 10, Page 17, of the Public Records of Hillsborough County, Florida
Folio #: 173624.0000

Property Address: 3707 N. 36th Street, Tampa, FL 33610

at public sale, to the highest and best bidder, for CASH, such sale to be held online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 a.m. on April 1, 2025. 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.

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Thirteenth Judicial Circuit ADA Coordinator [external website link]
Phone: (813) 272-7040 or
ADA@fljud13.org

Steven F. Thompson, Esq.
Florida Bar No. 0063053
stthompson@thompsonclg.com
Tyler J. Caron, Esq.
Florida Bar No. 0100185
tcaron@thompsonclg.com
Thompson Commercial Law Group
615 W. DeLeon Street
Tampa, Florida 33606
Telephone: (813) 387-1821
Telecopier: (813) 387-1824
Attorneys for the Plaintiff
February 7, 14, 2025 25-000373H

FIRST INSERTION

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

CASE NO.: 22-CA-009358
FIRST-CITIZENS BANK & TRUST COMPANY, SUCCESSOR BY MERGER TO CIT BANK, N.A., Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF GAITHER W. CROSS, et al., Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on March 19, 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 25, Block 5, Del Rio Estates, Unit No. 5, according to the map or plat thereof as recorded in Plat Book 40, Page 3, of the Public Records of Hillsborough County, Florida.

Property Address: 4407 Cobia Dr, Tampa, FL 33617
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

SUBMITTED on this 3rd day of February, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #21188
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
February 7, 14, 2025 25-00364H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 24-CC-038845
DIV: M

LAKE FOREST HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MELISSA M. SURUJBALL, Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

Lot 1, Block 32, Lake Forest Unit No. 5, as per map or plat thereof recorded in Plat Book 50, Page(s) 45 of the Public Records of Hillsborough County, Florida. Commonly Referred to as: 14729 Morning Drive, Lutz, Florida 33559.

at public sale, to the highest bidder for cash at 10 a.m., on the 14th day of March 2025.

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

DATED this 30th day of January, 2025.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff,
LAKE FOREST
February 7, 14, 2025 25-00360H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-002282
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-3, MORTGAGE-BACKED NOTES, Plaintiff, vs.
MATILDE ROMAN A/K/A MATILDE NINO ROMAN; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, UNKNOWN TENANT #1 N/K/A HENRY ROMAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or

Final Judgment. Final Judgment was awarded on September 30, 2024 in Civil Case No. 22-CA-002282, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-3, MORTGAGE-BACKED NOTES is the Plaintiff, and MATILDE ROMAN A/K/A MATILDE NINO ROMAN; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, UNKNOWN TENANT #1 N/K/A HENRY ROMAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 24, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 12, BLOCK C OF MILWOOD ESTATES, ACCORDING TO THE PLAT THEREOF

AS RECORDED IN PLAT BOOK 33, PAGE 87, 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.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 4th day of February, 2025.
ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue, Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: John J. Cullaro
 2025.02.04 09:11:45-5'00'
 FBN: 66699
 Primary E-Mail: ServiceMail@aldridgepite.com
 1221-5736B
 February 7, 14, 2025 25-00391H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-CA-005117
THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-AC4, ASSET-BACKED CERTIFICATES, SERIES 2003-AC4, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ENRIQUE SKINNER, DECEASED, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 05, 2024, and entered in 19-CA-005117 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-AC4, ASSET-BACKED CERTIFICATES, SERIES

2003-AC4 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ENRIQUE SKINNER, DECEASED; HILLSBOROUGH COUNTY; MARINA SKINNER; JUAN SKINNER are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 25, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOTS 1 AND 2, BLOCK 1, TOWSLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 6, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 1984 DOUBLEWIDE MOBILE HOME WITH VIN#S GH08069A & GH08069B AND RP DECAL #S R0068220 AND R0068321. MAKE/MODEL: 1984 COM-CAMP. VIN/SERIAL #: GH08069A&B
 Property Address: 14711 30TH STREET, LUTZ, FL 33559
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a dis-

ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 31 day of January, 2025.
 By: \S\Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email: amanda.murphy@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 18-230490 - MAM
 February 7, 14, 2025 25-00386H

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION
Case No. 29-2023-CA-001076
Division H
RESIDENTIAL FORECLOSURE Section II
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 Plaintiff, vs.
ALBERTO LUGO-TORRES A/K/A ALBERT LUGO-TORRES; IRMA LUGO A/K/A IRMA LUZ LUGO, RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALBERTO LUGO-TORRES A/K/A ALBERT LUGO-TORRES; UNKNOWN SPOUSE OF IRMA LUGO A/K/A IRMA LUZ LUGO, AND UNKNOWN TENANTS/ OWNERS,

Defendants.
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 29, 2024, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:
 LOT 2, BLOCK 17, RIVER BEND PHASE 4A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 54 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 and commonly known as: 2509 RIVER BRIAR BLVD, RUSKIN, FL 33570; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on MAY 1, 2025 at 10:00 AM.
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a 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: February 4, 2025
 By: /s/ Ryan P. Sutton
 Ryan P. Sutton
 Attorney for Plaintiff
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
 ForeclosureService@kasslaw.com
 246300/2219524/wll
 February 7, 14, 2025 25-00400H

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-001275
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6, Plaintiff, vs.
BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH

Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 is the Plaintiff, and BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 18, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 9, GOLDSTEINS ADDITION TO NORTH TAMPA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 4th day of February, 2025.
ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue, Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: John J. Cullaro
 2025.02.04 09:03:35-5'00'
 FBN: 66699
 Primary E-Mail: ServiceMail@aldridgepite.com
 1221-15776B
 February 7, 14, 2025 25-00384H

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.: 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, Victor Crist, 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 INTEREST IN THE COMMON ELEMENTS AS STATED IN SAID DECLARATION OF CONDOMINIUM TO BE APURTENANT TO THE ABOVE CONDOMINIUM SITE, TOGETHER WITH A 1986 56X26 WOODHAVEN MOBILE HOME WITH ID# GD0C-FLO88611501A & B, PIN: U-10-28-20-24R-000002-00036.0, Property Address: 10525 Bay Hills Circle, Thonotosassa, Florida 33592
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, Florida 33602. Please review the FAQ's for answers to many questions. You may contact the Administrative Office of the Court's ADA Coordinator by letter, telephone or email: Administrative Office of the Courts, Attention: ADA Coordinator, 811 E. Twiggs St., Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.
 Dated this 3rd day of February 2025.
EGGERT FITZPATRICK
 /s/ Scott W. Fitzpatrick, Esq., B.C.S.
 Scott W. Fitzpatrick, B.C.S.
 Florida Bar No. 0370710
 scott@eggfitz.com - Email
 811-B Cypress Village Boulevard
 Ruskin, Florida 33573
 (813) 634-5425 - Telephone
 (813) 633-3397 - Telecopier
 Attorneys for Plaintiffs
 February 7, 14 2025 25-00365H

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION
CASE NO.
292024CA000732A001HC
DIVISION:
RF - Section I
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 2007-9, Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALLESIA L. ANDERSON, DECEASED; IRVIN THEODORE ANDERSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 23, 2025, and entered in Case No. 292024CA000732A001HC of the Circuit Court in and for Hillsborough County, 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 2007-9 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALLESIA L. ANDERSON, DECEASED; IRVIN THEODORE ANDERSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on March 14, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
 LOT 12, BLOCK D, REVISED PLAT OF TERRACE PARK UNIT NO. 5 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 41 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE WEST 20 FEET OF CLOSED 50TH STREET ABUTTING ON EAST PER ORDINANCE #9521-A.
 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 A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
 DATED February 3, 2025.
 By: /s/ Ian Dolan
 Ian C. Dolan
 Florida Bar No: 757071
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 1496-193645 / SR4
 February 7, 14, 2025 25-00375H

SAVE TIME



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

LV20906_02V21

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 24-CA-003490
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.
REENU RAI AND HARINDER PAL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 24-CA-003490 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and REENU RAI; HARINDER PAL are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com,

at 10:00 AM, on February 28, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 14, HAVEN ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 74 THROUGH 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 12542 CANDLEBERRY CIRCLE, TAMPA, FL 33635

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the

date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 31 day of January, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
23-170560 - RaO
February 7, 14, 2025 25-00389H

FIRST INSERTION

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

CASE NO. 24-CA-001630
CMG MORTGAGE, INC., Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORA MILLER, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2024, and entered in 24-CA-001630 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CMG MORTGAGE, INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORA MILLER, DECEASED; JAMES MICHAEL MILLER; ANGELETTE LORRAINE KENT; JUDITH SUE COCHRAN; RUDOLPH AUGUST MILLER; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 26, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 4, ORANGE COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 31, PAGE 26, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THAT PART OF VACATED ALLEY LY-

ING NORTH OF LOTS 2 & 3, BLOCK 8, CLARKS ADDITION TO PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 120, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF BLOCK 1, CLARKS ADDITION TO PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 120, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID CLARK'S ADDITION TO PLANT CITY FOR A DISTANCE OF 106.00 FEET; THENCE CONTINUE SOUTH ALONG SAID EAST BOUNDARY LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 8, OF SAID CLARKS ADDITION TO PLANT CITY; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 8 FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH BOUNDARY LINE FOR A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 15.00 FEET TO THE SOUTH BOUNDARY OF ORANGE COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 70.00 FEET; THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING.

Property Address: 803 VALENCIA ROAD, PLANT CITY, FL

33563

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Courts 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@fjud13.org

Dated this 31 day of January, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
22-084451 - MaM
February 7, 14, 2025 25-00388H

FIRST INSERTION

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

CASE NO. 29-2022-CA-001362
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff, vs.
MARIA F. VEGA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2025, and entered in 29-2022-CA-001362 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and MARIA F. VEGA A/K/A MARIA FRANCES VEGA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, N.A., ITS SUCCESSORS AND ASSIGNS; STONE CREEK POINTE CONDOMINIUM ASSOCIATION, INC.; THE

UNKNOWN TENANT IN POSSESSION N/K/A BILL ATHERTON are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 25, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 106, OF STONE CREEK POINTE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 16456, PAGE 1576, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 13289 ARBOR POINTE CIR, UNIT #201 F/K/A 5109 ARBOR POINTE CIR BUILDING, UNIT #106, TAMPA FL 33617

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 31 day of January, 2025.
By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
22-077320 - NaC
February 7, 14, 2025 25-00387H

FIRST INSERTION

NOTICE OF ACTION FOR APPOINTING PERSONAL REPRESENTATIVE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
File No. 24-CP-003460
Probate Division B
IN RE: ESTATE OF
ROBERT A. MCDONALD
Deceased

TO: MICHAEL MCDONALD
3316 31st Avenue North, Apt 205
St Petersburg, FL 33713

YOU ARE NOTIFIED THAT A Petition for Administration of the Estate of ROBERT A. MCDONALD, deceased, has been filed by the petitioner, PATRICIA A. SANCHEZ, whose address is 403 Chillington Court, Rockwall, TX 75032-0199 for appointment as Personal Representative. Any interested person on whom a copy of the Notice of Action is served who challenges the qualifications of the Personal Representative, venue, or jurisdiction of this Court is required to file any written objection with the clerk of the Circuit Court for Hillsborough County, Florida, Probate Division, PO Box 3360, Tampa,

FL 33601, either before service on petitioner or immediately thereafter in the manner provided in the Florida Probate Rules, and on the petitioner's attorney, whose name and address are:

CYNTHIA E. OROZCO
PO BOX 47277

ST PETERSBURG, FL 33743
on or before March 11, 2025. An objection must be in writing and must state with particularity the item or items to which the objection is directed and the grounds upon which the objection is based.

Unless an objection is so filed, the appointment will be deemed approved. ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at

the clerk's office.

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.

Signed on Jan 29, 2025
VICTOR CRIST
Clerk of the Court and Comptroller
(SEAL) By: Becki Kern
As Deputy Clerk
CYNTHIA E. OROZCO
PO BOX 47277
ST PETERSBURG, FL 33743
February 7, 14, 21, 28, 2025
25-00335H

FIRST 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-009250
Division: K

U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Plaintiff, v.
EDGARDO FERRER, KARINA ANTONETTY-LAPORTE, LUIS GARCIA MUNOZ, MICHELLE SANTIAGO-VINCENTE, and JESUS ANGUL OCASIO, Defendant.

To the following Defendant(s):
1) JESUS ANGUL OCASIO
Last Known Address: 8318 N 14th St, Tampa, FL 33604
2) MICHELLE SANTIAGO-VINCENTE
Last Known Address: 8318 N 14th St, Tampa, FL 33604

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on May 5, 2024, on

8601 Dale Mabry Highway in Tampa, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before 02/26/2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

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

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

Administrative Office of the Courts
Attention: ADA Coordinator
800 E. Twiggs Street
Tampa, FL 33602
Phone: 813-272-7040
Hearing Impaired: 1-800-955-8771
Voice Impaired: 1-800-955-8771
E-mail: ADA@fjud13.org
WITNESS my hand and the seal of this Court this 21 day of January, 2025.
VICTOR D. CRIST
Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
(SEAL) By Isha Tirado-Baker
As Deputy Clerk

Kelley Kronenberg,
Attorney for Petitioners,
1511 N. Westshore Blvd.,
Tampa, FL 33607
February 7, 14, 2025 25-00390H

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE THIRTEENTH
JUDICIAL CIRCUIT COURT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
IN RE: ESTATE OF
ANTHONY RICHARD
CLINGER, JR.
deceased.

The administration of the estate of ANTHONY RICHARD CLINGER, JR., deceased, is pending in the Circuit Court of Lee County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360, File Number The estate is testate and the date of the decedent's will is December 13, 2018.

The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or codicils, venue or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules

WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person; any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The three (3) month time period may only be extended for estoppel based upon misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or one (1) year after service of the Notice of Administration.

The persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later

of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property; and

That under certain circumstances, and by failing to contest the will (if any), the recipient of the Notice of Administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will

JOHN DAVID CLINGER,
Personal Representative
29 Georgetown
Fort Myers, FL 33919
LAUREN C. DRASITES, Esquire
Attorney for the
Personal Representative
Florida Bar No. 104924
PATRONE BENTLEY LAW GROUP
8695 College Parkway,
Suite 202
Fort Myers, FL 33919
Telephone No. (239) 747-7102
lauren@pblawgroup.law
maura@pblawgroup.law
February 7, 14, 2025 25-00346H

FIRST INSERTION

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

Case No.: 24-CA-009700
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-LOC2, Plaintiff, v.

ROBERT L. SMITH III; UNKNOWN SPOUSE OF ROBERT L. SMITH III; THE CLERK OF THE 13TH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA; ROYCE EDWARD BRAXTON JR.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),
To the following Defendant(s):
ROYCE EDWARD BRAXTON JR.

50 N Illinois Street, Apt. 615
Indianapolis, IN 46204

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 2, BLOCK 56, SULPHUR SPRINGS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH 1/2 THE VACATED ALLEY ABUTTING SAME ON THE EAST. a/k/a 8015 North 11th St, Tampa, FL 33604

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 3/5/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to

Administrative Order No. 2.065.

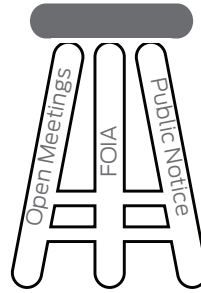
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT , IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT 301 N MICHIGAN AVE, PLANT CITY, FL 33563, PHONE NO. WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this 28 day of January, 2025.
VICTOR D. CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
February 7, 14, 2025 25-00379H

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

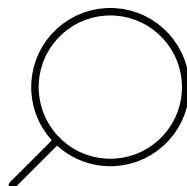


Citizens continue to learn about vital civic matters from newspaper notices.

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

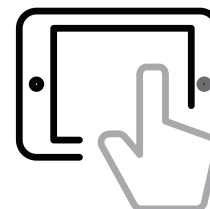
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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- Land and Water Use
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- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
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- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-view, 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

SECOND 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

SECOND 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	McFadden, 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

THIRD 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 legally described as:

Lot 135, Sabal Key, Unit Two, according to the Plat thereof, as recorded in Plat Book 46, Page 51, of the Public Records of Hillsborough County, Florida.
Property Address: 6530 Solitaire Palm Way, Apollo Beach, FL 33572

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

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

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

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 21 day of January 2025.
Cindy Stuart
Clerk of Circuit Court
(SEAL) By: Marquita Jones
As deputy clerk

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

SECOND INSERTION

Notice of Public Sale

The following personal property of: Vianney Brisenno-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

SECOND INSERTION

NOTICE OF ACTION

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

Case Number: 2024-CA-005506
IN RE: FORFEITURE OF:
\$4,981.00 (Four Thousand Nine Hundred and Eighty-One Dollars) in U.S. Currency and One (1) 2019 Indian Motorcycle FTR1200 (VIN# 56KRTA227K3152422)

TO: Zachary Robert Bryant
Last known Address: 15426 Wicked Strong St., Sun City Center, FL 33573-0231

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above described currency by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before the day of 03-04-25, on Rebecca Pettit, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this 27TH day of January 2025.

The Honorable Victor D. Crist
Clerk of Court
(SEAL) Catherine Castillo
Deputy Clerk
Rebecca Pettit, Deputy Chief Counsel - DHSMV
7322 Normandy Blvd.,
Jacksonville, FL 32205
RebeccaPettit@flhsmv.gov
WendyHigdon@flhsmv.gov
Jan. 31; Feb. 7, 14, 21, 2025
25-00300H

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

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

The administration of the estate of Maria Del Pilar Matta, 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 Matta
Personal Representative
14914 Gentilly 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@hoonhoutlaw.com
Jan. 31; Feb. 7, 2025 25-00269H

SECOND 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 representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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



SAVED



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1/20/2025, 9:20

--- ACTIONS / SALES ---

SECOND 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, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CHARLIE MAE WHISENANT A/K/A CHARLIE M. L. WHISENANT, DECEASED, ET AL.

Defendants.
TO: THE UNKNOWN HEIRS, GRANTEEES, 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 Twigg 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. Twigg 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

SECOND 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

SECOND 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, Florida Statutes, 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 31, 2025.

Personal Representative:
Daniel Swanson
83 Ricky 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

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-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 PITTA, 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 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
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

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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
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

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

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

SECOND 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. 732.2211, 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 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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.realestate.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. 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. 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

SECOND 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



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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

--- ESTATE ---

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-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, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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.

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

SECOND 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, 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.

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 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

SECOND 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 August 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 personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 21st day of December, 2024.

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

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

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

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 31, 2025.

Personal Representative

VIGNESH 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

SECOND 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, 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.

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 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:
jrivers@hnh-law.com

Jan. 31; Feb. 7, 2025 25-00262H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 24-CP-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 addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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, 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 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:
jrivers@hnh-law.com

Jan. 31; Feb. 7, 2025 25-00301H

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-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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT 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 732.2211.

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.rodriquez@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

lv20906_v11

SAVE TIME

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

--- ACTIONS / SALES ---

--- ESTATE ---

SECOND 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.**

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

Dated this 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

SECOND 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

SECOND 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.**

**UNKNOWN HEIRS OF
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., 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. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

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, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH19367-24/cam
Jan. 31; Feb. 7, 2025 25-00275H

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

WITNESS my hand and the seal of the court on January 21, 2025.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/Christophal Hellewell
Christophal Hellewell, Esq.
Florida Bar No. 114230
fcpleadings@ghidottiberger.com
Jan. 31; Feb. 7, 2025 25-00260H

SECOND 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 PLATED 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. Twiggs Street, Room 604, Tampa, FL 33602.

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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

SECOND 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 Court-house, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH 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 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 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. Twiggs 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

SECOND 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. Twiggs 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 732.2211.

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

Q&A

What makes public notices in newspapers superior to other forms of notices?

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

Rarely do consumers specifically search online for public notices.

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To publish your legal notice call:
941-906-9386

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-002613
DIVISION: K

Trust 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 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 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 Trust 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, Victor 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 property as set forth in said Final Judgment, to-wit:
LOT 3, BLOCK 14, SUNSET PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED 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 Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby 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

SECOND 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.
OFFICE IS HEREBY GIVEN pursuant 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 Hillsborough County, Tampa, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA 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, 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 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, TOWNSHIP 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: 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: MRService@mccalla.com Fla. Bar No.: 146803 23-06655FL Jan. 31; Feb. 7, 2025 25-00280H

SECOND 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 LIBERTORE, III, THE UNKNOWN SPOUSE OF LAWRENCE PAUL LIBERTORE, III, SUNCOAST CREDIT UNION and THE UNKNOWN TENANT IN POSSESSION 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 Section 45.031, Florida Statutes, on March 11, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Amended Uniform Consent Final Judgment of Mortgage Foreclosure, to wit:
LOTS 21, 22 AND 23, BLOCK 3, J.R. SCALLY'S A.C.L. SHOPT

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 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 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

SECOND INSERTION

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 (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described 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 COUNTY, 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 address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before February 26, 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. 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@fjud13.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

SECOND 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; STEPHANIE VIRGIL AND STEPHANIE VIRGIL GAINES, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Joint Motion to Reschedule Foreclosure Sale entered on January 23, 2025 and the Uniform Final Judgment of Foreclosure 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, 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, 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>, beginning at 10:00 A.M. on the 28th day of March, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND IN HILLSBOROUGH 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 subsequently 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 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
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

SECOND 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 RECORDED IN PLAT BOOK 33, PAGE 88, OF THE PUBLIC RECORDS 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 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@fjud13.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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CC-091698
DIVISION: V

Trust 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)

NOTICE IS HEREBY GIVEN pursuant 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 Trust 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> beginning at 10:00 a.m. on March 7, 2025, the following described property as set forth in said Final Judgment, to-wit:
LOT 13, AND THE NORTH 14.32 FEET OF LOT 14, BLOCK 5, OAK HEIGHTS ACCORDING 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 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 hereby 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

com beginning at 10:00 a.m. on March 7, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, AND THE NORTH 14.32 FEET OF LOT 14, BLOCK 5, OAK HEIGHTS ACCORDING 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 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 hereby 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

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 address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before February 28, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default

--- ACTIONS / SALES ---

SECOND INSERTION

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-004729
Division: B
NELSON MALDONADO, Petitioner,

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

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.

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,

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

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 TERRACE, FL 33617
 SERVICEBANELAW@GMAIL.COM
 Jan. 31; Feb. 7, 14, 21, 2025

25-00304H

SECOND 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF AMPARO NOWLAIN, DECEASED; ESTANISLADO MEDRANO; RICHARD MEDRANO; ELIZABETH 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, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on January 21, 2025 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on FEBRUARY 24, 2025 at 10:00 a.m. EST at http://www.

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

LOT 7, BLOCK 15, 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: servicell@mtglaw.com
 Jan. 31; Feb. 7, 2025 25-00277H

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, GRANTEEES, 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, GRANTEEES, 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 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 1, BLOCK A, COUNTRY HILLS EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN

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

SECOND 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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

SECOND 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, GRANTEEES, 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, GRANTEEES, 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 an 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

SECOND 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,

SECOND 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

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
 1000008609
 Jan. 31; Feb. 7, 2025 25-00295H

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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION 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

SECOND 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 accor-

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@fjud13.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