

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 ECO ISLE CONSTRUCTION located at 10920 N MARJORY AVE in the City of TAMPA, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of February, 2025.
ECO ISLE CONSTRUCTION LLC
February 14, 2025 25-00455H

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 Pro Business Centers located at 17407 Bridge Hill Ct Suite A in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of February, 2025.
LCG Park Management, LLC
February 14, 2025 25-00451H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000047
IN RE: ESTATE OF STEPHEN MICHAEL SANDFORD, Deceased.

The administration of the estate of STEPHEN MICHAEL SANDFORD, Deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for HILLSBOROUGH COUNTY, Florida, Probate Division, the address of which is 800 E Twigg, 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 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 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 February 14, 2025.

CANDIDA SANDFORD, Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 1613TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: jennifer@srblawyers.com
February 14, 21, 2025 25-00456H

FIRST INSERTION

NOTICE OF RULEMAKING 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. A public hearing will be conducted by the Board of Supervisors of the Harbor Bay Community Development District on **March 20, 2025 at 6:00 p.m. at the MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.** The public hearing will provide an opportunity for the public to address the proposed rules and rates. A copy of the proposed rules and rates may be obtained by contacting the District Manager at (813) 344-4844. The proposed rules and rates may be amended at the public hearing by the Board following public comment and Board discussion.

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 costs incurred due to gate strikes and gate damage. 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. Prior Notice of Rule Development was published in the Tampa Bay Times on February 7, 2025.

A request for a public hearing by any affected person on the District's intent to adopt its proposed rules and rates must be made in writing to the District Manager, 4530 Eagle Falls Place, Tampa, Florida 33619, and must be received within twenty-one (21) days after the date of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

Jordan Lansford, District Manager
February 14, 2025 25-00407H

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)
Public hearings will be conducted by the Board of Supervisors of the Mangrove Point and Mangrove Manor Community Development District ("District") on March 14, 2025, at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to promulgate 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. The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Prior notice of rule development was published in the Business Observer on February 7, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearings may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010 (hereinafter, the "District Office") at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1 800-955-8770 (Voice), who can aid you in contacting the District Office.

A copy of the proposed rules may be obtained by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Cindy Cerbone, District Manager
February 14, 2025 25-00408H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Justin Kobain Presley, located at 5117 Rue Vendome, in the City of Lutz, County of Hillsborough, State of FL, 33558, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of February, 2025.

Yusuf D Amin
5117 Rue Vendome
Lutz, FL 33558
February 14, 2025 25-00421H

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 Sun Snacks located at 10345 River Bream DR, in the County of Hillsborough, in the City of Riverview, Florida 33569 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview, Florida, this 6th day of February, 2025.

David Lopez
February 14, 2025 25-00420H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Four Rivers Law Firm P.A., located at 400 N Ashley Dr., in the City of Tampa, County of Hillsborough, State of FL, 33602, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 11 of February, 2025.

SOUTHTRON FIRM, P.A.
400 N Ashley Dr.
Tampa, FL 33602
February 14, 2025 25-00450H

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 Golden Gus Trucking and Hauling located at 5317 N Falkenburg Rd. 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 6th day of February, 2025.

Alex Bottenfield
Eric Bottenfield & Anthony Merante
February 14, 2025 25-00413H

FIRST INSERTION

PUBLIC NOTICE
APC Towers, LLC is proposing to construct a 104-foot overall height monopyne telecommunications structure located near US Highway 41, Apollo Beach, Hillsborough County, Florida (27° 46' 24.3" N, 82° 23' 28.9" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

APC Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1306925 when submitting the request and to view the specific information about the proposed action. 24-004027/CLS
February 14, 2025 25-00447H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE: FEBRUARY 24, 2025
TAMPA TRUCK CENTER 7526 US HWY 301 N 2011 TIFF
4UZAB2DT5BCAZ4133 \$6,014.46
SALE DATE MARCH 24, 2025
AMERIGO AUTO CARE 1317 E HILLSBOROUGH AVE 2016 CHRY IC4RJFBG5GC350847 \$7,731.90
YOUR MECHANIC 813 LLC 206 E ROBERTSON ST 2019 MERZ WDD3G4EB4KW000776 \$12,080.08
SPESCH AUTO CENTER 4314 E BROADWAY AVE 2017 NISS IN4AA6AP9HC429251 \$5,748.11
BROADWAY CHROME & PARTS LLC 5625 EAST BROADWAY AVE 2009 FRHT 1FUJGECK29LAK5032 \$6,891.62
February 14, 2025 25-00437H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that DANNY SANH will engage in business under the fictitious name FIESTA NAILS AND SPA, with a physical address 4430 W. LAWN AVE TAMPA, FL 33611, with a mailing address 4430 W. LAWN AVE TAMPA, FL 33611, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 14, 2025 25-00409H

FIRST INSERTION

Fictitious Name Notice
"NOTICE IS HEREBY GIVEN" that Premier Integrated Services, Corp. located at 15925 Dover Cliffe Drive in the County of Hillsborough in the City of Lutz, Florida 33548" desiring to engage in business under fictitious name of "EB Trees And Landscape" publishes as required this public notice.
Samuel Ballinger
Registered Agent
February 14, 2025 25-00454H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0209
IN RE: ESTATE OF BARBARA MIONE 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 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: BARBARA MIONE, File Number 2025-CP-0209.

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

Date of death of the decedent is: October 3rd, 2024.

The date of first publication of this notice is: February 14, 2025.

The second week of publication is: February 21, 2025.

Personal Representative(s):
Chris Auricchio.
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) 250-2990
February 14, 21, 2025 25-00418H

FIRST INSERTION

NOTICE OF ADMINISTRATION (testate)

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000441
Division: A
IN RE: ESTATE OF SONIA BEACHY PAIGE Deceased.

The administration of the estate of Sonia Beachy Paige, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 204, Tampa, Florida 33602. The file number for the estate is 25-CP-000441. The estate is testate and the dates of the decedent's will and any codicils are June 25, 2024.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, 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 must file with the court, on or before the date that is 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, venue, or jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a 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), Florida Statutes, all objections to the validity of the 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 1 year after service of the notice of administration. Persons who may be entitled to ex-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 24-CP-003540
IN RE: ESTATE OF MARY G SPANTON AKA MARY SPANTON DECEASED.

The administration of the Estate of Mary G. Spanton, deceased, whose date of death was on or about August 7, 2024 is pending in the Thirteenth Judicial Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg 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 14, 2025.

Wayne A. Spanton
2007 Wallace Rd
Lutz, FL 33549

Personal Representative
Frank J. Greco, Esquire
Attorney for Personal Representative
Florida Bar No. 435351
Frank J. Greco, P.A.
517 Bosphorous Avenue
Tampa, Florida 33606
(813) 230-9745
Email: fgrecolaw@verizon.net
February 14, 21, 2025 25-00429H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
PROBATE DIVISION
FILE NO. 24-CP-003897
IN RE: ESTATE OF
MARKHAM R. POWER,
Deceased.

The administration of the estate of MARKHAM R. POWER, deceased, whose date of death was November 30, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, Tampa, Florida 33601, File Number 24-CP-003897. The names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this Notice, must file their claims with this court ON OR BEFORE THE LATER OF THE DATE THAT IS 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.

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 this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is February 14, 2025.

Personal Representative**Kari Ann Power**c/o 201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602Attorney For Personal Representative
MONICA A. MERCER, ESQ.
SAXON GILMORE & CARRAWAY,
P.A.201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602Phone: 813.314.4500 phone
Email: mmecercer@saxongilmore.com
Florida Bar #65407

February 14, 21, 2025 25-00430H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FILE NUMBER: 2025CP-000141
DIVISION: A
IN RE: ESTATE OF
MARILYN PARMLY LANDRY
a/k/a MARILYN LANDRY
a/k/a MARILYN B. PARMLY
a/k/a MARILYN PARMLY
CILECEK
DECEASED

The administration of the estate of Marilyn Parmly Landry, a/k/a Marilyn Landry a/k/a Marilyn B. Parmly a/k/a Marilyn Parmly Cilecek, deceased, whose date of death was November 30, 2024, and whose Social Security Number is XXX-XX-9002, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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 persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is February 14, 2025.

Personal Representative**Melora McNutt**21 Firethorn Lane
Hilton Head, SC 29928Attorney for Personal Representative
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
(813) 634-5566
Florida Bar Number 265853
donald@linskylaw.com
February 14, 21, 2025 25-00406H

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-003717
IN RE: ESTATE OF
CLEMENT LEWIS DEMAYO,
Deceased.

The administration of the estate of CLEMENT LEWIS DEMAYO, Deceased, whose date of death was September 4, 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is February 14, 2025.

LAURA DEMAYO,**Personal Representative**

Attorney for Personal Representative:

Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicenter, Suite P600
290 NW 165 Street
Miami FL 33169Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
jennifer@srblawyers.com
February 14, 21, 2025 25-00434H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000304
IN RE: ESTATE OF
THOMAS RYAN
Deceased.

The administration of the estate of THOMAS RYAN, deceased, whose date of death was January 1, 2025, 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. 732.221, 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 14, 2025.

Personal Representative:**/s/ Christopher Lattanze****CHRISTOPHER LATTANZE**153 Burberry Drive
Williamston, South Carolina 29697
Attorney for Personal Representative:/s/ Lori Vella
ID tje23hEkXVettGx3UnKcITIRLORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
February 14, 21, 2025 25-00419H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003593
IN RE: ESTATE OF
TREVON SEAN JULIUS,
Deceased.

The administration of the estate of TREVON SEAN JULIUS, deceased, whose date of death was March 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602 and whose mailing Address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:**Lynn E. Hector**15403 Lost Creek Lane
Ruskin, FL 33573

Attorney for Personal Representative:

Patrick Hogan, Esq.
Florida Bar Number: 0099090
PTH LAW FIRM PLLC
13014 N Dale Mabry Hwy., #741
Tampa, FL 33618Telephone: (813) 235-4501
E-Mail: h@pthlawfirm.com
February 14, 21, 2025 25-00417H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT
COURT FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003749
IN RE: ESTATE OF
MIGUEL D. ATTIAS,
Deceased.

The administration of the estate of Miguel D. Attias, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:**Margaret Pressner**5005 Torrey Hills Lane
Lutz, FL 33558

Attorney for Personal Representative:

Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
david@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
February 14, 21, 2025 25-00416H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000302
IN RE: ESTATE OF
JOHN WALTER BARDEN,
Deceased.

The administration of the estate of JOHN WALTER BARDEN, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 14, 2025.

Personal Representative:**BARBARA MARIE REDER**2981 Cielo Circle South
Clearwater, Florida 33759

Attorney for Personal Representative:

JAMES R. (RUSTY) SPOOR
Florida Bar Number: 27058
SPOOR LAW, P.A.877 Executive Center Dr. W., Suite 100
St. Petersburg, FL 33702
Telephone: (727) 822-4355
February 14, 21, 2025 25-00445H

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-000203
Division: A
IN RE: ESTATE OF
RONALD KENT POWELL
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Ronald Kent Powell, deceased, File Number 25-CP-000203, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602 that the decedent's date of death was November 16, 2024; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Joseph R. Powell
11457 Cambray Creek Loop
Riverview, FL 33579
Aimee B. Cisneros
13216 Evening Sunset Lane
Riverview, Florida 33579

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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. 732.221, Florida Statutes.

The date of first publication of this Notice is February 14, 2025.

Person Giving Notice:**Joseph R. Powell**11457 Cambray Creek Loop
Riverview, FL 33579**Aimee B. Cisneros**13216 Evening Sunset Lane
Riverview, Florida 33579Attorney for Person Giving Notice
Melinda L. Budzynski, Attorney
Florida Bar Number: 97831
11256 Boyette Rd.
Riverview, FL 33569Telephone: (813) 850-0025
Fax: (813) 850-0040
E-Mail: mindy@summerfieldlaw.com
February 14, 21, 2025 25-00412H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002715
Division A
IN RE: ESTATE OF
MICHELE ANN RONCOLATO
Deceased.

The administration of the estate of Michele Ann Roncolato, deceased, whose date of death was May 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal 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.

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. 732.221, 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 14, 2025.

Personal Representatives:**Jodie A. Vint**13434 Hobson-Simmons Road
Lithia, Florida 33547**Jeana M. Roncolato**2903 Linwood Drive
Sarasota, Florida 34232-5436

Attorney for Personal Representatives:

/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com
February 14, 21, 2025 25-00432H

**HOW TO PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER**

**CALL
941-906-9386**
and select the appropriate
County name from
the menu option

OR E-MAIL:
legal@businessobserverfl.com

**Business
Observer**

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-415 Div. A
IN RE: ESTATE OF
WALTER ANTHONY FIDEL
Deceased.

The administration of the estate of WALTER ANTHONY FIDEL, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 Pierce St., 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 14, 2025.

Personal Representative:
LAMAR ANTHONY FIDEL
2724 Riggs Dr.
Atlanta, Georgia 30344
Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DELOACH, HOFSTRA & CAVONIS, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
Email: mcavonis@dhclaw.com
Secondary Email:
mhinton@dhclaw.com
February 14, 21, 2025 25-00431H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA,
PROBATE DIVISION
CASE NO.: 25-CP-000206
DIVISION: A
IN RE: THE ESTATE OF:
WILLETTE BUTLER
A/K/A WILLETTE PARR BUTLER,
Deceased.

The administration of the Estate of WILLETTE BUTLER A/K/A WILLETTE PARR BUTLER, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgcombe Courthouse, 800 E. Twiggs St, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE 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 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 14, 2025.
DAVID ALLAN BUTLER
Personal Representative
4806 North Mendenhall Drive
Tampa, Florida 33603
KNOWLTON LAW FIRM, P.L.
Horace A. Knowlton IV, Esq.
HORACE A. KNOWLTON IV, Esquire
Attorney for Personal Representative
Florida Bar No.: 817945
14502 North Dale Mabry Highway
Suite 200
Tampa, Florida 33618
813-253-3013
Knowltonlawfirmpl@gmail.com
February 14, 21, 2025 25-00444H

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
CASE NO.: 25-CP-000312
Division: Probate
IN RE: ESTATE OF
KATHY ANN LAWSON,
Deceased.

The administration of the Estate of KATHY ANN LAWSON, deceased, Case No.: 25-CP-000312, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is February 14, 2025.

MICHAEL ANTHONY DELARIO,
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAU, P.A.
Attorney for Petitioner
3233 East Bay Dr.,
Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
February 14, 21, 2025 25-00443H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP000266
IN RE: ESTATE OF
Kathleen Metcalf
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 14, 2025.

Personal Representative:
Grant Metcalf
506 4th Avenue SE
Ruskin, FL 33570
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
February 14, 21, 2025 25-00436H

FIRST INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
Melinda L. Budzynski, Attorney
Florida Bar Number: 97831
11256 Boyette Rd.
Riverview, FL 33569
Telephone: (813) 850-0025
Fax: (813) 850-0040
E-Mail: mindy@summerfieldlaw.com
Secondary E-Mail:
assistant@summerfieldlaw.com
February 14, 21, 2025 25-00411H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000082
IN RE: ESTATE OF
BARBARA A. SIMS,
Deceased.

The administration of the estate of BARBARA A. SIMS, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 14, 2025.

CARITA JOY SIMS
Personal Representative
4116 Henriard Dr.
Tallahassee, FL 32303
Robert D. Hines
Florida Bar No. 413550
Ashley G. Friedrich
Florida Bar No. 1007955
Attorneys for Personal Representative
Hines Norman Hines, PL
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
afriedrich@hnh-law.com
February 14, 21, 2025 25-00435H

FIRST INSERTION

RE-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.
292019CA011725A001HC
DIVISION: J
RF-Section II

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22,
Plaintiff, vs.
RANDY KISER A/K/A RANDALL KISER; AMANDA KISER; 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 August 5, 2022 and an Order Canceling and Resetting Sale dated January 30, 2025 and entered in Case No. 292019CA011725A001HC 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

FIRST INSERTION

FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22 is Plaintiff and RANDY KISER A/K/A RANDALL KISER; AMANDA KISER; 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 April 4, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 45 FEET OF LOTS 9 AND 10, LESS THE EAST 60 FEET THEREOF, BLOCK 11, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVIDED HEREIN.

IF YOU ARE 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 4, 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
1496-174948 / SR4
February 14, 21, 2025 25-00404H

FIRST INSERTION

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

CIVIL DIVISION: M2
CASE NO.: 09-CA-023311
SECTION # RF

BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES LLC, ASSET BACKED-CERTIFICATES, SERIES 2005-HE6,
Plaintiff, vs.
RICHARD MONTELEONE; LORETTA MONTELEONE A/K/A LORETTA E. MONTELEONE; UNKNOWN TENANT(S); IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 19 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13 AND THE SOUTHERN PART OF LOT 14, BLOCK 44 OF DAVIS ISLANDS YACHT CLUB SECTION, ACCORD-

FIRST INSERTION

ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE SAID SOUTHERN PART OF LOT 14 BEING MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 AND RUN THENCE NORTHERLY ALONG THE WEST BOUNDARY OF LOT 14 A DISTANCE OF 35.0 FEET, RUN THENCE EASTERLY 126.40 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 14, RUN THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 14 A DISTANCE OF 22.50 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE WESTERLY ALONG THE BOUNDARY BETWEEN LOTS 13 AND 14 A DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 441 LUCERNE AVENUE, TAMPA, FL 33606

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

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

Dated this 07 day of February 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
09-55826
February 14, 21, 2025 25-00433H

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

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.

--- ACTIONS / SALES ---

FIRST INSERTION

SECOND AMENDED RE-NOTICE OF FORECLOSURE SALE (amended only to correct Clerk's name)

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, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF VIRVIAN A. VIRGIL A/K/A VIVIAN VIRGIL, DECEASED, REGINA L. VIRGIL, STEPHEN 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 Victor Crist 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. 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 7th day of February 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
February 14, 21, 2025 25-00428H

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-005666
MAGNOLIA BANK, INC, Plaintiff, vs.
WILLIAMAE JAMES; BURNES LAKE CONDOMINIUM ASSOCIATION, INC.; TENANT IN POSSESSION; 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 June 17, 2024 in Civil Case No. 22-CA-005666, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MAGNOLIA BANK, INC is the Plaintiff, and WILLIAMAE JAMES; BURNES LAKE CONDO-

MINIUM ASSOCIATION, INC.; TENANT IN POSSESSION; 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 14, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT A, BUILDING 1, BURNES LAKE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4905, PAGE 1946, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO

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 6th 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
2025.02.06 12:30:37-5'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15199B
February 14, 21, 2025 25-00424H

FIRST INSERTION

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

CASE NO. 24-CA-006427
Division: E
CHARM-B INC., A FLORIDA CORPORATION PLAINTIFF, VS.
5801 MIDDLESEX INC., STRONGBOX INVESTMENTS INC., AND REAL REALTY SOLUTIONS INC., DEFENDANT(S)/
NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated February 5, 2025 and entered in 24-CC-6427 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Charm-B Inc., is the Plaintiff and 5801 Middlesex Inc., Strongbox Investments Inc., and Real Realty Solutions, Inc., are the Defendants. Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 am on March 12, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

LOT 23, BLOCK A, LAKE SHORE RANCH - PHASE II A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Commonly known as: 1001 Harvest Moon Dr., Seffner, FL.

33584.

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

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

Dated February 7, 2025
/s/ Kimberly Garno
Kimberly L. Garno, Esq.
Florida Bar # 84538
9104 Brindlewood Dr
Odessa, FL 33556
E-Service: kimberlygarno@gmail.com
February 14, 21, 2025 25-00427H

FIRST INSERTION

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

CASE NO.: 24-CA-002691
NUBRIDGE COMMERCIAL LENDING LLC Plaintiff, vs.
7354 APACHE TRAIL, LLC; et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 5, 2025, entered in Civil Case No. 24-CA-002691 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NUBRIDGE COMMERCIAL LENDING LLC, is Plaintiff and 7354 APACHE TRAIL, LLC; et al., are Defendant(s).

The Clerk, Victor D. Crist, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on May 5, 2025, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

Lots 10 and 11, Block 1, PALM MARIA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 31, Public Records of Hillsborough County, Florida, together with the North half of the vacated alley abutting to the South thereof as vacated by Ordinance No. 2009-34 recorded in O.R. Book 19169, Page 1388, of the Public Records of Hillsborough County, Florida.
Property Address: 4007 North Taliaferro Avenue, Tampa, Flor-

ida 33603

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 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 7th day of February, 2025.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mlls-pa.com
By: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
February 14, 21, 2025 25-00426H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 23-CA-013106
SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs.
CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDALE CIVIC ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 7, 2025 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDALE CIVIC ASSOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on March 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTHDALE SECTION E UNIT NO. 3,

A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 24, 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.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10th day of February 2025.
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 20-00860 SPS
V6.20190626
February 14, 21, 2025 25-00439H

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. 2018-CA-003486
Division: H
STEARNS BANK, N.A., AS SUCCESSOR TO FIRST STATE BANK BY ASSET ACQUISITION FROM THE FDIC AS RECEIVER FOR FIRST STATE BANK, Plaintiff, v.

MOHAMMAD H. RAHMAN A/K/A M. HICKMAN RAHMAN, MOHAMMAD A.H. RAHMAN, MOHAMMAD RAHMAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 7, 2019 and the Uniform Order Rescheduling Foreclosure Sale dated January 31, 2025 entered in Case No. 2018-CA-003486, Division H of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida, wherein STEARNS BANK, N.A. as Successor to First State Bank by Asset Acquisition from the FDIC as Receiver for First State Bank, is Plaintiff and MOHAMMAD H. RAHMAN A/K/A M. HICKMAN RAHMAN, MOHAMMAD A.H. RAHMAN, MOHAMMAD RAHMAN are Defendants. Victor D. Crist, the Hillsborough County Clerk and Comptroller, will sell to the highest and best bidder for cash at a public sale, on May 1, 2025 beginning at 10:00 A.M. conducted electronically via <https://www.hillsborough.realforeclose.com>, after given notice as required by section 45.031 of Florida Statutes, the described property as set forth in said Final Judgment, to wit:

Lot 43, Block 4, Cory Lake Isles-Phase 1, Unit 3, according to the map or plat thereof as recorded in Plat Book 77, Page(s) 53, Public Records of Hillsborough County, Florida.

(commonly known as 10549 Cory Lake Drive, Tampa, Florida 33647)

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

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

DATED on February 5, 2025.
/s/ Lauren G. Raines
Lauren G. Raines, Esquire
Florida Bar No. 11896
Bradley Arant Boulton Cummings LLP
1001 Water Street, Suite 1000
Tampa, FL 33602
Phone: (813) 559-5500
Facsimile: (813) 229-5946
Primary email: lraines@bradley.com
Secondary email:
jbrandt@bradley.com
Counsel for Plaintiff
February 14, 21, 2025 25-00405H

FIRST INSERTION

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

CASE NO.: 23-CA-012353
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.
GWEN H. SMITH A/K/A GWEN K. SMITH A/K/A GWEN SMITH; UNKNOWN SPOUSE OF GWEN H. SMITH A/K/A GWEN K. SMITH A/K/A GWEN SMITH; HEALTHCARE FUNDING SOLUTIONS, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 5, 2025, and entered in Case No. 23-CA-012353 of the Circuit Court of the 13TH 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 Plaintiff and Gwen H. Smith a/k/a Gwen K. Smith a/k/a Gwen Smith; Unknown Spouse of Gwen H. Smith a/k/a Gwen K. Smith a/k/a Gwen Smith; Healthcare Funding Solutions, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 10th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 120, PORT

FIRST INSERTION

TAMPA CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56 THRU 58, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7102 S Fitzgerald Street, Tampa, Florida 33616

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

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

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

Dated: 2/6/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 23-400095
February 14, 21, 2025 25-00410H

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 23-CA-000950
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, vs.
HERBERT R. CEPHAS A/K/A HERBERT RAMONE CEPHAS A/K/A HERBERT CEPHAS, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the In Rem Consent Uniform Final Judgment of Foreclosure entered on the 19th day of December 2024, in Case No. 23-CA-000950, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4, is the Plaintiff and HERBERT R. CEPHAS A/K/A HERBERT RAMONE CEPHAS A/K/A HERBERT CEPHAS, STATE OF FLORIDA, and UNKNOWN TENANT #1 N/K/A ROXANNA PARKER, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 12th day of March 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, LESS THE WEST 62.92 FEET THEREOF, OF WINIFRED HIGHLANDS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 40, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 926 EAST 120TH AVE, TAMPA, FL 33612
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
Dated this 6th day of February 2025.
By: /s/Michael V. Supple, Esq.
Michael V. Supple, Esq.
Bar Number: 92080
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
21-04934
February 14, 21, 2025 25-00423H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 24-CA-007741
DIVISION K
SECURED INVESTMENT HIGH YIELD FUND II, LLC, AN IDAHO LIMITED LIABILITY COMPANY, Plaintiff, v. PLEASANT KINGDOM INVESTORS GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY; ET AL, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated the 3rd day of February, 2025, and entered in Case No. 24-CA-007741 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SECURED INVESTMENT HIGH YIELD FUND II, LLC, AN IDAHO LIMITED LIABILITY COMPANY is the Plaintiff, and PLEASANT KINGDOM INVESTORS GROUP LLC, A FLORIDA

LIMITED LIABILITY COMPANY; HEROLD GERMAIN; ASSURED DEVELOPMENT GROUP, INC.; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; AND ALL UNKNOWN PARTIES IN POSSESSION IF THE ABOVE DEFENDANTS ARE ALIVE AND IF ONE OR MORE OF SAID DEFENDANTS ARE DEAD, THEIR UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, PERSONAL REPRESENTATIVES, CREDITORS AND ALL PARTIES HAVING OR CLAIMING BY, THROUGH OR AGAINST THEM; AND ALL PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT are Defendants. I will sell to the highest and best bidder for cash via electronic sale at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., in accordance with Section 45.031, Florida Statutes on the 14th day of March 2025, the following described property as set forth in said Final Judgment, to wit:
 LOTS 5 AND 6, BLOCK 3, YBOR HEIGHTS GIBSON & HOBBS

SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF THE CLOSED ALLEY ABUTTING THEREON.
 Property Address: 2914 N. 17th St., Tampa, FL 33605
 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 SIXTY (60) DAYS AFTER THE SALE.
 If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E.

Twigg Street, Room 604, Tampa, FL 33602 or e-mail it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.
 Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.
 Dated this 3rd day of February, 2025.
 LAW OFFICE OF MICHELLE L. GLASS, PA
 Attorney for Plaintiff
 7545 Centurion Parkway, Ste. 103
 Jacksonville, FL 32256
 Telephone: (904) 606-3903
 By: /s/Michelle L. Glass
 Florida Bar No. 0674109
michelle@glass-law.net
 February 14, 21, 2025 25-00460H

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CC-050722
CODA HOLDINGS & INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. JAMES LARRY WRIGHT; et al., Defendants.
 TO: JAMES LARRY WRIGHT
 Last Known Address: 4410 Pine St., Lot F, Valrico, FL 33596
 Current Address: unknown
 YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home VIN #FL-FLV70A25251SB31, Title #79109476, located at 4410 Pine Street, Lot F, Valrico, FL 33596 in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before 3/19/2025 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk

of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 "If you are a person with a disability who needs 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: 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, at least 7 days before your scheduled court appearance, or immediately upon receiving 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 said Court this 11 day of February, 2025.
 VICTOR D. CRIST
 Clerk of the Court
 (Court Seal) BY: JENNIFER TAYLOR
 Deputy Clerk
 Christian Savio, Esq.,
 Law Offices of
 Manganelli, Leider & Savio, P.A.,
 Plaintiff's attorney,
 1900 NW Corporate Blvd., Ste. 200W,
 Boca Raton, FL 33431
 Feb. 14, 21, 28; Mar. 7, 2025
 25-00452H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION
Case No.: 21-CA-008295
Division: F
COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CALVIN COFIELD; LATOYA STALLINGS COFIELD; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants,
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 12/20/2024, entered in Case No. 21-CA-008295 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and CALVIN COFIELD and LATOYA STALLINGS COFIELD, et al., are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at <http://www.hillsborough.realforeclose.com> at 10:00 AM, on the 19th of March 2025, the following described property as set forth in said Final Judgment:
 Lot 189, Copper Creek Phase 1, according to the map or plat thereof, as recorded in Plat Book

124, Page(s) 176 through 189, inclusive, of the Public Records of Hillsborough County, Florida.
 PIN U-07-31-20-A02-000000-00189.0
 a.k.a, 12827 BUFFALO RUN DR Folio 077652-3846
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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.
 /s/ Shannon L. Zetrouer
 Shannon L. Zetrouer, Esquire
 Florida Bar No. 16237
 ZP Legal, PLLC
 4100 Central Avenue
 St. Petersburg, FL 33711
 Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos@zp-legal.com
 February 14, 21, 2025 25-00453H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 24-CC-038265
BLISSFUL TIMES INC., a Florida corporation PLAINTIFF, vs. BAM32, INC. a Florida corporation LIVING INTERIOR PLANT SERVICE, INC., A Florida corporation. DEFENDANT(S)/
 NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated September 18, 2024 and entered in 24-CC-38265 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Blissful Times Inc., is the Plaintiff and BAM32, Inc. and Living Interior Plant Service Inc. are the Defendants. Victor Crist, as the Clerk of the Court, will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 am on March 21, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:
 LOT 13, Block 6, WINSTON PARK UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 46, Page 42, Public Records of Hillsborough County Florida.
 Property Address: 1008 S. 70th Street, Tampa, FL 33619.
 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.
 AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg 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 Coordination, 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.
 Dated February 11, 2025
 /s/ Kimberly Garno
 Kimberly L. Garno, Esq.
 Florida Bar # 84538
 9104 Brindlewood Dr
 Odessa, FL 33556
 E-Service: kimberlygarno@gmail.com
 February 14, 21, 2025 25-00449H

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 24-CC-045722
DIVISION: R
PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v. DAIZA S. BYRD, ROBERT LEE BYRD, JAMES G. LARUE CARTER, UNIVERSITY COMMUNITY HOSPITAL, INC. d/b/a ADVENTHEALTH TAMPA, SHERIDAN RADIOLOGY SERVICES OF WEST FLORIDA, INC., DONNA BURFORD, BRYCE C. BURFORD, AND GEICO CASUALTY COMPANY, Defendants.
 To: JAMES G. LARUE CARTER, whose address is unknown.
 YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Company policy #11409296778 that was issued to Daiza S. Byrd on March 14, 2024, declared null and void from inception for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before 03/14/2025, and file the original with the Clerk of the Court.

If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.
 This notice shall be published once a week for four consecutive weeks in the Business Observer or similar publication with circulation in Hillsborough County.
 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 6th day of February 2025.
 VICTOR D. CRIST, as Clerk of Court
 Hillsborough County Courthouse
 800 E. Twigg St.
 Tampa, FL 33602
 (SEAL) By: Isha Tirado-Baker
 As Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twigg St.
 Tampa, FL 33602
 Robert E. O'Connell, Esq.,
 Plaintiff's attorney,
 P. O. Box #5084,
 Deerfield Beach, FL 33442,
 telephone number (561) 999-3250
 Feb. 14, 21, 28, Mar. 7, 2025
 25-00414H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 20-CA-002075
DIVISION F
FRANK H. WRIGHT and BERNADINE WRIGHT, Plaintiff, vs. KURT FAMILY CORPORATION, a dissolved Florida corporation; YBOR LOAN COMPANY, a dissolved Florida corporation; and JASON T. NUZZO, as Successor Trustee of the MARLENE B. McLEOD CHARITABLE REMAINDER UNITRUST Defendants. / JASON T. NUZZO, as Successor Trustee of the MARLENE B. McLEOD CHARITABLE REMAINDER UNITRUST. Counter-Plaintiff, vs. MARY SLATEN a/k/a MARY Y SLATEN; FRANK H. WRIGHT and BERNADINE WRIGHT; YBOR LOAN COMPANY, a dissolved Florida corporation, Defendants and Counter-Defendants
 NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure, dated February 6, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash in an online sale at <http://www.hillsborough.realforeclose.com> at 10:00 a.m. on the 12th day of March, 2025 the following described real property:
 See attached Exhibit A, Legal Description.
 Begin at the Southeast corner of Section 35, Township 32 South, Range 19 East, Hillsborough County, Florida, thence South 89°22'48" West along the South line of said Section 35 for a distance of 333.02 feet, thence North 15°25'16.4" East, 396.84 feet, thence North 79° East, 66 feet, thence Northwesterly 100.68 feet, along the arc of a curve whose radius point lies South 79° West, 383 feet, thence North 21°39'26" East, 853.02

feet, thence North 30°15'02" East, 1,386.57 feet for a Point of Beginning, thence continue North 30°15'02" East, 250 feet, thence South 60° East, 967.96 feet to a point on the arc of a curve whose radius point lies North 77°57'18" East, 400 feet, thence Southeasterly 226.13 feet along the arc of said curve, thence South 41°58'52" West, 135.50 feet, thence North 60° West, 1130.64 feet to the Point of Beginning. Being and lying in Section 36, Township 32 South, Range 19 East, Hillsborough County, Florida.
 Property Address: 3395 Seminole Trail, Wimauma, Florida
 PIN: U-36-32-19-ZZZ-000001-87420.0
 Folio No. 058854-0000
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 6th day of February, 2025.
 DONNELLY LAW GROUP, PLLC
 By: Sean V. Donnelly
 Sean V. Donnelly, Esq.
 Attorneys for Plaintiff
 5401 W. Kennedy Blvd. Ste. 1030
 Tampa, FL 33609
 (813) 605-5543
 Florida Bar No. 997810
 February 14, 21, 2025 25-00415H

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-005390
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. MARTHA KENNEDY, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 19, 2022, and entered in 19-CA-005390 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 TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9 is the Plaintiff and THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARTHA KENNEDY A/K/A MARTHA H. KENNEDY, DECEASED; HEWITT ESMOND SMITH A/K/A HEWITT E. SMITH; SANDRA KATE WILLIAMS; UNKNOWN TENANT 1 N/K/A HEWITT SMITH; CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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 March 06, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 4, BLOCK 10, PROGRESS VILLAGE UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 32

OF HILLSBOROUGH COUNTY, FLORIDA
 Property Address: 5707 S 79TH 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 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. Twigg 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. 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.
 Dated this 7 day of February, 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: fmail@raslg.com
 24-213572 - NaC
 February 14, 21, 2025 25-00440H

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-006307
Truist Bank, Plaintiff, vs. Vemaline C. Anderson a/k/a Velma C. Anderson a/k/a Anderson Velma C. a/k/a Velma Anderson, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-006307 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Truist Bank is the Plaintiff and Vemaline C. Anderson a/k/a Velma C. Anderson a/k/a Anderson Velma C. a/k/a Velma Anderson; Unknown Spouse of Vemaline C. Anderson a/k/a Velma C. Anderson a/k/a Anderson Velma C. a/k/a Velma Anderson; Rashad Shaheed Anderson; The Homeowners' Association of the Palms, Inc.; Heather Lakes at Brandon Community Association, Inc. 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 9th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 1, BLOCK B, HEATHER LAKES UNIT XXVII PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE(S) 30-1 AND 30-2, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.
 TAX ID: U-28-29-20-2HD-B00000-00001.0
 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. Twigg 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. 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.
 Dated this 10th 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. 321106
 File # 24-F01495
 February 14, 21, 2025 25-00438H

--- ACTIONS / SALES ---

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 Closed Security Session at the end of the regular meeting of the Board of Supervisors on Tuesday, 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.

1. The portion will be closed 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.

2. 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.

3. 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.

4. 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 14, 2025

25-00458H

FIRST INSERTION

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Triple Creek Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the Hillsborough County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hardcopy and one (1) electronic copy on a flash drive of their proposal to the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, in an envelope marked on the outside "Auditing Services, Triple Creek Community Development District." Proposals must be received by 12:00 p.m. on March 18, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

February 14, 2025

25-00457H

FIRST INSERTION

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

Case No. 24-CA-007215

Division: A

**RMC HOLDINGS, LLC, a Florida
limited liability company,
Plaintiff, vs.****GARY REEL, individually, THE
SOLOMON TROPPE LAW GROUP,
P.A., a Florida professional
association, and UNKNOWN
SPOUSE OF GARY REEL,
Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2024-CA-007215 on January 7, 2025, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein RMC Holdings, LLC, Plaintiff, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 10th day of March 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 3, Block 1, OAK LANDING, according to the map or plat thereof as recorded in Plat book 58, Page 31, Public Records of Hillsborough County, Florida.

Property address: 2503 Oak Landing Drive, Brandon, FL 33511

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 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.

/s/ Frank A. Lafalce
FRANK A. LAFALCE, ESQUIRE
Florida Bar Number: 0980609
Anthony & Partners, LLC
100 S. Ashley Drive, Ste 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff
February 14, 21, 2025 25-00425H

FIRST INSERTION

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

CASE NO. 24-CA-008247

DIVISION: H
**NEWREZ LLC DBA SHELLPOINT
MORTGAGE SERVICING
Plaintiff, v.****MICHAEL E. DOOLEY, ET AL.
Defendants.**

TO: MICHAEL E. DOOLEY,
Current residence Unknown, but whose last known address was:
13933 CHERRY CREEK DR, TAMPA,
FL 33618-2137

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

LOT 13, BLOCK 11, CHERRY CREEK UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.

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 March 11, 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court

at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 3rd day of February, 2025.

Victor D. Crist
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
1000010585
February 14, 21, 2025 25-00403H

FIRST INSERTION

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

CASE NO. 23-CA-015454

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.****SUSAN J MCLEASTER, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered January 26, 2025 in Civil Case No. 23-CA-015454 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Susan J Mcleaster, et al., are Defendants, the Clerk of Court, VICTOR CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The South 85 feet of the North 1,142.35 feet of Lot 53 of VAN

SANT SUBDIVISION, according to the map or plat thereof as the same is recorded in Plat Book 8, page 44, of the Public Records of Hillsborough County, Florida, Less the East 25 feet for Road purposes. Being a part of the South 6 acres of said Lot 53.

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 in the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
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
23-07519FL
February 14, 21, 2025 25-00448H

FIRST INSERTION

**NOTICE OF SALE PURSUANT
TO CHAPTER 45, FLORIDA
STATUTES**

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

CASE NO.: 23-CA-014951

**MAGNOLIA PARK AT RIVERVIEW
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
CAMILLE RENEE TAYLOR
HUCKS, et al.,
Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/6/2025, in Case No.: 23-CA-014951 of the Circuit Court in and for Hillsborough County, Florida, wherein MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and CAMILLE RENEE TAYLOR HUCKS, et al., is/are the Defendant(s). 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 4/9/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 3, Block 12, Magnolia Park Southeast "D", according to the

plat thereof, as recorded in Plat Book 120, Pahe's 86 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 CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.
DATED: February 11, 2025
By: /s/Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 14, 21, 2025 25-00442H

FIRST INSERTION

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

CASE NO. 23-CA-000182

**DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.****DAVID FEARNOW AND
JENNIFER FEARNOW, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2024, and entered in 23-CA-000182 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Florida, wherein DLJ MORTGAGE CAPITAL, INC. is the Plaintiff and DAVID FEARNOW; JENNIFER FEARNOW; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. 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 March 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 2, COUNTRY CLUB VILLAGE AT CARROLLWOOD, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 47 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 14517 NETTLE CREEK RD, TAMPA, FL 33624

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

45.031.

IMPORTANT

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

Dated this 6 day of February, 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
19-360945 - MIM
February 14, 21, 2025 25-00441H

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR HILLS-
BOROUGH COUNTY
CIVIL DIVISION**

Case No. 29-2024-CA-007406

**NATIONSTAR MORTGAGE LLC
Plaintiff, vs.****JANET SELINA GORDON A/K/A
JANET GORDON, CYNTHIA
JOYCE THOMAS, ROSIE LEE
KIRKLAND, UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
ROBERT L. GORDON A/K/A
ROBERT LEE GORDON
DECEASED, LARRY CHARLES
GORDON, et al.
Defendants.**

TO: UNKNOWN HEIRS, DEVISEES,
GRANTEEES, ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
ROBERT L. GORDON A/K/A ROBERT
LEE GORDON DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 1, BOBBY WIGGINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 601 WIGGINS COURT, PLANT CITY, FL 33566 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before March 11, 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: February 3, 2025.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Mustafa Divan
Deputy Clerk

Ryan Sutton
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F320250/2426526/and
February 14, 21, 2025 25-00422H

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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

--- PUBLIC SALES ---

FIRST INSERTION

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO
OPEN PROPOSALS**
Landscape Maintenance Services
Hillsborough County, Florida

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

The Project Manual will be available beginning Tuesday, February 18, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Tuesday, February 18, 2025, at 2:00 p.m. (EST) at Waterset Club, 7281 Paradiso Drive, Apollo Beach, FL 33572. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above until Friday, February 21, 2025, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for three (3) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Thursday, March 13, 2025, at 11:00 a.m. at the Rizzetta & Company offices located at 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Erin McCormick at erin@emccormicklaw.com no later than Friday, February 21, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Monday, February 24, 2025.

A District meeting to open the proposals will be held at 9:00 a.m. (EST) on Thursday, February 27, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 9:00 a.m. (EST) on Thursday, February 27, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Waterset Central Community Development District
Mr. Ruben Durand, District Manager (rdurand@rizzetta.com)
February 14, 2025

25-00459H

FIRST INSERTION

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**
Landscape Maintenance and Irrigation Services for
North Park Isle CDD
Hillsborough County, Florida

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

The Project Manual will be available beginning Monday, February 10, 2025, at 12:00 p.m. (EST). The project manual will be available electronically and a paper copy of the manual can be picked up at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The District Manager shall be the contact person with regard to the Project Manual. Mr. Michael Perez can be reached by email at Michael.Perez@Inframark.com.

Firms desiring to submit proposals must submit the required proposal no later than 5:00 p.m. (EST) on Monday, March 3, 2025, to the District Manager's office located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or email at Michael.Perez@Inframark.com.

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

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

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

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Michael Perez at Michael.Perez@Inframark.com, no later than Monday, February 17, 2025, at 5:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) proposal via e-mail OR one (1) hard copy of the proposal forms AND one (1) electronic copy (PDF format on a USB flash drive) by 5:00 p.m. (EST) on Monday, March 3, 2025, to the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 OR by emailing District Manager Michael Perez at Michael.Perez@Inframark.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public opening at 12:00 p.m. (EST), or as soon thereafter as possible, on Tuesday, March 4, 2025, at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

North Park Isle Community Development District
Michael Perez, District Manager
4931-7613-2119, v. 2
February 14, 2025

25-00461H

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



WE
SAV
ST



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, 1:20

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.

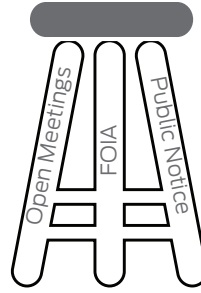
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

1/18/25, 1:23

1/20/2025, 1:25

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

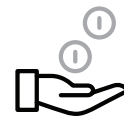


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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.

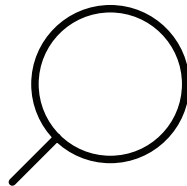


Citizens continue to learn about vital civic matters from newspaper notices.

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

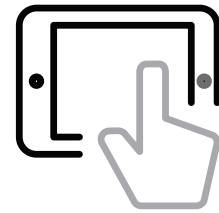
Verifying publication is difficult-to-impossible on the web.

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

- 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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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, Tkeria; 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, Bluetie; 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 pimientos, 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 - jacobson, walter; B053 - Kelly, Mary; B076 - Carson, Darnisha; C021 - allen, Roleisha; C048 - Driscoll, Shaneene; C054 - Biles, Alexis; C061 - Buckley, Christopher; C080 - Spigner, Brittney; C085 - Putnam, Tavona; C088 - McClendon, Chalynda; C127 - Velez, Jose; C141 - Moreta Garcias, Ruddy; D002 - Rivers, Shaketa; D004 - Smith, Chisa; D008 - paguada, pkarla; 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, Glady; 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, Breshau; B004 - Shear, Julia; B024 - Oglesby, Chloe; B035 - Teague, Torian; B041 - marry, Phernell; B063 - Horne, Joseph; C003 - mingarelli, Kristin; D001 - Ferworm, 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, Abigaelle; G004 - Exelia Enterprise Claudio, Jose; G013 - Harper, Erica; G021 - Toussaint, Austin; G026 - Atari, Husein; 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, Brittne; 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, Tyrone; 0374 - Preval, Gimberg; 0411 - Keene, Jerry; 0431 - Floyd, Timothy; 0437 - Platt, Desean; 0446 - Young, Pebbles; 0449 - Owens, Verlon; 0451 - gullede, Robert; 0453 - Boutwell, Natalie; 0455 - 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, Shekeara; 1254 - Scott, Lucas; 1261 - Smith, Nola; 1276 - Diaz, Carla; 1277 - Amaya, Mercedes; 1354 - Ezzahi, Francheska; 1368 - Jackson, Ilianna; 1377 - Peoples, Kyra; 1382 - Irvin, Stephen; 1422 - brogale, Kyla; 1424 - Smith, Jermaine; 1428 - Mercurius, Javaughn; 1430 - Wright, Jaron; 1439 - Wagner, LaTandrea; 1440 - Welch, Dwayne; 1473 - Saffore, Derrell; 1477 - norton, tumeka; 1488 - Harris, Marquis; 1511 - Lanyon, Sarah K; 1535 - Clemmons, Bernard; 1538 - Foster, Elytneshia; 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 - Fulks, 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; 1014 - 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, Brittanina; 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, Jaclyn; 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, Ynette; 2230 - Mancebo, Pedro; 2241 - jackson, ya'kerea; 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

--- SALES / ESTATE ---

SECOND 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

SECOND 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. 732.221, Florida Statutes.

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

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

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

**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



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.

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.

--- TAX DEEDS / ACTIONS ---

SECOND 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 Gabreele Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00354H

SECOND 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 Gabreele Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00351H

THIRD 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 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 Gabreele Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00352H

SECOND 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.realtaxdeed.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 Records.

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 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, 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

--- SALES / PUBLIC SALES / TAX DEEDS ---

SECOND 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 - McMahon the third, Norman; 1001 - B, Ashia; 1044 - thomas, Sheronda; 1067 - Local transport corp McElroy, Vince; 3010 - Mcneil, Ronasha; 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, Fredresa; 02054 - Cruz, Alberto; 02079 - Bright, Therese; 02111 - Tyson, Clifton; 02132 - Dorris, Janashia; 02151 - Furlow, Paul; 02166 - Frazier, Bernard; 02201 - Whitson, Joshua; 02205 - pinero, Prisilla; 03018 - Jr., Chauncey Jones; 03030 - Johnson, John; 03056 - Beal, Kimberly; 03267 - sherry, Antasia; 03279 - Cruz, Pablo; 03286 - Terry, Jimytra; 03296 - MCRAE, WADE; 05013 - Rodgers, Tynsha; 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, Equanz; 2186 - modelouissaint, Olguine; 3020 - Homer, Sonja; 3123 - Cross, Dave; 3138 - Harris, Latalityse; 3156 - Warren, Clarence; 3182 - Woods, Myra; 3183 - Hardin, Darwin; 3200 - Givens, Katricia 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, TySanya; D126 - Clarke, Damian; 1010 - Mallory, Nicorya; 1012 - Love, Michlene; 1027 - Paratore, Lisa; 1054 - Varnes, Crystal D; 1058 - Hicks, Ced'kia; J010 - Ellis, Dajalon; J100 - Saunders, Shakina; J117 - Lima, Adrian; J151 - Lugo, Brandon M; K057 - Muex, Gwen; K085 - Farese, Brittney; 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, Carlous; 0452 - montes, Carlos; 0462 - jackson, Brandon; 0515 - Norington, 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 Mccarland, Jerry; 0728 - Gatewood, Keith; 0760 - marrero, Luis; 0774 - Hopkins, Jennifer; 0825 - Toliver, Karol; 0835 - Lewis, Cynthia; 0837 - Albert, Kourtney; 0856B - Vaden, Joseph; 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 - Tavalicchio, 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, Vashnette; 1292 - Bartley, Joshua S; 1301 - Mortara, Kayla; 1321 - Kinney, Nekeyla; 1327 - Menichino, John; 1359 - SnaX Vending LLC Toussaint, Evans; 1385 - Agenor, Vanessa; 1395 - Lee, Brandon; 142 - Harrell, Theodora; 1450 - SnaX Vending LLC Toussaint, Evans; 1500 - Henley, Debra; 1515 - Kinarnd, 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 - Hendersen, 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 - Mceneal, Zavein; D001 - coffin, raven; D002 - Willis, Raekwon; E005 - neal, charles; E016 - Jordan, Timothy; E022 - strong, Laverne; E026 - Smith, Constanica; E030 - Hayes, Devaughn; E052 - Johnson, demetrius; E055 - Tellado, Ashley; E073 - anderson, moises; E083 - grace family rehab center Jules, Samson; E088 - warren, Shannon; E097 - watts, lewis; E104 - conner, robert; E130 - Woodard, Ila; E162 - Smith , Nicole; E178 - bythewood, Shataviva; E179 - Hall, Meghan; E193 - Lee, Destiny; E198 - masime, Claudia timothe; F021 - Graham, Jovan; F026 - Clemons, Melody; F027 - Williams, Ryan; F033 - Williams, Virtutuous; F037 - McCullar, Cabrina; F039 - Strachan, Leslie; F060 - linot, Jean; G028 - Charles, Skies; G054 - Louis, Arnold; G061 - jean, Even; G068 - Ware, Patrice; G074 - Mode, Olguine; H001 - Taylor, Larry; H032 - Worthy, Mianca; H036 - Thomas, Angelina Jame; 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

SECOND 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, LIENORERS, 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. 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: 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: servicefl@mtglaw.com
February 7, 14, 2025 25-00369H

SECOND 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 Gabreele Stewart, Deputy Clerk
February 7, 14, 21, 28, 2025
25-00356H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com
Business Observer
N10239



--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 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 FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 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

SECOND 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

SECOND 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.: FLHMBFP101542070A AND FLHMBFP101542070B.

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,

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

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

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

DATED ON 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

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 5, 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

--- ESTATE ---

SECOND INSERTION

SECOND 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's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

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 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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-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 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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

DEVRIN ANTHONY VIVINO Personal Representative
50 Meadowbrook Avenue
Lawrenceville, NJ 08648

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
February 7, 14, 2025 25-00341H

SECOND INSERTION

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 732.221.

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

SAVE TIME

Email your Legal Notice

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

LV20906_V21

--- ACTIONS / SALES ---

THIRD 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
25-00304FH

SECOND 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/wvl
February 7, 14, 2025 25-00400H

SECOND 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.storagetreasures.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.storagetreasures.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 - Evan, Taneisha; 2147 - DE ARMOND, KATHERINE; 3040 - Amegadje, Yawo; 3093 - Hernandez, Walter; 3122 - Gantt, Eugene; 3138 - Brookins, Tynesha; 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.storagetreasures.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.storagetreasures.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

SECOND INSERTION
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, GRANTEES, 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 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 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, 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

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, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH

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.: 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 APPURTENANT 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 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, 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: 1-800-955-8771, Voice 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 19-CA-00517
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, GRANTEES, 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-00517 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, GRANTEES, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-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, GRANTEES,; 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, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or

Final Judgment. Final Judgment was awarded on 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, GRANTEES,; 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, GRANTEES, 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 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, 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
1221-15736B
February 7, 14, 2025 25-00391H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-CA-00517
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, GRANTEES, 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-00517 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, GRANTEES, 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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:
kmcarolan@alllifelegal.com
February 7, 14, 2025 25-00342H

SECOND 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.

Personal Representative:
/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

SECOND 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. Macaron
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

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-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 ---

SECOND 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

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-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)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
February 7, 14, 2025 25-00361H

SECOND 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 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/ 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

SECOND 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

SECOND 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 ---

SECOND INSERTION

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

SECOND 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
sthompson@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

SECOND 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 CITI 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 Mortgagee, 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 #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
February 7, 14, 2025 25-00364H

--- ACTIONS / SALES / ESTATE ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2024-CA-007765
EQUINOX REALTY HOLDINGS, LLC, AS TRUSTEE OF THE SABAL FL LAND TRUST DATED FEBRUARY 7, 2024, Plaintiff, v. VINCENT PECUNIA, JOHN PECUNIA, and THE UNKNOWN TENANT Defendants
TO: The last known addresses of JOHN PECUNIA, 30 WILTON AVENUE, NORWALK, CT 06851
YOU ARE HEREBY NOTIFIED that an action for Partition of real property located in Hillsborough County, Florida which is the subject of this lawsuit is legally described as:
Lot 135, Sabal Key, Unit Two, according to the Plat thereof, as recorded in Plat Book 46, Page 51, of the Public Records of Hillsborough County, Florida.
Property Address: 6530 Solitaire Palm Way, Apollo Beach, FL 33572
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WILLIAM A. TRECO, ESQUIRE, Plaintiff's attorney, whose address is: 499 NW 70 Avenue, Suite 112, Plantation, FL 33317 (no later than 30 days from the date of the first publication of this Notice of Action), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

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

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA 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, CHERY 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/ Betsy 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

SECOND 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

SECOND 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 the 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 cu-

lator 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

SECOND 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 MARTIN A/K/A PETER T MARTIN, et al. Defendants.
TO: UNKNOWN SPOUSE OF PETER TRAVIS MARTIN A/K/A PETER MARTIN A/K/A PETER T MARTIN BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 702 HYSSOP PL BRANDON, FL 33510
UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 702 HYSSOP 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 HYSSOP 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
Dated: 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

SECOND 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.; LNVN 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-1/1C, 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: 1-800-955-8770. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

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

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 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

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 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, GRANTEES, 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 CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-CA-001630

CMG MORTGAGE, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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, GRANTEES, 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 CLARKS 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 Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 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

SECOND INSERTION

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

SECOND 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

SECOND 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