

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Life Christian Church located at 9051 Florida Mining Blvd Ste 104, in the County of Hillsborough, in the City of Tampa, Florida 33634 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 13th day of February, 2025. LIFE CHRISTIAN UNIVERSITY, INC February 21, 2025 25-00473H	<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Galaxy Cue Lounge located at 3519 Crescent Peak Way, in the County of Hillsborough, in the City of Plant City, Florida 33565 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Plant City, Florida, this 14th day of February, 2025. QWIN ENTERPRISES LLC February 21, 2025 25-00477H

FIRST INSERTION	FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 03/07/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1983 HAZI mobile home bearing vehicle identification numbers GDOCF-L23839853A and GDOCF-L23839853B and all personal items located inside the mobile home. Last Tenant: Derek George Mintzer, Janice Croft Mintzer, The Estate of Derek George Mintzer, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Derek George Mintzer, Unknown Party In Possession #1 n/k/a Unknown Party or Parties in Possession, Unknown Party In Possession #2 n/k/a Unknown Party or Parties in Possession and Derek Mintzer Jr. as Heir. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. February 21, 28, 2025 25-00471H	<b>NOTICE OF PUBLIC SALE:</b> 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 MARCH 24, 2025 BROADWAY CHROME & PARTS 5625 EAST BROADWAY AVE 1988 AJAX 1AJC23285J1002602 \$8,211.58 February 21, 2025 25-00485H

FIRST INSERTION	FIRST INSERTION
<b>NOTICE OF WORKSHOP SHELL POINT COMMUNITY DEVELOPMENT DISTRICT</b> The Workshop of the Board of Supervisors of the Shell Point Community Development District is scheduled to be held on the following dates at 6:00 p.m. located at The Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL. <b>FY 2025 WORKSHOPS</b> February 25, 2025 March 25, 2025 April 22, 2025 May 27, 2025 June 24, 2025 July 22, 2025 August 26, 2025 September 23, 2025 This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Inframark Districts, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Telephone: (813) 873-7300. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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. Lisa Castoria, District Manager February 21, 2025 25-00489H	

FIRST INSERTION	FIRST INSERTION
<b>NOTICE OF MEETINGS FISCAL YEAR 2024/2025 MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT</b> The Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 AT 10:00 A.M meeting * except September which will convene at 5:00 P.M. or immediately following the adjournment of the Connerton East CDD meeting. March 11, 2025 April 8, 2025 May 13, 2025 June 10, 2025 July 8, 2025 August 12, 2025 September 9, 2025 * The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 100 Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, who can aid you in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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. Debby Wallace, District Manager {00088274.DOC/2} February 21, 2025 25-00476H	

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Doug Wingate Ministries located at 16120 Chastain Rd, in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Odessa, Florida, this 13th day of February, 2025. LIFE CHRISTIAN UNIVERSITY, INC. February 21, 2025 25-00474H	<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sun City Center Window Washing located at 1510 New Bedford Drive in the City of Sun City Center, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of February, 2025. Robert F. Hart, Jr. Robert F. Hart, Jr. February 21, 2025 25-00486H

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gale Force Roofing and Restoration located at 510 Vondenburg Drive in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of February, 2025. Lifetime Quality Roofing - Tampa, LLC February 21, 2025 25-00498H	

FIRST INSERTION	FIRST INSERTION
<b>LYNWOOD COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES</b> The Lynwood 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 Hillsborough, 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, 2026. 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) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services, Lynwood Community Development District" (or by email SCraft@rizzetta.com). Proposals must be received by <b>12:00 p.m. on March 19, 2025</b> , at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager. Sean Craft, District Manager February 21, 2025 25-00481H	

FIRST INSERTION	FIRST INSERTION
<b>MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING</b> The Board of Supervisors ("Board") of the Mangrove Point and Mangrove Manor Community Development District ("District") will hold a regular meeting on March 14, 2025 at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610. The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://mangrovepointmanorredd.net/. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager February 21, 2025 25-00467H	

FIRST INSERTION	FIRST INSERTION
<b>ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING</b> The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on March 6, 2025, at 4:00 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it. The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting. A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours. Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office. Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Encore Community Development District Stephanie DeLuna, District Manager February 21, 2025 25-00466H	

FIRST INSERTION	FIRST INSERTION
<b>PUBLIC NOTICE</b> "Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908847 from ANA Realty LLC 9903 MAPLE ST GIBSONTON FL 33534 . Application received: Jan 2, 2025. Proposed activity: commercial. Project name: Sunny Self Storage. Project size: 3.94 acres Location: Section 30 Township 28 South, Range 21 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. February 21, 2025 25-00490H	

FIRST INSERTION	FIRST INSERTION
<b>Notice of Public Meetings Wynnmere East Community Development District</b> The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meetings at the South Shore Regional Library, 15816 Beth Shields Way, Ruskin FL 33573 on: Thursday, March 6, 2025, at 7:00 p.m. Thursday, May 1, 2025, at 7:00 p.m. Thursday, August 7, 2025, at 7:00 p.m. Each meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours, or from the District's website http://wynnmereeastcd.com/. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Any person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Stephanie DeLuna, District Manager February 21, 2025 25-00501H	

--- ESTATE ---	--- ESTATE ---
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION Case No: 22-CP-003069 Division: A IN RE: ESTATE OF CARL H. BERRY, SR., Deceased.</b> The administration of the estate of CARL H. BERRY, SR. deceased, Case No: 22-CP-003069 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Court-house, 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE 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, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is February 21, 2025. /s/ Wanda Berry WANDA BERRY Personal Representative /s/ Derek T. Matthews, Esquire Derek T. Matthews, Esquire Florida Bar No.: 1000992 David H. Page, Esquire Florida Bar No.: 1049323 Kaitlyn N. Beasley, Esquire Fla. Bar No. 1044518 Matthews Law & Associates 1091 E Brandon Blvd Brandon, FL 33511 813/588-5305 Email: dmatthews@matthewslawpa.com and denise@matthewslawpa.com Attorneys for Personal Representative February 21, 28, 2025 25-00493H	<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002613 Division Probate IN RE: ESTATE OF FRANCI FELISI PONETRELLI Deceased.</b> The administration of the estate of deceased, FRANCI FELISI PONETRELLI, whose date of death was July 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the mailing address of which is Clerk of Court, 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. 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. <b>Personal Representative: Lauren Leigh Briggs of 6165 Deming Ave, North Port, FL 34287</b> Attorney for Estate: /s/ Dawn Marie Bates-Buchanan Dawn Marie Bates-Buchanan, Attorney Florida Bar Number: 0179183 333 Tamiami Trail S, Suite 298 Venice, FL 34285 Telephone: (941) 799-3015 Fax: (800) 549-5137 E-Mail: dawnb@ladlawyersfla.com Secondary E-Mail: ladlawyersfla@aol.com February 21, 28, 2025 25-00497H

## --- ESTATE / PUBLIC SALES ---

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH Specialty Pharmacy - Brandon located at 10740 Palm River Road, Suite 120, in the County of Hillsborough in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 19th day of February, 2025.  
Florida Health Sciences Center, Inc.  
John Couris, President/CEO  
February 21, 2025

25-00520H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
FLORIDA  
PROBATE DIVISION  
File Number: 2024-CP-001665  
IN RE: ESTATE OF  
Margaret Hall Reid  
Deceased.**

The administration of the estate of MARGARET HALL REID, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 21, 2025.

**Angela Catherine Reid Stephan,  
Personal Representative**  
2706 SW 21st Place  
Cape Coral, Florida 33914

Christopher G. Jones  
Attorney for Personal Representative  
Florida Bar Number: 0119040  
Giles & Robinson, P.A.

445 W. Colonial Drive  
Orlando, FL 32804  
Telephone: (407) 425-3591  
Fax: (407) 841-8171  
E-Mail: chrishjones@gilesrobinson.com  
Secondary E-Mail:

probatedesk@gilesrobinson.com  
February 21, 28, 2025 25-00470H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
PROBATE DIVISION  
FILE NO.: 2025-CP-000286  
DIVISION: B**

**IN RE: JOHN LOUIS HOLLAND  
a/k/a JOHN LOUIS HOLLAND, SR.  
Deceased.**

The administration of the estate of JOHN LOUIS HOLLAND a/k/a JOHN LOUIS HOLLAND, SR., deceased, whose date of death was September 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-000286; the address of which is 800 E. Twiggs Street, Room 103, 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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, 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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 21, 2025.

**Petitioner  
MILAGROS UYECIO HOLLAND**  
17214 Equestrian Trail  
Odessa, FL 33556

Attorneys for Petitioner  
D. Michael Lins, Esquire  
Florida Bar No. 435899  
J. Michael Lins, Esquire  
Florida Bar No.: 1011033  
LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy., Suite 160-N  
Tampa, FL 33618  
Ph. (813) 386-5768  
Primary E-mail:  
mike@linslawgroup.com  
Secondary E-Mail:  
kris@linslawgroup.com  
February 21, 28, 2025 25-00480H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-000296  
Division: A  
IN RE: ESTATE OF  
LINDA LOUISE SMAJSTRLA,  
Deceased.**

The administration of the Estate of LINDA LOUISE SMAJSTRLA, deceased, whose date of death was December 21, 2024, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 21, 2025.

**Personal Representative:  
Shiloh Smajstrla**  
208 South Tampa Avenue, Unit 1  
Tampa, Florida 33609

Attorney for Personal Representative:  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway  
Suite 100  
Tampa, FL 33609

Telephone: (813) 851-3380  
E-Mail: elaine@estatelawtampa.com  
February 21, 28, 2025 25-00469H

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH Specialty Pharmacy - Davis Islands located at 5 Tampa General Circle, Suite MT-110, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 19th day of February, 2025.  
Florida Health Sciences Center, Inc.  
John Couris, President/CEO  
February 21, 2025

25-00519H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
Case No: 24-CP-003815  
IN RE: ESTATE OF  
Yuji Kaneko,  
Deceased.**

The administration of the estate of Yuji Kaneko, deceased, Case No: 24-CP-003815 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is Feb 21, 2025.

**TAKAHIRO KANEKO,  
Personal Representative**

/s/Derek T. Matthews, Esquire  
Derek T. Matthews, Esquire  
Florida Bar No.: 1000992  
David H. Page, Esquire  
Florida Bar No.: 1049323  
Kaitlyn M. Norris, Esquire  
Florida Bar No.: 1044518  
Daniel A. Alvarez, Esquire (of counsel)  
Fla. Bar No. 54475  
Matthews Law & Associates  
1091 E Brandon Blvd  
Brandon, FL 33511  
813/588-5305  
Email:  
dmatthews@matthewslawpa.com  
and denise@matthewslawpa.com  
Attorneys for Petitioner  
February 21, 28, 2025 25-00479H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP 0213  
IN RE: ESTATE OF  
BARBARA M. PARKER,  
Deceased.**

The administration of the estate of BARBARA M. PARKER, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the street 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 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 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 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 or a beneficiary as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is February 21, 2025.

**Suzanne M. Parker  
Personal Representative**

12417 Brick Cobblestone Drive  
Riverview, Florida 33579-9372  
Jeffrey S. Goethe  
Attorney for Personal Representative  
Florida Bar No. 0861420  
BARNES WALKER, GOETHE,  
PERRON, SHEA & ROBINSON,  
PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
Secondary Email:  
amonroe@barneswalker.com  
February 21, 28, 2025 25-00465H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 25-CP-000450  
Division A  
IN RE: ESTATE OF  
HELEN A. RICH A/K/A  
HELEN ATWATER RICH  
Deceased.**

The administration of the estate of Helen A. Rich a/k/a Helen Atwater Rich, deceased, whose date of death was January 11, 2025, 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 21, 2025.

**Personal Representatives:  
Alexandra Elizabeth DeGray**

19814 Gunn Hwy  
Odessa, Florida 33556  
**The Sanibel Captiva Trust Company  
(d/b/a The Tampa Bay  
Trust Company)**  
5920 Goodlette-Frank Rd  
Naples, Florida 34109  
**By: Print Name: Peter Knize  
Title: Executive Vice President**  
Attorney for Personal Representative:  
Linda D. Hartley, Attorney  
Florida Bar Number: 0951950  
Hill Ward Henderson  
101 E. Kennedy Boulevard, Suite 3700  
Tampa, FL 33602  
Telephone: (813) 221-3900  
Fax: (813) 221-2900  
E-Mail: linda.hartley@hwlaw.com  
Secondary E-Mail:  
probate.efile@hwlaw.com  
February 21, 28, 2025 25-00464H

## FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that FRANKFORD SELF STORAGE, LLC, OWNER, desiring to engage in business under the fictitious name of STOW PROS SELF STORAGE located at 30765 PCH 137, MALIBU, CALIFORNIA 90265 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
February 21, 2025 25-00511H

## FIRST INSERTION

**NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING AND AUDIT REVIEW COMMITTEE MEETING FOR THE  
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Carlton Lakes Community Development District will hold their regular monthly meeting on Wednesday, March 12, 2025, at 6:00 p.m. at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579. **There will be a Second Audit Committee meeting immediately prior to the onset of the regular meeting at 6:00 p.m.** The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Kristee Cole, District Manager

February 21, 2025

25-00515H

## FIRST INSERTION

**NOTICE OF REGULAR BOARD MEETING SCHEDULE  
FISCAL YEAR 2024-2025**

**CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Carlton Lakes Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024-2025 to be held at the **Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579** on the following dates at **6:00 p.m.:**

**FISCAL YEAR 2024-2025**  
Wednesday, March 12, 2025  
Wednesday, April 9, 2025  
Wednesday, May 14, 2025  
Wednesday, June 11, 2025  
Wednesday, July 9, 2025  
Wednesday, August 13, 2025  
Wednesday, September 10, 2025

**All meetings will convene at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.**

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Kristee Cole, District Manager

February 21, 2025

25-00514H

## FIRST INSERTION

**REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT**

The Riverbend West Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must:

1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by **4:00 PM EST, Friday, March 7, 2025**, to the attention of Inframark, c/o Kristee Cole, 313 Campus Street, Celebration, FL 34747.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with District Counsel, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with District Counsel, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. 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 with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Kristee Cole, District Manager at Kristee.cole@inframark.com  
Kristee Cole, District Manager  
February 21, 2025 25-00516H

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH Specialty Pharmacy located at 5905 Hampton Oaks Pkwy, Suite #, in the County of Hillsborough in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 19th day of February, 2025.

Florida Health Sciences Center, Inc.

John Couris, President/CEO

February 21, 2025

25-00518H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 24-CP-001421 DIVISION: B IN RE: FULTON ARTHUR ROY A/K/A FULTON A. ROY Deceased.**

The administration of the estate of Fulton Arthur Roy a/k/a Fulton A. Roy, deceased, whose date of death was August 28, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-001421; the address of which is 800 E. Twiggs Street, Room 206, 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or

demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 21, 2025.

**Personal Representative**

**Cynthia A. Roy**  
2428 South Ramona Cir.  
Tampa, FL 33612

Attorneys for Personal Representative

LINS LAW GROUP, P.A.

D. Michael Lins, Esquire

Florida Bar No.: 435899

J. Michael Lins, Esquire

Florida Bar No.: 1011033

14497 N. Dale Mabry Hwy.,

Suite 160-N

Tampa, FL 33618

Ph. (813) 386-5768

Primary E-mail:

mike@linslawgroup.com

Secondary E-Mail:

kris@linslawgroup.com

February 21, 28, 2025

25-00500H

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-000131 IN RE: ESTATE OF LINDA NOEMI SANTIAGO, Deceased.**

The administration of the estate of LINDA NOEMI SANTIAGO, deceased, whose date of death was October 2, 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

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 21, 2025.

**JOSE SANTIAGO,**

**Personal Representative**

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Cititcentre, Suite P600

290 NW 165 Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email:

Jennifer@srblawyers.com

February 21, 28, 2025

25-00488H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-532 IN RE: ESTATE OF ROBERT WILLIAM HROMALIK Deceased.**

The administration of the estate of Robert William Hromalik, deceased, whose date of death was June 28, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 21, 2025.

**Personal Representative:**

**/s/ Joseph J. Hromalik**

**Joseph J. Hromalik**

Attorney for Personal Representative:

SPINKS LAW FIRM

/s/ T. Edmund Spinks

T. Edmund Spinks, Esq.

Fla Bar No. 0423947

2801 W. Busch Blvd. Ste 200

Tampa, FL 33618

Phn: 813-651-1233

Email: ed@spinkslawfirm.com

February 21, 28, 2025

25-00492H

**NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number 25-CP-000344 IN RE: THE ESTATE OF BARBARA CAROLYN BROADLEY 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 Barbara Caro-

lyn Broadley, deceased, File Number 25-CP-000344, by the Circuit Court for Hillsborough, Florida, Probate Division, the address of which is 800 E Twiggs Street Tampa, FL 33602; that the decedent's date of death was June 14, 2024; that the total value of the estate is \$6,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Ernest W. Smith 181 Jim Debord Road, Pikeville, TN 37367

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the

FIRST INSERTION

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 date of first publication of this

Notice is February 21, 2025.

**Person Giving Notice:**

**MICHELLE M. SMITH, Petitioner**

Attorney for Person Giving Notice:

LAW OFFICE OF COX & SANCHEZ

Thomas F. Cox

Thomas F. Cox, Esq.

P.O. Box 21351

St. Petersburg, Florida 33742

Florida Bar No: 397873

Telephone (727) 896-2691

Attorney for Personal Representative

Thom@CoxSanchez.com

Electronic Service:

pleadings@CoxSanchez.com

February 21, 28, 2025

25-00513H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000422 IN RE: ESTATE OF MANISH HANDA, Deceased.**

The administration of the estate of MANISH HANDA, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: February 21, 2025.

**SHUCHI HANDA**

**Personal Representative**

11539 Navel Orange Way

Tampa, FL 33626

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:

jriviera@hnh-law.com

February 21, 28, 2025

25-00505H

FIRST INSERTION

**NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003722 Division East - O IN RE: ESTATE OF LINDA JO DEININGER, 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 LINDA JO DEININGER, deceased, File Number 24-CP-003722; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was September 18, 2024; that the total value of the estate is \$20,416.62, and \$19,000 of said amount was determined to be exempt property, and that the names and addresses of those to whom it has been assigned by such order are:

Name

Address

Beneficiaries:

MICHAEL RODNEY DEININGER

2911 Pemberton Creek Drive

Seffner, FL 33584

CHRISTOPHER JOHN

DEININGER

11143 Bramblebush Street

Tampa, FL 33624  
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 date of first publication of this Notice is February 21, 2025.

**Person Giving Notice:**

**CHRISTOPHER JOHN DEININGER**

11143 Bramblebush Street

Tampa, FL 33624

Attorney for Person Giving Notice:

JAMES S. EGGERT

Attorney for Petitioners

Email: jim@eggfitz.com

Secondary Email: leslie@eggfitz.com

Florida Bar No. 949711

EGGERT FITZPATRICK

811-B Cypress Village Blvd.

Ruskin, FL 33573

Telephone: (813) 633-3396

February 21, 28, 2025

25-00507H

--- SALES ---

FIRST INSERTION

**AMENDED NOTICE OF SALE 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 BERNADENE 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 BERNADENE WRIGHT; YBOR**

**LOAN COMPANY, a dissolved Florida corporation, Defendants and Counter-Defendants** NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment entered in this case on February 18, 2025, in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will, on March 26, 2025 at 10:00 a.m. EST, offer for sale and sell to the highest and best bidder for cash at an online sale at http://www.hillsborough.realeforeclose.com all the property situated in Hillsborough County, Florida described as:

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 Northwestly 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 Southeastly 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, FL 33598

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. 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 19th 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 21, 28, 2025

25-00522H

## --- ACTIONS / SALES / ESTATES ---

## FIRST INSERTION

**AMENDED 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 TROPP LAW GROUP, P.A., a Florida professional association, and UNKOWN 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 Victor Crist, Clerk of Court, 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](http://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 21, 28 2025 25-00510H

## FIRST INSERTION

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

**Case No. 24-CA-6161**  
**Division F**  
**LONESTAR FLIPCO FINANCIAL, LLC, a Texas Limited Liability Company Plaintiff vs. SOPHISTICATED DESIGN AND INVESTMENT, LLC, a Florida Limited Liability Company, TENANT NO. 1, and TENANT NO. 2, Defendants**

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on February 4, 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](http://www.hillsborough.realforeclose.com) at 10:00 AM on March 12, 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: February 12, 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 21, 28, 2025 25-00508H

## 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.: 18-CA-011643**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS7, Plaintiff, vs. CRISTINA M. GARCIA A/K/A CRISTINA GARCIA A/K/A CHRISTINA M. GARCIA A/K/A CRISTINA GARCIA MEDRANO; EMILIO MADERA; BRIM5 INC.; TRAPNELL RIDGE COMMUNITY ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST SAVINGS MORTGAGE CORPORATION, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Consent Final Judgment of Foreclosure dated February 14, 2025, and entered in Case No. 18-CA-011643 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, is Plaintiff and Cristina M. Garcia A/K/A Cristina Garcia A/K/A Christina M. Garcia A/K/A Cristina Garcia Medrano; Emilio Madera; Brim5 Inc.; Trapnell Ridge Community Association, Inc.; Mortgage Electronic Registration Systems, Inc., As Nominee For First Savings Mortgage Corporation, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00

a.m. on the 16th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 6, TRAPNELL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
 Property Address: 3517 Trapnell Ridge Drive, Plant City, Florida 33567

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: 2/18/2025

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: 18-401011

February 21, 28, 2025 25-00504H

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

**CASE NO.: 29-2024-CA-002811**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST, Plaintiff, v.**

**TEQUILA WILLIAMS AND EDWARD T. WILLIAMS, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 4, 2025, and entered in Case No. 29-2024-CA-002811 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST is the Plaintiff and TEQUILA WILLIAMS AND EDWARD T. WILLIAMS, are the Defendants. The Clerk of the Court, CINDY STUART, will sell

## FIRST INSERTION

to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on April 9, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 254, FERN CLIFF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1612 E NOME ST., TAMPA, FL 33604 (the "Property").

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

## IMPORTANT

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

## FIRST INSERTION

Harold Hall, Dawn M. Hall, Mortgage Electronic Registration Systems, Inc., as nominee for Amerisave Mortgage Corporation, Heritage Isles Golf and Country Club Community Association, Inc, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 17, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, BLOCK 22, HERITAGE ISLES PHASE 1C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 18126 EMERALD BAY STREET TAMPA FL 33647

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

In Accordance with the Americans with Disabilities Act, if you are a per-

## FIRST INSERTION

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 2nd day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 5, BIG OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: a-06-29-19-4BK-000005-00017.0

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

## FIRST INSERTION

LOT 4, BLOCK D, COPPER RIDGE - TRACT D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 11, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 807 CAPE COD CIRCLE, VALRICO, FL 33594

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

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.

GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/Christophal Hellewell  
 Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114230

Anya Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

fcpleadings@ghidottiberger.com

February 21, 28, 2025 25-00496H

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

Dated is 07 day of February, 2025.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie  
 Florida Bar #106621

Justin Ritchie, Esq.

IN/24-002625

February 21, 28, 2025 25-00517H

## FIRST INSERTION

**NOTICE OF ACTION by Publication**

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 FAMILY LAW DIVISION  
**Case No.: 24-DR-016313**  
**Division: D**

**IN THE INTEREST OF CHRISTIAN DEKARI LEVISON MINOR**

**EVELYN A. DAVIS and JIMMY DAVIS,**

**Petitioners/Grandparents and**

**CHRISTIN N. DAVIS and REGINALD D. LEVISON**

**Respondent/Father**

To: REGINALD D. LEVISON

Last Known Address: Granville Correctional Institute 1001 Zeazey Rd. Butner, NC 27509

YOU ARE NOTIFIED that an action for temporary child custody has been filed by your son's grandparents, EVELYN A. DAVIS and JIMMY DAVIS. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before MARCH 26, 2025 and file an original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on February 18, 2025

VICTOR D. CRIST

CLERK OF COURT

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

(SEAL)

BY: Isha Tirado-Baker

As Deputy Clerk

This instrument was prepared by Fehintola Oguntebi 1904 W. Cass Street Tampa, Florida 33606 (813) 254-8717 kemi@oguntebilaw.com Feb. 21, 28; Mar. 7, 14, 2025

25-00494H

## 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-003733**

**Division: B**  
**IN RE: ESTATE OF CHERYL ANN LUBIN**

**Deceased.**

The administration of the estate of CHERYL ANN LUBIN, deceased, whose date of death was October 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.

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 21, 2025.

**Personal Representative:**  
**MICHAEL ZEV LUBIN**  
 1630 Palm Leaf Drive  
 Brandon, Florida 33510

Attorney for Personal Representative:

Daniel M. Hartzog, Jr., Esq.

E-mail Addresses: dan@hartzog.law,

2adopt@heartfeltadpot.com

Florida Bar No. 0652067

Law Office of Daniel M. Hartzog, Jr.

1405 Oakfield Drive

Brandon, Florida 33511

Telephone: (813) 835-6000

February 21, 28, 2025 25-00523H

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE AND TRUST DIVISION  
**CASE NO.: 24-CP-002251**  
**IN RE: FAMILY TRUST MANAGEMENT REVOCABLE TRUST 105-75-1487**

TO: Svetlana Tornheim  
3330 NE 190th Street, #1118  
Aventura, FL 33180  
YOU ARE NOTIFIED that an action for judicial modification of trust has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Steven L. Hearn, Esquire, the plaintiff's attorney, whose address is Steven L. Hearn, P.A.,

600 S. Magnolia Ave., Ste. 200, Tampa, FL 33606, on or before April 4, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is

less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
DATED on 02/14, 2025.  
VICTOR D. CRIST  
As Clerk of the Court  
(SEAL) By: RYAN MARSH  
As Deputy Clerk  
Steven L. Hearn, Esquire,  
the plaintiff's attorney,  
Steven L. Hearn, P.A.,  
600 S. Magnolia Ave., Ste. 200,  
Tampa, FL 33606  
Feb. 21, 28; Mar. 7, 14, 2025  
25-00478H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case No. 24-CA-1777**  
**APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the FL-2302 Land Trust, Plaintiff, v. ALMA WRIGHT, RONALD WRIGHT, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 7, 2025 in Case No. 24-CA-1777 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein ALMA WRIGHT and RON-

ALD WRIGHT are the Defendants. The Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 10, 2025 at 10:00 a.m. the following described real property:  
Lot 2, Block 39, of VILLAGES OF BLOOMINGDALE - PHASES 2 & 3, according to the map or plat thereof as recorded in Plat Book 105, Pages 170 through 176, of the Public Records of Hillsborough County, Florida.  
a.k.a. 9822 Carlsdale Drive, Riverview, FL 33578  
In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis-

tance. Please contact ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 (813) 272-7040, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
/s/ Vestalia Aylsworth  
Vestalia Aylsworth, Esq.  
Law Office of Vestalia Aylsworth  
12307 SW 143rd Ln  
Miami, FL 33186-6026  
Telephone: (305) 282-6020  
vestalia@live.com  
Fla. Bar No. 111007  
Counsel for Plaintiff  
February 21, 28, 2025 25-00483H

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.: 2024CA005282**  
**PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., Plaintiff, vs. JOSEPH ODHIAMBO OLOO, Defendant.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/12/2025, in Case No.: 2024CA005282 of the Circuit Court in and for Hillsborough County, Florida, wherein PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., is the Plaintiff and JOSEPH ODHIAMBO OLOO, et al., is

the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on April 9, 2025, the following described property set forth in the Final Judgment of Foreclosure:  
LOT 4, BLOCK 28, OAK CREEK, PARCEL 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE(S) 112 THROUGH 130, INCLUSIVE, 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 AC-

COMMODATIONS 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 14, 2025  
By: /s/ Jennifer Sinclair  
Jennifer Sinclair, Esquire  
Florida Bar No.: 29559  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
February 21, 28, 2025 25-00475H

FIRST INSERTION

**AMENDED NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 24-CA-005577**  
Division: H  
**SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-BC2, Plaintiff, vs. MAGA INVESTMENTS OF TAMPA FLORIDA LLC, a Florida limited liability company; THOMAS HALPERIN, an individual; KEN JACK, an individual; LOANHIVE RE LLC, a Florida limited liability company; and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.**  
NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in this cause in the Circuit Court of Hill-

sborough County, Florida, and Fla. Stat. 45.031, Victor D. Crist, as Clerk of this Court, will sell the real estate located in Levy County Florida, described as:  
The West 1/2 of Lots 5 and 6, Block 4, WEST LAND, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 72, of the Public Records of Hillsborough County, Florida.  
The property which is the subject of foreclosure shall be sold to the highest bidder for cash at public sale on March 13, 2025, at 10:00 a. m. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com.  
ANY PERSON CLAIMING AN 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.  
DATED: February 12, 2025  
ELLISON | LAZENBY  
/s/ Jason M. Ellison  
Jason M. Ellison  
FBN: 0040963  
jellison@elattorneys.com  
150 Second Avenue N., Ste. 1770  
St. Petersburg, FL 33701  
admin2@elattorneys.com  
Phone: (727) 362-6151  
February 21, 28, 2025 25-00463H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 24-CA-008055**  
**M19 FUND LLC, a Florida limited liability company, Plaintiff, v. 7607 LA MESITA COURT, LLC, an administratively dissolved Florida limited liability company; MY THAO NGOC DUONG A/K/A THAO DUONG, Individually; THE GREENS OF TOWN 'N COUNTRY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation; JOHN DOE and JANE DOE, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.**  
Notice is hereby given that pursuant to the Uniform Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida,

wherein M19 FUND, LLC, Plaintiff and 7607 LA MESITA COURT, LLC, et al. are Defendants, the Clerk shall offer for sale to the highest bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on the 30th day of April 2025, the following described property as set forth in the Uniform Final Judgment of Foreclosure, to wit:  
Condominium Unit No. 7607, Building 3600, THE GREENS OF TOWN 'N COUNTRY, a condominium, according to the Declaration thereof, as recorded in Official Records Book 4381, Page 1167 and Condominium Plat Book 7, Page 1, both of the Public Records of Hillsborough County, Florida.  
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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.  
\*If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED: February 13, 2025  
KOPELOWITZ OSTROW  
FERGUSON WEISELBERG  
GILBERT  
Counsel for Plaintiff  
One West Las Olas Boulevard,  
Suite 500  
Fort Lauderdale, FL 33301  
Telephone: (954) 525-4100  
Facsimile: (954) 525-4300  
By: /s/ Marni L. Avidon  
Marni L. Avidon, Esq.  
Fla. Bar No.: 67895  
avidon@kolawyers.com  
001065/01224770\_1  
4896-9426-8442, v. 1  
February 21, 28, 2025 25-00468H

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  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 2023-CA-002263**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, Plaintiff, v. LUCRECIA ALTAGRACIA CRUZ ACEVEDO, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated September 16, 2024, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated February 14, 2025, issued in and for Hillsborough County, Florida, in Case No. 2023-CA-002263, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V is the Plaintiff, and LUCRECIA ALTAGRACIA CRUZ ACEVEDO, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE PEGUERO, ALYSSA PEGUERO, STEPHANIE PEGUERO SWEENEY, MARCOS PEGUERO and SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC., are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 28, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:  
LOT 46, BLOCK 6, SUMMERFIELD VILLAGE 1, TRACT 32 PHASES 3 & 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 73, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 13231 Prestwick Creek Drive, Riverview, FL 33579  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

**IMPORTANT**  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 17th day of February, 2025.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Judah L. Solomon  
Judah L. Solomon, Esq.  
Florida Bar No.: 59533  
E-Mail: Judah@HowardLaw.com  
February 21, 28, 2025 25-00484H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION: I  
**CASE NO.: 24-CA-003508**  
**SECTION # RF**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N, Plaintiff, vs. BRIAN J. FORTE; MONTREUX AND STILLWATER MASTER ASSOCIATION INC.; STILLWATER PROPERTY OWNERS ASSOCIATION INC.; CYNTHIA C. FORTE A/K/A CYNTHIA FORTE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR 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 06 day of March, 2025, the follow-

ing described property as set forth in said Final Judgment, to wit:  
Lot 38, STILLWATER PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PROPERTY ADDRESS: 7725 STILL LAKES DR, ODESSA, FL 33556  
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@fjud13.org  
Dated this 04 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  
24-01046  
February, 21, 28 2025 25-00482H

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. 19-CA-004983**  
**CIM Trust 2022-NR1, Plaintiff, vs. Joyce D. Bliss a/k/a Joyce Bliss, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-004983 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein CIM Trust 2022-NR1 is the Plaintiff and Joyce D. Bliss a/k/a Joyce Bliss; Beverly Kay Gainous; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Richard Paul Bliss a/k/a Richard P. Bliss, Deceased; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Richard C. Bliss a/k/a Richard Bliss, Deceased; United States of America, Department of the Treasury - Internal Revenue Service; Hillsborough County, Florida; Citibank, N.A., Successor in Interest to Citibank (South Dakota), N.A.; Debra L. Boje, Esquire, as Curator of the Estate of Richard Paul Bliss, Deceased; State of Florida Department of Revenue; Railroad & Industrial Federal Credit Union a/k/a Railroad and Industrial Federal Credit Union; Robert Duncan; Barbara A. Maggard a/k/a Barbara Maggard; George Eliblake Bliss a/k/a George E. Bliss a/k/a George Bliss; Barbara A. Maggard a/k/a Barbara Maggard, Personal Representative of The Estate of William N. Duncan,

Deceased; South Tampa Imaging Associates, P.A. f/k/a Bernard D. Stein, M.D., P.A. ; Ascensionpoint Recovery Services, LLC on Behalf of Synchrony Bank; Ascensionpoint Recovery Services, LLC on Behalf of Citibank, N.A. ; Ascensionpoint Recovery Services, LLC on JC Penny Mastercard; Hillsborough County, Florida, by and through it's Department of Health and Social Services; Watson Clinic LLP 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 19th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:  
THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LESS ROAD RIGHT-OF-WAY ON ITS SOUTH SIDE, IN HILLSBOROUGH COUNTY, FLORIDA.  
LESS A PARCEL OF LAND BEGINNING AT THE NORTH-EAST CORNER OF THE ABOVE-DESCRIBED PARCEL; THENCE GOING S 89°51'53" W ALONG THE NORTH LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF STATED SECTION 1, A DISTANCE OF 25.00 FEET; THENCE S 00°00'09" W A DISTANCE OF 131.50 FEET; THENCE GOING N 89° 51'53" E A DISTANCE OF 25.00 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF STATED SECTION 1; THENCE N 00°00'09"

E ALONG STATED WEST BOUNDARY A DISTANCE OF 131.50 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH: 1973 USCO MOBILE HOME SERIAL# GCEHBDVSH2883B SWMH  
TAX ID: 089340-1000  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.  
You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org  
Dated this 13th 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  
FLCourtDoes@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 17-F04105  
February 21, 28, 2025 25-00472H

**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**  
IV0248

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**Case No. 24-CA-004588**  
**Mortgage Lenders Investment Trading Corporation d/b/a RP Funding f/k/a R P Funding, Inc, Plaintiff, vs.**  
**Alan Lane a/k/a Alan D. Lane, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-004588 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Mortgage Lenders Investment Trading Corporation d/b/a RP Funding f/k/a R P Funding, Inc is the Plaintiff and Alan Lane a/k/a Alan D. Lane; Unknown Spouse of Alan Lane a/k/a Alan D. Lane; Technology Credit Union; The Westwood Homeowners Association of Walden Lake, Inc.; Walden Lake 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 2nd day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 53, BLOCK 3, WALDEN LAKE UNIT 30, PHASE 1, SECTION D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 TAX ID: P-12-29-21-57C-000003-00053.0

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 Ad-

ministrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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

Dated this 18th 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 # 23-F00332  
 February 21, 28, 2025 25-00502H

## FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION**

**CASE NO.: 29-2015-CA-009957**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**  
**RACHEL RUTHERFORD, et al, Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 4, 2025, and entered in Case No. 29-2015-CA-009957 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nacionstar Mortgage LLC, is the Plaintiff and Rachel Rutherford, Fishhawk Ranch Homeowners Association, Inc., Florida Housing Finance Corporation, Kinglet Ridge at Fishhawk Ranch Homeowners Association, Inc., Unknown Party #1 NKA Frankie Irwin, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest

and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 14, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1, BLOCK 29, FISHHAWK RANCH PHASE 2 TRACT 12B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 265 THROUGH 276, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 A/K/A 5527 KINGLETHILL DRIVE, 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 before the Clerk reports the surplus as unclaimed.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of cer-

tain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 19 day of February, 2025.  
**ALBERTELLI LAW**  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
 By: /s/ Justin Ritchie  
 Florida Bar #106621  
 Justin Ritchie, Esq.  
 CT - 15-197556  
 February 21, 28, 2025 25-00521H

## 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.: 18-CA-008577**  
**EAGLE HOME MORTGAGE, LLC, Plaintiff, vs.**

**JEROME SIMS JR; SANDRA M TILLMAN-SIMS; AQUA FINANCE, INC; HAWKS LANDING COMMUNITY ASSOCIATION OF HILLSBOROUGH, INC.; UNKNOWN TENANT 1;**

**UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS**

**Defendant(s).**  
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on in Civil Case No. 18-CA-008577, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, EAGLE HOME MORTGAGE, LLC is the Plaintiff,

and JEROME SIMS JR; SANDRA M TILLMAN-SIMS; AQUA FINANCE, INC; HAWKS LANDING COMMUNITY ASSOCIATION OF HILLSBOROUGH, INC.; 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](http://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: LOT 04, IN BLOCK 04, OF WYNNMERE EAST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.

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 dis-

ability 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.  
**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: 2025.02.10 10:48:57-05'00'  
 Foxit PDF Editor Version: 12.1.0  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1100-254B  
 February 21, 28, 2025 25-00495H

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

**CASE NO.: 25-CA-001068**

**DIV D**  
**REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs.**

**JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, 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,**

**UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, Defendants.**  
 TO: JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, UNKNOWN SPOUSE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BLAKE R. MCGEHEE A/K/A BLAKE

MCGEHEE, 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.

Notice is hereby given JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, UNKNOWN SPOUSE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, 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, that an action to foreclose on the following property in Hillsborough County, Florida:

LOT (S) 23 AND 24, BLOCK 11, CASA LOMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 ALSO KNOWN AS 8704 N. OTIS AVENUE, TAMPA, FL 33604. 3/19/2025

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Wayne E. Klinkbeil, Esquire, the Plaintiff's attorney,

whose address is, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801

30 days from the first date of 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 2/11/2025.

**VICTOR CRIST**  
 Clerk of the Court  
 (Court Seal) By: **JENNIFER TAYLOR**  
 Deputy Clerk

Wayne E. Klinkbeil, Esquire,  
 the Plaintiff's attorney,  
 121 S. Orange Avenue, Suite 1420,  
 Orlando, FL 32801  
 February 21, 28, 2025 25-00487H

## FIRST INSERTION

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

**CASE NO: 23CA015429 - Div H**  
**FIRST COMMERCE, LLC, an Oregon limited liability company, Plaintiff, vs.**

**3401 W FLETCHER AVE, LLC, a Florida limited liability corporation, MATTHEW KRUSZEWSKI, DDS, PLLC, ADAM GROMAK, D.D.S., VINCENT DELLE DONNE, D.M.D., STEVEN T. SHWER, CARROLLWOOD GROVE PROFESSIONAL PARK ASSOCIATION, INC., UNKNOWN TENANT NO. 1, and UNKNOWN TENANT NO. 2, Defendants,**

NOTICE IS HEREBY GIVEN that pursuant to the Second Amended Final Judgment of Foreclosure dated February 13, 2025, in the Thirteenth Circuit Court in and for Hillsborough County, Florida, wherein FIRST COMMERCE, LLC, an Oregon limited liability company is the Plaintiff, and granted against the Defendants, 3401 W FLETCHER AVE, LLC, a Florida limited liability corporation, MATTHEW KRUSZEWSKI, MATTHEW KRUSZEWSKI, DDS, PLLC, ADAM GROMAK, D.D.S., VINCENT DELLE DONNE, D.M.D., STEVEN T. SHWER, and CARROLLWOOD GROVE PROFESSIONAL PARK ASSOCIATION, INC. in Case No. 23CA015429, the Clerk of this Court, Victor D. Crist, will at 10:00 a.m. on the, 6th of March, 2025 offer for sale

and sell to the highest bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) in accordance with Section 45.031, Florida Statutes, the real property situate and being in Hillsborough County, Florida more particularly described as:

A Portion of the East½ of the Southwest¼ of the Northwest¼ of the Northwest¼ of Section 10, Township 28 South, Range 18 East, Hillsborough County, Florida, more particularly described as follows:  
 Commence at the intersection of the West boundary of said East½ of the SW¼ of the NW¼ of the NW¼ with the South boundary of the North 325.0 feet of said East½ of the SW¼ of the NW¼ ¼ of the NW ¼; thence on said South boundary N 89°48' 51" E a distance of 248.52 feet; thence S 00°11'09" E, a distance of 176.49 feet for a POINT OF BEGINNING.

Thence N 79°58'34" E a distance of 54.67 feet; thence S 10°01'26" E a distance of 60.00 feet; thence S 79°58'34" W a distance of 54.67 feet; thence N 10°01'26" W a distance of 60.00 feet to the POINT OF BEGINNING.

Said sale will be made pursuant to and in order to satisfy the terms of said Amended Final Judgment of Foreclosure.

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

**NOTICE TO PERSONS WITH DISABILITIES**

"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."

Please refer to Florida Rule of Judicial Administration 2.526 regarding accessibility requirements for court documents.

DATED: February 18, 2025  
 Respectfully Submitted,  
**SAAVEDRA | GOODWIN**  
 Counsel for Plaintiff  
 888 S 3rd Avenue, Suite 500  
 Fort Lauderdale, FL 33316  
 Tel: 954-767-6333  
 Fax: 954-767-8111  
 Email: [glandsay@saavlaw.com](mailto:glandsay@saavlaw.com)  
 Service Email: [eservice@saavlaw.com](mailto:eservice@saavlaw.com)  
 By: /s/ Glen Lindsay, Esq.  
**GLEN LINDSAY, ESQ.**  
 FBN: 59200  
 February 21, 28, 2025 25-00491H

**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-004586**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES**

**2006-KS2, Plaintiff, VS.**  
**BENYAM DERAR A/K/A BINYAM GEBRESLASSIE; LISA J. VINSON A/K/A LISA VINSON; SUNTRUST BANK; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT; DBI INVESTMENTS, LLC D/B/A PAUL DAVIS RESTORATION, EAST TAMPA; VALRICO HEIGHTS ESTATES HOMEOWNERS ASSOCIATION, INC.; 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

## FIRST INSERTION

Final Judgment. Final Judgment was awarded on February 17, 2025 in Civil Case No. 24-CA-004586, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS2 is the Plaintiff, and BENYAM DERAR A/K/A BINYAM GEBRESLASSIE; LISA J. VINSON A/K/A LISA VINSON; SUNTRUST BANK; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT; DBI INVESTMENTS, LLC D/B/A PAUL DAVIS RESTORATION, EAST TAMPA; VALRICO HEIGHTS ESTATES HOMEOWNERS ASSOCIATION, INC.; 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](http://www.hillsborough.realforeclose.com) on June 19, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 3, VALRICO HEIGHTS ESTATES, AS PER PLAT THEREOF, RECORDED

IN PLAT BOOK 95, PAGE 100, 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 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 18th 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,  
 FL Bar No. 66699  
 2025.02.18 13:03:14-5'00'  
 FBN: 66699  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1221-15959B  
 February 21, 28, 2025 25-00499H

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

1V10257

**CALL 941-906-9386**

and select the appropriate County name from the menu option

or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

THIRD INSERTION

**NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION**  
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 FAMILY LAW DIVISION  
**CASE NO.: 24-DR-012661**  
**DIVISION: E**  
**IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD**  
 TO: Jacob Kyle Sheppard or any known or unknown legal or biological father of the female child born on January 2, 2019, to Jourdan Pfleger  
 Current Residence Address: Unknown  
 Last Known Residence Address: 216 NE 4th Street, Chiefland, FL 32626  
 YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed regarding a female child born on January 2, 2019, in Pensacola, Florida, to Jourdan Pfleger. The legal father, Jacob Kyle Sheppard, is Caucasian, 36 years old, 6' 1" tall, brown/grey hair, blue eyes, thin build. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on April 17, 2025, at 10:30AM EST, before Judge Michael J. Hooi (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 413, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be held via Zoom at the following link: <https://zoom.us/j/9171020630>. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.  
 You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.  
 If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Suite B, Tampa, FL 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL 33602, (813) 276-8100, on or before March 11, 2025, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.  
 UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE

WITH THE COURT AND TO APPEAR AT THE APRIL 17, 2025, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
 DATED in Tampa, Hillsborough County, Florida, this 30th day of January 2025.  
**VICTOR D. CRIST**  
 Clerk of the Circuit Court  
 (SEAL) By: **JENNIFER TAYLOR**  
 Deputy Clerk  
 Petitioner's attorney,  
 Tate Healey Webster,  
 418 W. Platt St., Suite B,  
 Tampa, FL 33606-2244,  
 (813) 258-3355  
 February 7, 14, 21, 28, 2025  
 25-00374H

SECOND 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 I 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](http://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-

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@fjud13.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](mailto:eservice@decubaslewis.com)  
 09-55826  
 February 14, 21, 2025 25-00433H

SECOND 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

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](mailto:answers@dallegal.com)  
 1496-174948 / SR4  
 February 14, 21, 2025 25-00404H

--- ESTATE ---

THIRD 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 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. 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 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](mailto:Scott@srblawyers.com)  
 Secondary Email: [jennifer@srblawyers.com](mailto:jennifer@srblawyers.com)  
 February 14, 21, 2025 25-00456H

**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**

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

## --- ESTATE ---

## 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-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 33602  
Attorney For Personal Representative  
MONICA A. MERCER, ESQ.  
SAXON GILMORE & CARRAWAY,  
P.A.  
201 E. Kennedy Blvd., Suite 600  
Tampa, FL 33602  
Phone: 813.314.4500 phone  
Email: mmercerc@saxongilmore.com  
Florida Bar #65407  
February 14, 21, 2025 25-00430H

## --- TAX DEEDS ---

## THIRD 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 Gabreele Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00355H

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

## THIRD 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 CONDOMINIUM 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 Gabreele Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00353H

## 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-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 732.2211.

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  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
jennifer@srblawyers.com  
February 14, 21, 2025 25-00434H

## SECOND 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

## SECOND 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. 732.2211, 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:**

**/s/ Christopher Lattanze**  
**CHRISTOPHER LATTANZE**  
153 Burberry Drive  
Williamston, South Carolina 29697  
Attorney for Personal Representative:  
/s/ Lori Vella  
ID tje23hEkXVettGx3UnKcITIR  
LORI VELLA, ESQ.  
Florida Bar Number: 356440  
Law Office of Lori Vella, PLLC  
14502 N. Dale Mabry Hwy., Ste. 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
February 14, 21, 2025 25-00419H

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

The date of first publication of this notice is February 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 33618  
Telephone: (813) 235-4501  
E-Mail: h@pthlawfirm.com  
February 14, 21, 2025 25-00417H

## SECOND 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

## SECOND 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is 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 33761  
Telephone: (727) 712-1710  
Primary email:  
eservice1@thehernandezlaw.com  
Secondary email:  
david@thehernandezlaw.com  
Secondary email:  
victoria@thehernandezlaw.com  
February 14, 21, 2025 25-00416H

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 Representatives:**

**Jodie A. Vint**  
13434 Hobson-Simmons Road  
Lithia, Florida 33547  
**Jana M. Roncolato**  
2903 Linwood Drive  
Sarasota, Florida 34232-5436  
Attorney for Personal Representatives:  
/s/ Benjamin C. Sperry  
Benjamin C. Sperry, Attorney  
Florida Bar Number: 84770  
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

## --- ACTIONS ---

## FOURTH INSERTION

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No.: 24-DR-004729  
Division: B  
NELSON MALDONADO, Petitioner,

and  
EVANGELINA MENDEZ GONZALEZ, Respondent,  
TO: EVANGELINA MENDEZ GONZALEZ  
1250 SKIPPER RD APT. 107  
TAMPA, FL 33613

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FRANK BANE

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

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address,

Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 1/28/2025

VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR  
Deputy Clerk

FRANK BANE ESQ.  
ATTORNEY FOR PETITIONER  
10948 N 56TH ST, SUITE 205  
TEMPLE TERRACE, FL 33617  
SERVICEBANELAW@GMAIL.COM  
Jan. 31; Feb. 7, 14, 21, 2025  
25-00304H

--- ACTIONS / ESTATE / TAX DEEDS ---

SECOND 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

SECOND 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 Edgecombe 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

SECOND 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, WLAW, 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

SECOND 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: jerrodd@alfonsohersch.com  
February 14, 21, 2025 25-00436H

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND 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 Heniard 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

SECOND 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. Twiggs 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-

empt 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 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 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.

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

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, and attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, 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.

**Personal Representative:**  
**Carmen Spence**  
1132 SE Rogers Drive  
Lulu, Florida 32061  
Attorney for Personal Representative:  
Melinda L. Budzynski, Attorney  
Florida Bar Number: 97831  
11256 Boyette Rd.  
Riverview, FL 33569  
Telephone: (813) 850-0025  
Fax: (813) 850-0040  
E-Mail: mindy@summerfieldlaw.com  
February 14, 21, 2025 25-00446H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-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 the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: 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. Twiggs 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

SECOND 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 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 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 Bosphorus Avenue  
Tampa, Florida 33606  
(813) 230-9745  
Email: fgrecolaw@verizon.net  
February 14, 21 2025 25-00429H

THIRD 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 Gabrielle 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**

## -- ACTIONS / SALES --

## SECOND 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, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF VIVIAN A. VIRGIL A/K/A VIVIAN VIRGIL, DECEASED, REGINA L. VIRGIL; STEPHANIE VIRGIL AND STEPHANIE VIRGIL GAINES, Defendant(s), NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Joint Motion to Reschedule Foreclosure Sale entered on January 23, 2025 and the Uniform Final Judgment of Foreclosure entered on July 18, 2023, in Case No. 19-CA-007908 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein Notelink Financial, LLC, is

Plaintiff, and Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By Through Under or Against the Estate of Vivian A. Virgil A/K/A Vivian Virgil, Deceased, Regina L. Virgil, Stephen Virgil and Stephanie Virgil Gaines, are Defendants, the Office of 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

## 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-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, 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 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, 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](http://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

## SECOND 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. 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@fjud13.org.

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

## SECOND 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](http://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, PALMARIA 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

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-013106**

SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDAL 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; NORTHDAL 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, NORTHDAL 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

## 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. 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, et al., 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 Boult 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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 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](http://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

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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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](http://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 ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 24-CA-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, GRANTEEES, 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.realeforeclose.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@fljud13.org](mailto:ADA@fljud13.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@fljud13.org](mailto:ADA@fljud13.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](mailto:michelle@glass-law.net)  
 February 14, 21, 2025 25-00460H

SECOND INSERTION

**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](mailto: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@fljud13.org](mailto:ADA@fljud13.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

SECOND 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.realeforeclose.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](mailto:szetrouer@zp-legal.com)  
[cos@zp-legal.com](mailto: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.realeforeclose.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@fljud13.org](mailto:ADA@fljud13.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](mailto:kimberlygarno@gmail.com)  
 February 14, 21, 2025 25-00449H

SECOND INSERTION

**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

SECOND 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.realeforeclose.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, GRANTEEES, 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.realeforeclose.com](http://www.hillsborough.realeforeclose.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@fljud13.org](mailto:ADA@fljud13.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](mailto: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](mailto:fmail@raslg.com)  
 24-213572 - NaC  
 February 14, 21, 2025 25-00440H

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-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.realeforeclose.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@fljud13.org](mailto:ADA@fljud13.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](mailto:FLCourtDocs@brockandscott.com)  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 24-F01495  
 February 14, 21, 2025 25-00438H

## --- TAX DEEDS / ESTATE ---

## THIRD 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](http://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

## THIRD 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](http://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

## FOURTH 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  
Spring 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

## THIRD 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](http://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

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

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

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

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

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

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

## SECOND INSERTION

AMENDED NOTICE OF  
FORECLOSURE SALE

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

Case No. 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](http://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 of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602.

By: /s/Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRSservice@mccalla.com

Fla. Bar No.: 146803

23-07519FL

February 14, 21, 2025 25-00448H

## 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. 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](http://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 CARROLL-  
WOOD, ACCORDING TO MAP  
OR PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 55,  
PAGE 47 OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.

Property Address: 14517 NET-  
TLE 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. 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@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

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

Case No. 24-CA-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 follow-

ing property in Hillsborough County,

Florida, to-wit:

LOT 13, BLOCK 11, CHERRY  
CREEK UNIT 3, ACCORD-  
ING 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 ad-

dress 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 Edge-  
comb Courthouse, 800 Twigg Street,  
Tampa, FL 33602, either before service  
on Plaintiff's attorney or immediately  
thereafter; otherwise, a default will be  
entered against you for the relief de-  
manded in the complaint petition.

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