

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

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

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

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

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

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

Ruben Durand, District Manager

February 28, 2025

25-00529H

#### FIRST INSERTION

##### INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for the construction of synthetic tee line and concrete pads at Rogers Park Golf Course.

##### BID #24-07

Construction of Synthetic Tee Line and Concrete Pads at Rogers Park Golf Course

##### MANDATORY PRE-BID CONFERENCE

Monday, March 10, 2025 at 10am

Rogers Park Golf Course

7910 N. 30th Street, Tampa, FL 33610

##### BID DUE DATE

Tuesday, March 18, 2025 not later than 10am

Submit via Email to bids@tampasportsauthority.com or

Drop Bid off at Raymond James Stadium (Entrance B/C off Himes Avenue)

Bid packages will be available for distribution on Friday, February 21, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 13th Day of February 2025.

/s/ Deltecia Jones

Procurement Manager

TAMPA SPORTS AUTHORITY

February 28, 2025

25-00530H

#### FIRST INSERTION

##### NOTICE OF BOARD MEETING

##### WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

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

Richard McGrath, District Manager

Governmental Management Services - Tampa, LLC

February 28, 2025

25-00533H

#### 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 Pharmacy at Tampa General Hospital 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 28, 2025

25-00550H

#### 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 Pharmacy at TGH Outpatient Center 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 28, 2025

25-00551H

#### FIRST INSERTION

##### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

##### NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

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

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

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

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

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

District Manager

February 28, 2025

25-00554H

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PAMCASSO DESIGNS:

Located at PO Box 882 : Hillsborough County in the City of Lithia : Florida, 33547-0882 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lithia Florida, this February day of 20, 2025

FRACTURE FASHIONZ

February 28, 2025

25-00546H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Bay Padel Club located at 6421 N. Florida Ave Suite D-1785 in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2025.

Tampa Bay Raquet Sports LLC

February 28, 2025

25-00531H

#### FIRST INSERTION

##### HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

##### NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

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

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

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

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

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

District Manager

February 28, 2025

25-00552H

#### 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 IYK Title Agency located at 6930 W. Linebaugh Avenue, Tampa, FL 33625, in the County of Hillsborough in the City of Tampa, Florida 33625 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 20th day of February, 2025.

February 28, 2025

25-00555H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Southern Draw As-Built Service located at 7987 Bumpy Way in the City of Plant City, Hillsborough County, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2025.

Dame's Ventures, LLC

Clint Dame

February 28, 2025

25-00548H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 03/20/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

D-763

B-437

G-829

A-308

B-449

7-95

17-12

D-723

F-799

B-493

B-491

Smith, Teresa

Montano, Wilfredo

Brady, David

Hugee, Mieshia

Thomas, Christopher

Edwards Sr, Actavious

Batts, Brittney

Bulter, Pamella

Singleton, Hinson

Posada, Jennifer

Chatman, Kanisha

kitchenware appliances furniture

tools artwork furniture

tools toys totes

outdoor chairs boxes

tools appliances totes

boxes totes

toys furniture fishing gear

tools furniture electronics

tools electronics totes

furniture totes

clothing electronics totes

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

Feb. 28; Mar. 7, 2025

25-00592H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Adventure Crafts & Co located at 10736 Rockledge View Dr in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of February, 2025.

Skyler Hall

February 28, 2025

25-00569H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A3 Industries located at 415 East Knights Griffin Road in the City of Plant City, Hillsborough County, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2025.

A3 Tactical Inc.

February 28, 2025

25-00568H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Legacy Bridge Company located at 16408 Millan De Avila in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2025.

Pro-Verbs.com, LLC

February 28, 2025

25-00584H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/28/2025 10:11 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTDBR32EX60085589

2006 TOYOTA COROLLA CE/LE

SHSRD78813U101304

2003 HONDA CRV

1FMCU9GDXKUB96437

2019 FORD ESCAPE

1FMCU9GD7KUB48796

2019 FORD ESCAPE SE

February 28, 2025

25-00567H

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of I know A Guy Home Improvement located at 10825 Kirkwall Port Dr, in the County of Hillsborough, in the City of Wimauma, Florida 33598 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wimauma, Florida, this 25th day of February, 2025.

Kevin McCarthy

February 28, 2025

25-00583H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Alexis Jacquelin Designs located at 13744 Chestersall Dr in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2025.

Alexis Farese

February 28, 2025

25-00570H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 3/20/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A032

Alexis Teague

Boxes, Furniture, Clothing, Collectibles, Toys

Unit # A078

Emmanuel Clayton

Appliances, Boxes, Furniture

Unit # A201

Carlos Del Sol Ramos

Appliances, Beeding, Boxes, Furniture, Lamps, Sports

Unit# A214

Erica Carter

Furniture, Electronics

Unit # A216

--- PUBLIC SALES ---

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Chubb Alternative Risk Re located at Chubb Alternative Risk Solutions Inc. in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of February, 2025.
Chubb Alternative Risk Solutions Inc.
Susan Heenan
February 28, 2025 25-00602H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Riggs N Rollers located at 8402 N Highland Ave Ste 160, in the County of Hillsborough, in the City of Tampa, Florida 33604 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 21st day of February, 2025.
Abraham Clemetson JR
February 28, 2025 25-00559H

FIRST INSERTION
MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING
Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, March 10, 2025, at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon - 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.
Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 536.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 742. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.
A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
District Manager
February 28, 2025 25-00553H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Montana Bridge Company located at 16408 Millan De Avila in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of February, 2025.
Pro-Verbs.com, LLC
February 28, 2025 25-00585H

FIRST INSERTION
PUBLIC NOTICE
Skyway Towers, LLC proposes to construct a 155-foot monopole telecommunications tower at the approx. vicinity of 10701 Bloomingdale Avenue, Riverview, Hillsborough County, FL 33578; Lat: 27-53-35.17, Long: -82-19-24.7. Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp., Trenton Clark, t.clark@trileaf.com, 1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067, (678) 653-8673.
February 28, 2025 25-00599H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that TAMPA BAY NEMT, LLC, OWNER, desiring to engage in business under the fictitious name of TOOTL TRANSPORT located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 28, 2025 25-00560H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Snowbird Homes LLC, desiring to engage in business under the fictitious name of Snowbird DaySpa and Retreat located at 402 Strawberry Ridge Blvd, in the City of Valrico, Florida 33594 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 28, 2025 25-00545H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sky Tax Consulting located at 17907 Timber View St, in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of February, 2025.
Shradha Sood
Sun and Faith Business Services LLC
February 28, 2025 25-00565H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cross Fenced Farm located at 7987 Bumpy Way in the City of Plant City, Hillsborough County, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of February, 2025.
Clint Dame
Clint Dame
February 28, 2025 25-00549H

FIRST INSERTION
Public Notice
Effective March 15, 2025, Satish Chander Kapoor, MD, will no longer be providing care at Optum.
Patients of Dr. Chander Kapoor may continue care at Optum - Valrico.
Patients can obtain copies of their medical records at:
Optum - Valrico
1082 E. Brandon Blvd.
Brandon, FL 33511
Phone: 1-813-689-9900
Feb. 28; Mar. 7, 14, 21, 2025
25-00558H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 03/14/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1993 WEST mobile home bearing Vehicle Identification Numbers GAFLP07A26971W2 and all personal items located inside the mobile home. Last Tenant: Samuel Cruz Diaz. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
Feb. 28; Mar. 7, 2025 25-00600H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Course Knights located at 9211 Persimmon Brook Trail APT 102 in the City of Thonotosassa, Hillsborough County, FL 33592 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of February, 2025.
SBM & Web Design LLC
Yazan Al Kabbani, Authorized Member (AMBR)
February 28, 2025 25-00588H

FIRST INSERTION
Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date March 21st, 2025 @ 10:00 AM at each individual repair facility.
40211 2016 Cadillac VIN#: 1G6AA5RX0G0113815 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt \$4,340.15
February 28, 2025 25-00534H

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of March, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Headd, Christopher FURNITURE , COUCH, LOVESEAT , ELECTRIC FIREPLACE, TABLE , DRESSER; Robinson, Chelse Dining Room Table, (3) TVs, Boxes, Sofa, Dressers, Boxes, Office Chair, Ottoman,, Suitcase, Storage Containers, Computer Keyboard,, Miller, Ayanna TOOLS, BOXES, LAMPS, CHAIRS, GRILL, LAWNMOWER, TOOLBOX, GENERATOR; Green, Pamela COOLER, BAR STOOLS, WINTER COAT, TABLE LAMPS, GRILL, BOXES, TOTES, LAWNMOWER, TOOLBOX, GENERATOR, TABLE, LADDER; Williford, September M. Guitar, Dining Room Tables (2) , Bike, Computer, Dresser, Hover round Scooter, Mattresses, Clothes, Vacuum, 2 Microwaves, Bags, Coleman Lantern, Ironing Board; Ortega, Destiny M. FLATSCREEN TV, BOXES, TOTES, BOX FAN , PRINTER, CLOTHES, SHOES, MISC HOUSHOLD ITEMS; Espinoza, Peter TOTES, BAGS, DE-CANTUR SET, SPEAKERS, MISC ITEMS; Hollis, Monica Shop Vac, Flat screen TV , Bookshelf, Storage Bins, Boxes, Totes, Shoes, Bicycle, Car seat, Bags, Mattress, Bean Bag Chair; Johnson, Jontia CLOTHES, BOXES, BAGS, DIAPERS, KIDS TOYS, BED, COUCH, MICROWAVE, MISC ITEMS; Rayborn, Robert BOXES, TOTES; Smith, Ashley BAGS, CLOTHES MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Feb. 28; Mar. 7, 2025 25-00528H

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of March, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Headd, Christopher FURNITURE , COUCH, LOVESEAT , ELECTRIC FIREPLACE, TABLE , DRESSER; Robinson, Chelse Dining Room Table, (3) TVs, Boxes, Sofa, Dressers, Boxes, Office Chair, Ottoman,, Suitcase, Storage Containers, Computer Keyboard,, Miller, Ayanna TOOLS, BOXES, LAMPS, CHAIRS, GRILL, LAWNMOWER, TOOLBOX, GENERATOR; Green, Pamela COOLER, BAR STOOLS, WINTER COAT, TABLE LAMPS, GRILL, BOXES, TOTES, LAWNMOWER, TOOLBOX, GENERATOR, TABLE, LADDER; Williford, September M. Guitar, Dining Room Tables (2) , Bike, Computer, Dresser, Hover round Scooter, Mattresses, Clothes, Vacuum, 2 Microwaves, Bags, Coleman Lantern, Ironing Board; Ortega, Destiny M. FLATSCREEN TV, BOXES, TOTES, BOX FAN , PRINTER, CLOTHES, SHOES, MISC HOUSHOLD ITEMS; Espinoza, Peter TOTES, BAGS, DE-CANTUR SET, SPEAKERS, MISC ITEMS; Hollis, Monica Shop Vac, Flat screen TV , Bookshelf, Storage Bins, Boxes, Totes, Shoes, Bicycle, Car seat, Bags, Mattress, Bean Bag Chair; Johnson, Jontia CLOTHES, BOXES, BAGS, DIAPERS, KIDS TOYS, BED, COUCH, MICROWAVE, MISC ITEMS; Rayborn, Robert BOXES, TOTES; Smith, Ashley BAGS, CLOTHES MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Feb. 28; Mar. 7, 2025 25-00528H

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of March, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Headd, Christopher FURNITURE , COUCH, LOVESEAT , ELECTRIC FIREPLACE, TABLE , DRESSER; Robinson, Chelse Dining Room Table, (3) TVs, Boxes, Sofa, Dressers, Boxes, Office Chair, Ottoman,, Suitcase, Storage Containers, Computer Keyboard,, Miller, Ayanna TOOLS, BOXES, LAMPS, CHAIRS, GRILL, LAWNMOWER, TOOLBOX, GENERATOR; Green, Pamela COOLER, BAR STOOLS, WINTER COAT, TABLE LAMPS, GRILL, BOXES, TOTES, LAWNMOWER, TOOLBOX, GENERATOR, TABLE, LADDER; Williford, September M. Guitar, Dining Room Tables (2) , Bike, Computer, Dresser, Hover round Scooter, Mattresses, Clothes, Vacuum, 2 Microwaves, Bags, Coleman Lantern, Ironing Board; Ortega, Destiny M. FLATSCREEN TV, BOXES, TOTES, BOX FAN , PRINTER, CLOTHES, SHOES, MISC HOUSHOLD ITEMS; Espinoza, Peter TOTES, BAGS, DE-CANTUR SET, SPEAKERS, MISC ITEMS; Hollis, Monica Shop Vac, Flat screen TV , Bookshelf, Storage Bins, Boxes, Totes, Shoes, Bicycle, Car seat, Bags, Mattress, Bean Bag Chair; Johnson, Jontia CLOTHES, BOXES, BAGS, DIAPERS, KIDS TOYS, BED, COUCH, MICROWAVE, MISC ITEMS; Rayborn, Robert BOXES, TOTES; Smith, Ashley BAGS, CLOTHES MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Feb. 28; Mar. 7, 2025 25-00528H

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 DRYCOR RESTORE LLC located at: 10798 FLORENCE AVENUE in the city of Thonotosassa, FL 33592 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 26th day of February 2025.
OWNER:
Showalter Construction & Restoration, LLC
10798 Florence Avenue
Thonotosassa, FL 33592
February 28, 2025 25-00601H

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000330
IN RE: ESTATE OF PATRICK DEON RUFFIN, Deceased.
The administration of the Estate of PATRICK DEON RUFFIN, deceased, whose date of death was October 29, 2024, is pending in the 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS 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 DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 02/28/2025.
EARLEAN RUFFIN,
Personal Representative
c/o Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
LAUREN V. MABE, ESQ.
Florida Bar No. 1025208
Berlin Patten Ebling, PLLC
324 S. Hyde Park Avenue., Suite 325
Tampa, Florida 33606
Telephone: (813) 467-7500
Fax: (813) 251-1662
Primary Email:
lmabe@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Lorie Van Meter,
Personal Representative
Feb. 28; Mar. 7, 2025 25-00525H

FIRST INSERTION
AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-038845
DIV.: M
LAKE FOREST HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MELISSA M. SURUJBALL, Defendants.
Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:
Lot 1, Block 32, Lake Forest Unit No. 5, as per map or plat thereof recorded in Plat Book 50, Page(s) 45 of the Public Records of Hillsborough County, Florida. Commonly Referred to as: 14729 Morning Drive, Lutz, Florida 33559.
at public sale, to the highest bidder for cash at 10 a.m., on the 14th of March 2025.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 19th day of February, 2025.
STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff,
LAKE FOREST
Feb. 28; Mar. 7, 2025 25-00536H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000510
Division A
JUDGE C.M. CATLIN
IN RE: ESTATE OF JOHN G. CROWTHER, Deceased.
The administration of the estate of JOHN G. CROWTHER, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which Hillsborough County Circuit Court, 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 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 28, 2025.
Personal Representative:
TARA DENHOFF
7115 Colonial Lake Drive
Riverview, Florida 33578
Attorney for Personal Representative:
CHAD T. ORSATTI, ESQ.
Florida Bar Number: 0168130
ORSATTI & ASSOCIATES, P.A.
2925 Alternate 19 North, Suite B
Palm Harbor, Florida 34683
Telephone: (727) 772-9060
chad@orsattilaw.com
Feb. 28; Mar. 7, 2025 25-00538H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 800 E. Twigg Street, Tampa, FL 33602.
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 F.S. §§733.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.
The date of death of the Decedent is August 14, 2024.
The date of first publication of this NOTICE is February 28, 2025.
Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
cric@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00572H

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000251
Division: B
IN RE: ESTATE OF JANE FITZGERALD, Deceased.
The administration of the estate of JANE FITZGERALD, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
The address of the court where this probate is pending is 8

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000543  
Division A  
IN RE: ESTATE OF  
RONALD LOUIE ROOP  
a/k/a RONALD L. ROOP,  
Deceased.

The administration of the estate of RONALD LOUIE ROOP a/k/a RONALD L. ROOP, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025

**LARRY DALE FERGUSON**  
Personal Representative  
2319 Lincoln Ave.  
Saint Albans, WV 25177

**JAMES P. HINES, JR.**  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
lmartinez@hnh-law.com  
Feb. 28; Mar. 7, 2025 25-00589H

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-000125  
Div: B  
IN RE: ESTATE OF  
VICTOR HUGO  
CHANCHAVAC XILOJ,  
Deceased.

The administration of the estate of VICTOR HUGO CHANCHAVAC XILOJ, Deceased, whose date of death was December 9, 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 732.221.

The date of first publication of this notice is February 28, 2025.

**Juanita Chanchavac**  
Personal Representative

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Feb. 28; Mar. 7, 2025 25-00537H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-0528  
IN RE: ESTATE OF  
SHIRLEY MARION RAKER  
Deceased.

The administration of the estate of SHIRLEY MARION RAKER, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
/s/ Kenneth E. Raker  
**KENNETH E. RAKER**  
4720 Travertine Drive  
Tampa, Florida 33615

Attorney for Personal Representative:  
/s/ Lori Vella  
**LORI VELLA, ESQ.**  
Florida Bar Number: 356440  
Law Office of Lori Vella, LLC  
14502 N. Dale Mabry Hwy., Ste. 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
Feb. 28; Mar. 7, 2025 25-00603H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000237  
Division A  
IN RE: ESTATE OF  
CAROL L. RODGER  
Deceased.

The administration of the estate of Carol L. Rodgers, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is located at 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**John Daniel Davis, Jr.**  
20037 Callisto Hill Place  
Tampa 33647

Attorney for Personal Representative:  
Myrna Serrano Setty  
E-mail Addresses:  
mss@serranosetty.com,  
info@serranosetty.com  
Florida Bar No. 110636  
Myrna Serrano Setty, P.A.  
15310 Amberly Dr. Suite 250  
Tampa, Florida 33647  
Telephone: (813) 902-3189  
Feb. 28; Mar. 7, 2025 25-00527H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-000176  
Division: B  
IN RE: ESTATE OF  
GERTRUDE L. BLACKMORE,  
Deceased.

The administration of the Estate of Gertrude L. Blackmore, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**Suzanne Blackmore**  
10212 Grant Creek Drive  
Tampa, Florida 33647

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  
Email: elaine@estatelawtampa.com  
Feb. 28; Mar. 7, 2025 25-00578H

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-000516  
IN RE: ESTATE OF  
BETTY W SCHEURMAN,  
Deceased.

The administration of the estate of BETTY W SCHEURMAN, Deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, 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 732.221.

The date of first publication of this notice is February 28, 2025.

**ROBERT BENNETT, JR.,**  
Personal Representative

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 1613TH Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Feb. 28; Mar. 7, 2025 25-00579H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 378  
Division B PROBATE  
IN RE: ESTATE OF  
IZZOLETTA C. LYNN  
Deceased.

The administration of the estate of IZZOLETTA C. LYNN, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 28, 2025.

Signed on this day of 1/7/2025.

Signed by:  
**DIANE MARIE LAPINE A/K/A LYNN LAPINE**  
Personal Representative  
14 Lily Drive  
Danbury, CT 06811

DocuSigned by:  
Katie L. Cok  
Attorney for Personal Representative  
Florida Bar No. 1032226  
Hamilton Price, P.A.  
2400 Manatee Ave. W.  
Bradenton, FL 34208  
Telephone: 941-748-0550  
Email: Katie@hamiltonpricelaw.com  
Secondary Email:  
Tara@hamiltonpricelaw.com  
Feb. 28; Mar. 7, 2025 25-00544H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000443  
IN RE: ESTATE OF  
MICHAEL ANTHONY BRANHAM,  
SR. A/K/A MICHAEL A.  
BRANHAM  
Deceased.

The administration of the estate of Michael Anthony Branham, Sr., a/k/a Michael A. Branham, deceased, whose date of death was December 27, 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.

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

All other 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

FIRST INSERTION

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 28, 2025.

**Lori K. Branham**  
903 Lake Thomas Lane  
Lutz, FL 33548  
Personal Representative

SHUMAKER, LOOP & KENDRICK, LLP  
Attorneys for Personal Representative  
Luis A. Silva, Esquire  
101 E. Kennedy Blvd., Suite 2800  
Tampa, Florida 33602  
Telephone: (813) 229-7600  
Facsimile: (813) 229-1660  
Florida Bar No. 1004224  
Email Addresses:  
lsilva@shumaker.com  
tmcintyre@shumaker.com  
#32394575v1  
Feb. 28; Mar. 7, 2025 25-00547H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000485  
Division O  
IN RE: ESTATE OF  
WINFRED M. HARRELL A/K/A  
WINFRED MITCHELL HARRELL  
Deceased.

The administration of the estate of Winfred M. Harrell a/k/a Winfred Mitchell Harrell, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**  
**Edna Sue Harrell**  
4405 Old Mulberry Road  
Plant City, Florida 33567

Attorney for Personal Representative:  
Amelia M. Campbell, Attorney  
Florida Bar Number: 500331  
Hill Ward Henderson  
101 E. Kennedy Boulevard, Suite 3700  
Tampa, FL 33602  
Telephone: (813) 221-3900  
Fax: (813) 221-2900  
E-Mail:  
amelia.campbell@hwlaw.com  
Secondary E-Mail:  
probate.efile@hwlaw.com  
20508224v1  
Feb. 28; Mar. 7, 2025 25-00539H

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-00347  
IN RE: ESTATE OF  
EDWARD JOSEPH ELLIOTT,  
Deceased.

The administration of the estate of EDWARD JOSEPH ELLIOTT, deceased, whose date of death was September 16,

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

FIRST INSERTION

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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: February 28, 2025.

**Selene Olivares**  
Personal Representative

1810 Peaceful Palm Street  
Ruskin, Florida 33750-6370

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  
ctschild@barneswalker.com  
Feb. 28; Mar. 7, 2025 25-00563H

## 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-004082  
IN RE: ESTATE OF  
MILDRED HENDERSON  
A/K/A MILDRED ARLENE  
HENDERSON,  
Deceased.

The administration of the Estate of Mildred Henderson a/k/a Mildred Arlene Henderson, deceased, whose date of death was 10/5/2024, Case Number 24-CP-004082, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is the 28 day of February 2025.

**Personal Representative:**

**ROBYN HENDERSON,**  
10682 Grand Riviere Drive,  
Tampa, FL 33647

Attorney for Personal Representative:  
ELIZABETH G. DEVOLDER, ESQ.  
Florida Bar Number: 124666

Counsel for Personal Representative  
Law Office of Elizabeth Devolder,  
PLLC.

5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
elizabeth@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
Feb. 28; Mar. 7, 2025 25-00573H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NUMBER: 24-CP-002081  
IN RE: THE ESTATE OF  
NANCY MCELHINNEY

The administration of the estate of Nancy McElhinney, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgecomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons 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 the 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 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 28, 2025.

**Personal Representative:**

**Brad McElhinney**  
11416 Newgate Crest Dr  
Riverview, FL 33579

Personal Representative's Attorney  
Shane K. Warner - Of the Firm

Attorney for the Personal  
Representative  
FSB # 92131  
Nancy Legal  
3401 W. Cypress St., Suite 204  
Tampa, FL 33607  
Ph: (813) 470-6341  
Fax: (888) 900-2630  
Notice of Jud. R. Ad. 2.516 designated  
emails  
Email: swarner@swarnerlaw.com  
Feb. 28; Mar. 7, 2025 25-00582H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000632  
IN RE: ESTATE OF  
DORIS ANN BOEVER,  
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 DORIS ANN BOEVER, deceased, File Number 25-CP-000632; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110 Tampa, FL 33601; that the decedent's date of death was January 22, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

| Name            | Address  |
|-----------------|--|
| Creditors: NONE |  |
| Beneficiaries:  | Address  |
| SCOTT BOEVER    | 4335 Crooked<br>Creek Dr.<br>Jacksonville,<br>FL 32224 |

|                   |  |
|-------------------|--|
| SHANNON<br>BOEVER | 15703 Bovine<br>Pl. Tampa, FL<br>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 28, 2025.

**Person Giving Notice:**

**SCOTT BOEVER**  
4335 Crooked Creek Dr.  
Jacksonville, FL 32224

Attorney for Person Giving Notice:

Ashley G. Friedrich  
Attorney for Petitioner  
Email: afriedrich@hnh-law.com  
Florida Bar No. 1007955  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Feb. 28; Mar. 7, 2025 25-00597H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 25-CP-000469  
IN RE: ESTATE OF  
ROGER C. POWELL,  
Deceased.

The administration of the estate of ROGER C. POWELL, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 25-CP-000469, the address of which is Hillsborough County Clerk of Court, 419 N. Pierce St., Tampa, FL 33602. The name and address of the Personal Representative and of the Personal Representative's attorneys 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 28, 2025.

**BERNICE S. SAXON, ESQUIRE**

bsaxon@saxongilmore.com  
Florida Bar No. 341762  
SAXON GILMORE &  
CARRAWAY, P.A.

201 E. Kennedy Blvd., Ste. 600  
Tampa, FL 33602  
PH (813) 314-4500  
FAX (813) 314-4555

**Personal Representative**

DAVID J. TONG, ESQUIRE,  
dtong@saxongilmore.com  
Florida Bar No. 437085  
SAXON GILMORE & CARRAWAY,  
P.A.

201 E. Kennedy Blvd., Ste. 600  
Tampa, FL 33602  
PH (813) 314-4500  
FAX (813) 314-4555  
Attorney for Petitioner  
Feb. 28; Mar. 7, 2025 25-00590H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025CP000073  
IN RE: ESTATE OF  
Sharon R. Jones  
Deceased.

The administration of the estate of Sharon R. Jones, deceased, whose date of death was September 23, 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. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**

**Kimberly Delgado-Jones**

2804 Harder Oaks Avenue  
Valrico, FL 33594  
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  
Feb. 28; Mar. 7, 2025 25-00540H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-0332  
IN RE: ESTATE OF  
BILLI JO STULTZ  
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: BILLI JO STULTZ, File Number 2025-CP-0332.

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

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

The date of death of the decedent is: 09/06/2024.

The date of first publication of this notice is: February 28, 2025

The second week of publication is: March 7, 2025

**Personal Representative(s):**

**Michele Gamber.**

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  
Feb. 28; Mar. 7, 2025 25-00564H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000559  
Division A  
IN RE: ESTATE OF  
J. BURNS CREIGHTON, JR.  
Deceased.

The administration of the estate of J. Burns Creighton, Jr., deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**

**Darryl B. Creighton**

P.O. Box 1902

Tampa, Florida 33601

Attorney for Personal Representative:  
LESLIE J. BARNETT, Attorney  
Florida Bar Number: 133310  
GUNSTER, YOAKLEY & STEWART  
401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602

Telephone: (813) 228-9080  
Fax: (813) 228-6739  
E-Mail: lbarnett@gunster.com  
Secondary E-Mail:  
jdurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
ACTIVE:35457884.1  
Feb. 28; Mar. 7, 2025 25-00595H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000163  
Division A  
IN RE: ESTATE OF  
LINDA MAY MAINS  
Deceased.

The administration of the estate of Linda May Mains, deceased, whose date of death was June 10, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is February 28, 2025.

**Personal Representative:**

**Signed by: Steven D. Mains**

3598918372AB40F...

**Steven D. Mains**

8224 Ravencroft Drive  
Tampa, Florida 33615

Attorney for Personal Representative:  
DocuSigned by: Kimberly Muentner  
052D27D542EA4D4...

Kimberly K. Muentner, Attorney  
Florida Bar Number: 0078340  
Mortellaro Law

4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
Fax: (813) 367-1501

E-Mail: kmuenter@mortellarolaw.com  
Secondary E-Mail:  
kkmuenter@gmail.com  
Feb. 28; Mar. 7, 2025 25-00580H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000162  
IN RE: ESTATE OF  
MATTHEW G. MCDONNELL,  
aka MATTHEW GERARD  
MCDONNELL  
Deceased.

The administration of the estate of MATTHEW G. MCDONNELL, also known as MATTHEW GERARD MCDONNELL, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 28, 2025.

**VICTOR D. CRIST**

**Peterson McDonnell**

686 Allegheny Dr  
Sun City Center, FL 33573

James P. Hines, Jr., Esq.

Attorney for Personal Representative  
Florida Bar No. 61492

Ryne E. Hartt, Esq.

Florida Bar No. 1011330

Hines Norman Hines, P.L.

315 S. Hyde Park Ave  
Tampa, FL 33606

Telephone: 813-251-8659

Email: jhinesjr@hnh-law.com

Secondary Email: rhartt@hnh-law.com  
Feb. 28; Mar. 7, 2025 25-00598H

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-000963  
FINANCE OF AMERICA REVERSE  
LLC.,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN

**INTEREST IN THE ESTATE OF  
CARL M. DECICCO A/K/A CARL  
DECICCO, DECEASED, et. al.**  
Defendant(s),  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARL M. DECICCO A/K/A CARL DECICCO, DECEASED,  
whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest

by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 9, PEMBERTON PLACE  
SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE(S) 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before April 1, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation

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

Line 1-800-955-8770.  
WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24th day of February, 2025.</

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 23-CA-001005  
DIVISION: G

**United Shore Financial Services, LLC d/b/a United Wholesale Mortgage Plaintiff, vs.- Jimmy McKee; Unknown Spouse of Jimmy McKee; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-001005 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, Plaintiff and Jimmy McKee are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on April 16, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 34, PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: [FLService@logs.com](mailto:FLService@logs.com)\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
[FLService@logs.com](mailto:FLService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)

By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-328052 FC01 CEN  
Feb. 28; Mar. 7, 2025 25-00542H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 22-CA-005385

**FLAGSTAR BANK, N.A., Plaintiff, v. DARRICK HARRIS A/K/A DARRICK ANTHONY HARRIS, et al., Defendants.**

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on April 9, 2025, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 5, Block 29, Broadway Centre Townhomes, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 236 through 243, inclusive, of the Public Records of Hillsborough County, Florida.

Property Address: 2135 Lennox Dale Lane, Brandon, FL 33510 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

SUBMITTED on this 21st day of February, 2025.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar # 621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
Feb. 28; Mar. 7, 2025 25-00543H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 22-CA-006127

**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; 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 CLAIMANTS Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 22-CA-006127, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; 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 April 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
THE SOUTH ONE-HALF (S 1/2) OF LOT THREE (3) AND S 25 FT OF N 1/2 LOT 3 OF ORAN SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN 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 20th 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@aldridgepите.com  
Reason: I am the author of this document  
Location:  
Date: 2025.02.20  
13:40:57-05'00'  
Foxit PDF Editor Version: 12.1.0  
FBN: 106751  
Primary E-Mail:  
[ServiceMail@aldridgepите.com](mailto:ServiceMail@aldridgepите.com)  
Feb. 28; Mar. 7, 2025 25-00556H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 22-CA-004503  
DIVISION: A

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.- Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; Lakeside Community Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on April 14, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 93, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: [FLService@logs.com](mailto:FLService@logs.com)\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
[FLService@logs.com](mailto:FLService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)

By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-326633 FC01 CGG  
Feb. 28; Mar. 7, 2025 25-00541H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO: 24-CA-000591

**LOANDEPOT.COM, LLC, Plaintiff, vs. STEVEN GUTIERREZ; LINA M GUTIERREZ A/K/A LINA GUTIERREZ; SOUTH FORK III COMMUNITY ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 14, 2025 entered in Civil Case No. 24-CA-000591 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and STEVEN GUTIERREZ and LINA M GUTIERREZ, et al, are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: <https://hillsborough.realforeclose.com>, at 10:00 AM on April 15, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

LOT 36, BLOCK S-2 OF SOUTH FORK TRACT S AND TRACT T, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S)

32-40, 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 an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISS  
WEISMAN & GORDON, LLP  
One East Broward Boulevard, Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO  
FLA. R. JUD. ADMIN 2.516  
[flservice@flwlaw.com](mailto:flservice@flwlaw.com)  
04-099397-F00  
Feb. 28; Mar. 7, 2025 25-00535H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 24-CA-005467

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMCI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMCI, Plaintiff, vs. SHANNON K FERREIRA A/K/A SHANNON FERREIRA, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 15, 2025 in Civil Case No. 24-CA-005467 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMCI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMCI is Plaintiff and Shannon K Ferreira a/k/a Shannon Ferreira, 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 17th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 49, Block 3, WEST MEADOWS PARCELS "12A", "12B-1", AND "13-1", according to the plat thereof, as recorded in Plat Book 90, Pages 92-1 through 92-19, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRService@mccalla.com](mailto:MRService@mccalla.com)  
Fla. Bar No.: 146803  
24-09796FL  
Feb. 28; Mar. 7, 2025 25-00526H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 19-CA-010308

**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ROCHELLE E. ROHRER A/K/A ROCHELLE ROHRER, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 02, 2023 in Civil Case No. 19-CA-010308 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Rochelle E. Rohrer a/k/a Rochelle Rohrer, 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 20th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, Bell Creek Preserve Phase

1, according to the map or plat thereof, as recorded in Plat Book 124, Pages 206 through 213, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRService@mccalla.com](mailto:MRService@mccalla.com)  
Fla. Bar No.: 146803  
20-01235FL  
Feb. 28; Mar. 7, 2025 25-00524H

**What makes public notices in newspapers superior to other forms of notices?**  
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.  
Rarely do consumers specifically search online for public notices.

## --- ACTIONS / SALES ---

## FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.**CASE No. 22-CA-000328**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants.**NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at the hour of 10:00 AM, on the 9th day of April, 2025, the following described property:

LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

**IMPORTANT**

If you are a person with a disability who

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

DATED this 21st day of February, 2025.

GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982Email 1:  
Karissa.Chin-Duncan@gmlaw.comEmail 2:  
gmforeclosure@gmlaw.comBy: Karissa Chin-Duncan, Esq.  
Florida Bar No. 9847258341.0809 / JSchwartz  
Feb. 28; Mar. 7, 2025 25-00562H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**CASE No.: 22-CA-005383****BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE,; WF HIL 2021-1 GRANTOR TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION; LORENZO RAMOS; CARMEN RAMOS; 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, GRANTEE, 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 February 21, 2025 in Civil Case No. 22-CA-005383, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE,; WF HIL 2021-1 GRANTOR TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION; LORENZO RAMOS; CARMEN RAMOS; 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, GRANTEE, OR OTHER CLAIMANTS.

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.

ANTS 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 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 6, BLOCK "F", BRANDON GROVES, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 3 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 25th day of February, 2025.

ALDRIDGE PITE, LLP  
Attorney for Plaintiff5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484Telephone: 561-392-6391  
Facsimile: 561-392-6965By: John J. Cullaro,  
FL Bar No. 666992025.02.25 09:54:33-05'00'  
FBN: 66699Primary E-Mail:  
ServiceMail@aldridgepite.com1092-11972B  
Feb. 28; Mar. 7, 2025 25-00587H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION**Case No.: 20-CC-043260****Division: K****NORTHDALE CIVIC ASSOCIATION, INC., Plaintiff, v. JOSEPH LAZZARA, Defendant.**NOTICE IS GIVEN that pursuant to the Stipulated Order on Plaintiff's Motion for an Order to Show Cause Why the Defendant Should not be Held in Civil Contempt, entered in this action on the 9th day of September, 2024, Victor F. Crist, Clerk of Court for Hillsborough County, will sell to the highest and best bidder or bidders for cash at <http://www.hillsborough.realforeclose.com>, on Friday, April 18, 2025 at 10:00 A.M., the following described property:

Lot 2, Block 4, NORTHDALE SECTION "R," according to the map or plat thereof as recorded in Plat Book 53, Page 22, of the Public Records of Hillsborough County, Florida.

and improvements thereon, located in Section "R" of the Northdale Civic Association, Inc., at 4310 Honey Vista Circle, Tampa, FL 33624-6713 (the "4310 Property"). Any person claiming an interest in the surplus, if any, other than the Property owner, as of the date of the Notice of 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. SHUMAKER, LOOP &amp; KENDRICK, LLP

By: JONATHAN J. ELLIS, ESQUIRE  
Florida Bar No. 863513

jellis@shumaker.com (primary)

ccheaney@shumaker.com (secondary)

RICHARD T. SOMMERS, ESQUIRE  
Florida Bar No. 1050012

rsommers@shumaker.com (primary)

mschwalbach@shumaker.com (secondary)

101 East Kennedy Boulevard,  
Suite 2800  
Tampa, Florida 33602Telephone: 813.229.7600  
Facsimile: 813.229.1660Attorneys for Northdale Civic Association, Inc.  
32076828v1

Feb. 28; Mar. 7, 2025 25-00593H

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**CASE No.: 23-CA-016864****LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. QUINN SHAH PITTMAN, et al., Defendants.**TO: Quinnsah Pittman  
7539 Abonado Road  
Tampa FL 33615Unknown Spouse of Quinnsah Pittman  
7539 Abonado Road  
Tampa FL 33615

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

Unit 7539, Building 1600, of The Greens of Town 'N Country, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4381, Page 1167, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, Feb. 28; Mar. 7, 2025 25-00566H

FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 20TH day of FEBRUARY, 2025.

Victor Crist  
as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: JENNIFER TAYLOR

DEPUTY CLERK

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789,  
Feb. 28; Mar. 7, 2025 25-00566H

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**CIVIL DIVISION****CASE No. 18-CA-007385****WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC., Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 21, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION

FIRST INSERTION

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

CIVIL DIVISION  
**CASE NO.: 25-CA-000358**  
DIVISION F  
**PENNYMAC LOAN SERVICES,  
LLC,**  
**Plaintiff, vs.**  
**MARIA REGNETTA A/K/A MARIA  
YURINA REGNETTA A/K/A  
MARIA YURINA, et al.,**  
**Defendants.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT REGNETTA AKA ROBERT RICHARD REGNETTA

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

LOT 11, BLOCK 1, CARROLLWOOD CROSSINGS 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE(S) 282 THROUGH 285, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 04/02/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either

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

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

WITNESS my hand and the seal of this Court this 25 day of February, 2025.

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
CORAL SPRINGS, FL 33310  
23-03611  
Feb. 28; Mar. 7, 2025 25-00594H

FIRST INSERTION

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

**CASE NO. 25-CA-000374**  
**FINANCE OF AMERICA REVERSE  
LLC.,**  
**Plaintiff, vs.**

**THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF BARBARA  
ADAMS, DECEASED, et. al.**  
**Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ADAMS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
LOT 2, BLOCK 3, ORANGE RIVER ESTATES, UNIT IVA, PLAT BOOK 61, PAGE 13.

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-264435  
Feb. 28; Mar. 7, 2025 25-00574H

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before April 1, 2025/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24th day of February, 2025.

VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: MUSTAFA DIVAN  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-264435  
Feb. 28; Mar. 7, 2025 25-00574H

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA

PROBATE DIVISION  
**File No. 25-CP-000421**  
**IN RE: ESTATE OF  
CLARENCE WILLIAMS, III,  
Deceased.**

The administration of the estate of CLARENCE WILLIAMS, III, deceased, whose date of death was February 24, 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 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.

**SHERRY WILLIAMS**  
**Personal Representative**  
706 W. Herring Street  
Plant City, FL 33563

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:  
jrvera@hnh-law.com  
February 21, 28, 2025 25-00506H

SECOND INSERTION

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

PROBATE DIVISION  
**Case No.: 25-CP-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 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  
Ph: 813-651-1233  
Email: ed@spinkslawfirm.com  
February 21, 28, 2025 25-00492H

SECOND 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 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 Tampina 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 OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45,**  
**FLORIDA STATUTE**

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

**CASE NO. 2022-CA-007177**  
DIVISION: F

**JMBA GROUP, LLP,**  
**Plaintiffs, vs.**  
**ANTHONY J. BROWN, UNKNOWN  
TENANT,**  
**Defendants**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on February 14, 2025 in the Circuit Court of Hillsborough County, Florida, Victor D. Crist the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida

Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on April 16, 2025 at 10:00am.

The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

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

If you are a person with disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days.

/s/ Ivan Dimitrov Ivanov, Esq.  
3310 W. Cypress Street, Suite 206  
Tampa FL 33607  
Attorney for Plaintiff,  
JMBA Group, LLP  
813-563-6646  
Feb. 28; Mar. 7, 2025 25-00576H

FIRST INSERTION

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

**CASE NO. 24-CA-009922**  
DIVISION: F  
**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
FOR MANUFACTURED HOUSING  
CONTRACT SENIOR/  
SUBORDINATE  
PASS-THROUGH CERTIFICATE  
TRUST 2002-2,**  
**Plaintiff, vs.**

**LAURIE S. LLOYD, et al.,  
Defendant.**  
To: BEVERLEY E. GOULD  
8905 W KNIGHTS GRIFFIN RD,  
PLANT CITY, FL 33565  
ROBERT A. LLOYD  
8905 W KNIGHTS GRIFFIN RD,  
PLANT CITY, FL 33565  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

THE WEST 165.00 FEET OF THE EAST 185.00 FEET OF THE NORTH 294.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET THEREOF FOR KNIGHTS-GRIFFIN ROAD RIGHT-OF-WAY TOGETHER WITH 1997 MOBILE HOME VIN# ALS02924.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins,

Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 24 day of FEBRUARY, 2025.

VICTOR D. CRIST  
CLERK OF COURT OF  
HILLSBOROUGH COUNTY  
As Clerk of the Court  
(SEAL) BY: Isha Tirado-Baker  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

MCCALLA RAYMER LEIBERT PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-10946FL  
Feb. 28; Mar. 7, 2025 25-00571H

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-005882**  
**U.S. BANK TRUST NATIONAL AS-  
SOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST,**  
**Plaintiff, vs.**

**CONNIE W. SEALS, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2024, and entered in 24-CA-005882 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CONNIE W. SEALS; UNKNOWN SPOUSE OF CONNIE W. SEALS; CITY OF TAMPA, FLORIDA 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 21, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST 50 FEET OF THE WEST 470 FEET OF THE NORTH 165 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST LESS THE NORTH 25 FEET FOR STREET ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3108 W BALLAST POINT BOULEVARD, TAMPA, FL 33611

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

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

Dated this 25 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\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-092099 - NaC  
Feb. 28; Mar. 7, 2025 25-00581H

OFFICIAL COURTHOUSE WEBSITES

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
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 F.S. 715.109: A 1983 HACI mobile home bearing vehicle identification numbers GD0CF-L23839853A and GD0CFL23839853B 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

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu.  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer

## --- ESTATE ---

## SECOND 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 33612Attorneys for Personal Representative  
LINS LAW GROUP, P.A.D. Michael Lins, Esquire  
Florida Bar No.: 435899J. Michael Lins, Esquire  
Florida Bar No.: 101103314497 N. Dale Mabry Hwy.,  
Suite 160-N

Tampa, FL 33618

Ph. (813) 386-5768

Primary E-mail:  
mike@linslawgroup.comSecondary E-Mail:  
kris@linslawgroup.com

February 21, 28, 2025

25-00500H

## 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-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. 5207Citicentre, 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

## SECOND 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. 0861420BARNES WALKER, GOETHE,  
PERRON, SHEA & ROBINSON,  
PLLC3119 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

## SECOND 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

## SECOND 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 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.

**Petitioner****MILAGROS UYECIO HOLLAND**17214 Equestrian Trail  
Odessa, FL 33556Attorneys for Petitioner  
D. Michael Lins, Esquire  
Florida Bar No. 435899J. Michael Lins, Esquire  
Florida Bar No.: 1011033LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy., Suite 160-N  
Tampa, FL 33618

Ph. (813) 386-5768

Primary E-mail:  
mike@linslawgroup.comSecondary E-Mail:  
kris@linslawgroup.com

February 21, 28, 2025

25-00480H

## SECOND 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

## SECOND 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: 22-CP-003069  
Division: A  
IN RE: ESTATE OF  
CARL H. BERRY, SR.,  
Deceased.

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 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 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.: 1000992David H. Page, Esquire  
Florida Bar No.: 1049323Kaitlyn N. Beasley, Esquire  
Fla. Bar No. 1044518Matthews 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

## SECOND 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 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.

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

## SECOND 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-

## SECOND INSERTION

**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.

The administration of the estate of deceased, FRANCI FELISI PONE-TRELLI 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.

**Personal Representative:****Lauren Leigh Briggs of****6165 Deming Ave,****North Port, FL 34287**

Attorney for Estate:

/s/ Dawn Marie Bates-Buchanan  
Dawn Marie Bates-Buchanan, Attorney  
Florida Bar Number: 0179183333 Tamiami Trail S, Suite 298  
Venice, FL 34285

Telephone: (941) 799-3015

Fax: (800) 549-5137

E-Mail: dawnb@ladylawyersfla.com

Secondary E-Mail:  
ladylawyersfla@aol.com

February 21, 28, 2025

25-00497H

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 Feb 21, 2025.

**TAKAHIRO KANEKO,**

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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1558450000  
File No.: 2025-118  
Certificate No.: 2020 / 15383  
Year of Issuance: 2020

Description of Property:  
ENGLEWOOD LOT 8 BLOCK 14  
PLAT BK / PG: 2 / 59  
SEC - TWP - RGE: 05 - 29 - 19  
Name(s) in which assessed:  
ANITA MARTINI  
CHARLES J MARTINI JR

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/27/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Gabreelle Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00352H

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1243480000  
File No.: 2025-131  
Certificate No.: 2022 / 10845  
Year of Issuance: 2022

Description of Property:  
MARYLAND MANOR 2ND UNIT LOT 9 BLOCK 33  
PLAT BK / PG: 14 / 23  
SEC - TWP - RGE: 33 - 29 - 18  
Name(s) in which assessed:  
NADIME M CANFUX

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/27/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Gabreelle Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00356H

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0927085000  
File No.: 2025-129  
Certificate No.: 2022 / 9555  
Year of Issuance: 2022

Description of Property:  
W 155 FT OF S 265 FT OF NW 1/4 OF NE 1/4 LESS RD R/W  
SEC - TWP - RGE: 23 - 29 - 22  
Name(s) in which assessed:  
SYLVANIA D MILLER

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/27/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Gabreelle Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00354H

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0622690000  
File No.: 2025-117  
Certificate No.: 2022 / 6123  
Year of Issuance: 2022

Description of Property:  
W 210 FT OF E 625 FT OF N 210 FT OF SE 1/4 OF NE 1/4 LESS N 30 FT FOR RD  
SEC - TWP - RGE: 28 - 28 - 20  
Name(s) in which assessed:  
WATSON RRP LLC

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/27/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Gabreelle Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00351H

FOURTH 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 Gabreelle Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00355H

FOURTH 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 Gabreelle Stewart, Deputy Clerk  
February 7, 14, 21, 28, 2025  
25-00353H

THIRD 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, 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. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fjud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of said Court this 11 day of February, 2025.

VICTOR D. CRIST  
Clerk of the Court  
(Court Seal) BY: JENNIFER TAYLOR  
Deputy Clerk

Christian Savio, Esq.,  
Law Offices of  
Manganelli, Leider & Savio, P.A.,  
Plaintiff's attorney,  
1900 NW Corporate Blvd., Ste. 200W,  
Boca Raton, FL 33431  
Feb. 14, 21, 28; Mar. 7, 2025  
25-00452H

SECOND 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:  
jrivera@hnh-law.com  
February 21, 28, 2025 25-00505H

SECOND INSERTION

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

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

SECOND 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 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 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.realestate.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 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, 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, 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
CASE NO. 25-CP-000424  
DIVISION B  
IN RE: THE ESTATE OF MICAH JOSEPH WASKO, Deceased

The administration of the estate of MICAH JOSEPH WASKO, deceased, whose date of death was December 6, 2024, File Number 25-CP-000424, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa 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 served must file their claims with this Court WITHIN THE LATER OF THREE 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 other persons having claims or demands against the estate of the decedent, 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

Karen Dobson  
Personal Representative  
1435 Applewood Drive  
Keller, TX 76248

ROBERT C. THOMPSON, JR., Esquire  
FBN #390089 SPN #02528094  
rt@thompsonfernald.com  
THOMPSON & FERNALD, P.A.  
611 Druid Road East, Suite 705  
Clearwater, Florida 33756  
Tel: (727) 447-2290  
Fax: (727) 443-1424  
Attorney for Personal Representative  
February 21, 28, 2025 25-00512H

THIRD 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. 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 6th day of February 2025.  
VICTOR D. CRIST, as Clerk of Court  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
(SEAL) By: Isha Tirado-Baker  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs 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

## -- ACTIONS / SALES / ESTATES --

## SECOND 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

## 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-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@heartfeltadopt.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

## SECOND 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 UNKNOWN  
SPOUSE OF GARY REEL,  
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2024-CA-007215 on January 7, 2025, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein 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 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.

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 24-CA-6161  
Division F

LONESTAR FLIPCO FINANCIAL,  
LLC, a Texas Limited Liability  
Company

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

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on February 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 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.

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

## 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.: 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; BRIMS 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 Accredit 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; Brims 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 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 RE-  
CORDED IN PLAT BOOK 106,  
PAGE 83, OF THE PUBLIC RE-  
CORDS 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 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-007501

NexBank,  
Plaintiff, vs.

The Unknown Heirs, Devisees,  
Grantees, Assignees, Lienors,  
Creditors, Trustees, and all other  
parties claiming interest by, through,  
under or against the Estate of Joshua  
Hsu, Deceased, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-007501 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein NexBank is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joshua Hsu, Deceased; Esther Chen Hsu a/k/a Esther C. Hsu

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 HILLSBOR-  
OUGH 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 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

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

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

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

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

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

Dated: February 12, 2025  
HYNDS LAW

## --- ACTIONS / SALES ---

## SECOND 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

## SECOND 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. 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 any 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

## SECOND INSERTION

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

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

**CASE NO.: 2024-CA005282**  
**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. 2024-CA005282 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

## SECOND 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  
Attorneys for Plaintiff  
February 21, 28, 2025 25-00463H

## SECOND 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

## 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.: 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

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

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

## SECOND INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**

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

**CASE NO.: 2024-CA-001439**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C,**  
**Plaintiff, vs.**  
**HAROLD HALL, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 15, 2025 and entered in Case No. 2024-CA-001439 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which The Bank Of New York Mellon fka The Bank Of New York, Indenture Trustee On Behalf Of The Noteholders Of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2007-C, is the Plaintiff and

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-

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

## 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  
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

## SECOND 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 #R35**

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

Dated this 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

--- ACTIONS / SALES ---

SECOND 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, 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 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 East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 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 East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 with the South boundary of the North 325.0 feet of said East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4; 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 SE 3rd Avenue, Suite 500 Fort Lauderdale, FL 33316 Tel: 954-767-6333 Fax: 954-767-8111 Email: glindsay@saavlaw.com Service Email: eservice@saavlaw.com By: /s/ Glen Lindsay, Esq. GLEN LINDSAY, ESQ. FBN: 59200 February 21, 28, 2025 25-00491H

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.: 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

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 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 19-CA-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 its 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 NORTH-EAST 1/4 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@fljud13.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 FLCourtDocs@brockandscott.com By: /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 17-F04105 February 21, 28, 2025 25-00472H

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 Nationstar 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

SECOND INSERTION

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 By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 15-197556 February 21, 28, 2025 25-00521H

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-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-

FOURTH 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 of 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

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@fljud13.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

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

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 18, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: 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