Public Notices



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PAGE 29 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

MARCH 21 - MARCH 27, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Waterleaf Community Development District ("District") on April 16, 2025, at 6:00 p.m., at the Hillsborough County Library, 9951 Balm Riverview Road, Riverview, Florida 33569.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on March 13, 2025.

The Amended and Restated Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated $\,$ Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2024). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, $255.0518,\ 255.0525,\ 255.20,\ 286.0105,\ 286.011,\ 286.0113,\ 286.0114,\ 287.017,$ 287.055 and 287.084, Florida Statutes (2024).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager's Office by mail at c/o Inframark, IMS, 313 Campus Street, Celebration, Florida 34747.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

District Manager

Waterleaf Community Development District March 21, 2025

25-00746H

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 April 10, 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 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

25-00747H March 21, 2025

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 to purchase USGA Construction Sand for the Hillsborough County Tournament

BID #24-08

USGA Construction Sand, Hillsborough County Tournament SportsPlex

BID DUE DATE

Friday, April 11, 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, March 21, 2025. Documents are also available for download on the following websites: 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 17th Day of March 2025.

March 21, 2025

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY 25-00804H

FIRST INSERTION

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Hawkstone Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Riverview, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Stephanie DeLuna (or by email sdeluna@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Harbourage at Braden River Community Development District." Proposals must be received by 12:00 p.m. on Friday, April 11, 2025, at the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa FL 33614. Please direct all questions regarding this Notice to the District Manager, 813-533-2950.

Stephanie DeLuna, District Manager

March 21, 2025 25-00748H

FIRST INSERTION

NOTICE OF PROPOSED RULE

PURPOSE AND EFFECT: The Waterset Central Community Development District ("District") is proposing to adopt a Deposit and Non-refundable Fee for Review, Processing and Consideration of a Request for a License Agreement to Use District Property for Access to a Homeowner's Lot for Construction of a Pool, or Other Lot

SUMMARY OF STATEMENT OF ESTIMATED REGULATOR COSTS (SERC): The District has determined that this will not have an adverse impact on small business or likely increase directly or indirectly regulatory costs in excess of \$200,000 in the aggregate within one year after the implementation of the rule. A SERC has not been prepared by the agency.

Any person who wishes to provide information regarding a statement of estimated regulatory costs, or provide a proposal for a lower cost regulatory alternative must do so in writing with twenty-one (21) days of this notice.

RULEMAKING AUTHORITY: 190.035, F.S.

LAW IMPLEMENTED: 190.035, F.S.

IF REQUESTED WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE HELD AT THE DATE, TIME AND PLACE SHOWN BELOW (IF NOT REQUESTED, THIS HEARING WILL

DATE AND TIME: Thursday, April 10, 2025 at 10:00 a.m.

PLACE: Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578

Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the District at least two (2) days before the hearing by contacting: Ruben Durand, District Manager, 2700 S. Falkenburg Road, Riverview, Florida 33578, telephone (813) 533-2950.

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE IS: Erin McCormick, District Counsel, 3314 Henderson Boulevard, Suite 100D, Tampa, Florida 33609.

A COPY OF THE PROPOSED RULE FOR A DEPOSIT AND NON-REFUND-ABLE FEE FOR REVIEW OF A REQUEST FOR A LICENSE AGREEMENT TO USE DISTRICT PROPERTY FOR ACCESS TO A HOMEOWNER'S LOT FOR CONSTRUCTION - POOLS, OR OTHER LOT IMPROVEMENTS IS AVAILABLE FOR INSPECTION AND COPYING BY CONTACTING: Erin Mc-33609.

DATE NOTICE OF PROPOSED RULE PUBLISHED IN Business Observer, on March 21, 2025.

March 21, 2025 25-00763H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on April 3, 2025, at 4:00 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzet-

ta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring spe-

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

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

Encore Community Development District Stephanie DeLuna, District Manager

25-00789H March 21, 2025

FIRST INSERTION

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Waterset Central Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an $\,$ option for three (3) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2028, be completed as soon as possible.

The auditing entity submitting a proposal must be duly licensed under Chapter

473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section $218.39, {\it Florida}$ Statutes, and the rules of the Florida Auditor General.

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

Proposers must provide one (1) hard copy and One (1) digital copy of their proposal to Ruben Durand (or by email Rdurand@rizzetta.com and $Devans@rizzetta.com) \ ("\textbf{District Manager"}), in an envelope marked on the outside$ "Auditing Services, Waterset Central Community Development District." 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Proposals must be received by $12:00\,\mathrm{p.m.}$ on April 29, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager Waterset Central Community Development District Ruben Durand, District Manager March 21, 2025

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 Aviata at Central Park located at 702 S Kings Ave in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 13th day of March, 2025 702 S Kings Ave Opco LLC March 21, 2025 25-00759H

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 Aviata at Oakfield located at 1465 Oakfield Drive in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025. 1465 Oakfiled Dr Opco LLC March 21, 2025 25-00757H

NOTICE OF PUBLIC SALE:

Noel Trucks & Towing LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/16/2025 08:00 AM at 3825 S 50th St , Tampa, FL 33619 pursuant to subsection 713.78 of the Florida Statutes.

1HTSCAAPXWH565161 1998 INTERNATIONAL 4000 ${\tt SERIES\,4700}$ Charges for VIN 1HTSCAAPXWH565161 Storage Charges To Date: \$175.00

ADMINISTRATION FEE: \$250.00 Towing Fee: \$700 25-00790H

FIRST INSERTION Fictitious Name Notice

Notice is hereby given that FLETCH-ER FL AL, LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS SENIOR LIVING AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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 Stat-

March 21, 2025

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 Easy Yolks located at 7342 Wash Island Drive in the City of Sun City Center, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 18th day of March, 2025. Breckyn Langston 25-00820H March 21, 2025

FIRST INSERTION

25-00805H

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 Aviata at Palm Bay located at 5405 Babcock Street NE in the City of Palm Bay, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025. 5405 Babcock St NE Opco LLC

March 21, 2025 25-00758H

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 Aviata at Fletcher located at 518 West Fletcher Avenue in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025. West Fletcher Ave Opco LLC 25-00756H March 21, 2025

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 Aviata at The Bay located at 2916 Habana Way in the City of Tampa, Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025. Habana Way Opco LLC March 21, 2025

25-00755H

FIRST INSERTION **Fictitious Name Notice**

Notice is hereby given that FLETCHER

FL OPCO LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS HEALTH AND REHABILITATION CENTER AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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.

March 21, 2025

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 Green Lite Agency located at 7320 East Fletcher Ave in the City of Tampa, Hillsborough County, FL 33637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2025. Green Lite Agency, LLC

25-00780H March 21, 2025

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (813) 774-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/25/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

2C4RC1DG7LR157689 $2020~\mathrm{CHRYSLER}~\mathrm{VOYAGER}~\mathrm{LXI}$ 1HGCR2F87EA168250 2014 HONDA ACCORD EX-L March 21, 2025 25-00826H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that The Eternity Fund Inc., 927 Sylvia Ln., Tampa, FL 33613, desiring to engage in business under the fictitious name of The Israel Appeal, with its principal place of business in the State of Florida in the County of HIllsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

March 21, 2025 25-00779H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SUDSY BUCKETS HOME SERVICES LLC, OWNER, desiring to engage in business under the fictitious name of SUDSY BUCKETS HOME CLEANING located at 809 GREEN-BELT CIR., BRANDON, FLORIDA 33510 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. March 21, 2025 25-00795H

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 April 11th 2025 @ 10:00 AM at each individual repair facility. 40551 2015 Chevrolet VIN#: 1GNKRHKD9FJ284008 Repair Facility: Ed Morse Cadillac 101 E Flecther Ave Tampa 813-968-8222 Lien Amt

\$1,956.13 March 21, 2025 25-00749H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE APRIL 28, 2025

BROTHERS COMPLETE AUTOMOTIVE 5318 S MACDILL AVE 1999 CHEV 1GNDM19WXXB168205

\$3745. TAMPA TRUCK CENTER 7528 US HWY 301 N 2023 FREIGHTLINER 3AKJHHDR8PSNE2663 \$6826.36 MOTOR COACH OF BRANDON INC

144 CENTER DR 2013 AUDI WA1DGAFE7DD012192 \$1521.36

AFFORDABLE AUTO OF TAMPA 5909 JOHNS RD STE 301 2008 JEEP 1J4GA39108L608386

\$9,284.19 March 21, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC (813) 774-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/22/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the

Florida Statutes. 1GNFK13097J279157 2007 CHEVROLET TAHOE K1500 5TDZK3DC1ES492128 2014 TOYOTA SIENNA 5TEMU4FN8AZ710068 2010 TOYOTA TACOMA DBL CAB LONG BD

March 21, 2025 25-00825H

SUBSCRIBE TO THE BUSINESS OBSERVE Call: (941) 362-4848 or go to: www.businessobserverfl.co



FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that FLETCH-ER FL HHA LLC, OWNER, desiring to engage in business under the ficti-tious name of BLUE PALMS HOME HEALTH located at 4100 E FLETCH-ER AVE., TAMPA, FLORIDA 33613intends 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.

25-00793H March 21, 2025

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that BAY POOLS SERVICE & REPAIR, LLC, desiring to engage in business under the fictitious name of SunShower Pools SunCoast located at 2875 Ashton Rd.,#17143, Sarasota, FL 34231 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. March 21, 2025

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that FLETCHER FL IL LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS INDEPENDENT LIVING AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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 Stat-

March 21, 2025 25-00794H

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 Clover Capital Mortgage located at: 3420 Toringdon Way, Suite 220 in the city of Charlotte, NC 28277 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 18th day of March 2025. OWNER:

PREMIER LENDING OF FLORIDA, INC.

3420 Toringdon Way, Suite 220 Charlotte, NC 28277 25-00821H March 21, 2025

FIRST INSERTION NOTICE OF PUBLIC SALE

Road Runnerz Auto Solutions, LLC gives notice and intent to sell for nonpayment of labor, service and storage fees the following vehicle(s) on 4-25-2025 at 8:30am at 7606 E Broadway Ave, Tampa, FL 33619, phone: 813-418-1467. Please call to make payment in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

2001 FORD VIN# 1FAFP42X91F227120 for \$4,447.87 2016 FORD VIN# 1FTEW1CP9GKF90958 for \$10,371.12 2020 HOND VIN# 2HGFC1E51LH701675 for \$9,505.75

25-00798H March 21, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Master Collision Repair, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 2558 E State Road 60, Valrico, FL 33594, Phone: (813) 685-5585. Please call to make payment of \$5,842.14 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

2016 BMW VIN # 5UXWY3C5XG0N87456March 21, 2025 25-00800H

FIRST INSERTION

HILLSBOROUGH COUNTY

SUMMONS STATE OF WISCONSIN CIRCUIT COURT BARRON COUNTY

Case Code: 31003 DANIEL G. DOBROWOLSKI 1740 20 ½ Street Rice Lake, WI 54868 Plaintiff

MEGAN RAMIREZ 11014 Hwy 301 N Thonotosassa, FL 33592 Defendant

THE STATE OF WISCONSIN, To the person(s) named above as a Defendant(s):

You are hereby notified that the Plaintiff above named has filed a lawsuit or other legal action against you.

Within forty (40) days after March 21st, 2025 you must respond with a written demand for a copy of the Complaint. The demand must be sent or delivered to the Court, whose address is: Clerk of Court, Barron County Courthouse, 1420 WI-25 #2601 in Barron, WI 54812, and to John R. Carlson, Plaintiff's attorney, whose address is Spears & Carlson, 122 West Bayfield Street, Washburn, Wisconsin 54891. You may have an attorney help or represent vou.

If you do not demand a copy of the Complaint within forty (40) days, the Court may grant judgment against you or the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future and may also be enforced by garnishment or seizure of property.

Dated this 14th day of March, 2025. SPEARS, CARLSON & COLEMAN, by /s/ John R. Carlson John R. Carlson, State Bar No. 1050163

Attorney for the Plaintiff 122 West Bayfield Street Washburn, WI 54891, (715) 373-2628 Mar. 21, 28; Apr. 4, 2025

25-00781H

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 903185 from Tampa Electric Company 702 N. Franklin Street Tampa, FL 33602. Application received: September 20, 2024. Proposed activity: public use. Project name: TECO CE Parking. Project size: 6.41 acres Location: Section(s) 16 Township 31 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/ permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1 (800)231-6103. March 21, 2025 25-00764H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Florida Wholesale LLC dba: Budget Motorcars gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 13720 N Nebraska Ave, Tampa, FL 33613, phone: (772) 562-1001. Please call to make payment due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids. 2011 BMW

VIN# WBAFR9C52BC599784 for \$3,866.71 2015 MERZ VIN# 4JGDF6EE6FA503313 for \$8,453.05 25-00799H March 21, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No.: 25-CP-000482 **Division: Probate** IN RE: ESTATE OF ASHLEY CARTER ARMSTRONG

Deceased. The administration of the estate of ASHLEY CARTER ARMSTRONG, deceased, whose date of death was

December 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610. 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 WITH-IN 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 March 21, 2025.

Personal Representative: Dan Howard Armstrong 2921 W. Gandy Blvd.

Tampa, Florida 33611 Attorney for Personal Representative: Thomas R. Hales, Esquire Florida Bar No. 762571 9720 N. Armenia Ave. Ste. J Tampa, Florida 33612 Telephone: (813) 936-9161 Fax:(813) 936-9163 25-00745H March 21, 28, 2025

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION FILE NO.: 2025-CP-000030 DIVISION: A IN RE: ANGELINE LULA MCELVY Deceased.

The administration of the estate of Angline Lula McElvy, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-000030; 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS March 21,

Personal Representative Eva Rene McElvy Attorneys for Personal Representative

Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com March 21, 28, 2025 25-00785H

D. Michael Lins, Esquire

Florida Bar No. 435899

J. Michael Lins, Esquire

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003945 IN RE: ESTATE OF ALFRED F. BERNABEI,

Deceased. This administration of the estate of AL-FRED F. BERNABEI, deceased, whose date of death was September 21, 2024, File Number 24-CP-003945, is pending in the Circuit Court for Hillsborough, County, Florida, Probate Division, the address of which is 10635 Gretna Green Drive, Tampa, FL 33626. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIM-ITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: March 21, 2025 /s/ PABLO SCHACHT

PABLO E. SCHACHT Personal Representative 10635 Gretna Green Drive Tampa, FL 33626 /s/ Isabella Otruba ISABELLA OTRUBA, ESQ. FL Bar No. 1039405 CHELSEA SCOTT, ESQ. FL Bar No. 119394

Attorneys for Petitioner Fresh Legal Perspective, PL 6930 W. Linebaugh Ave. Tampa, FL 33625 813-448-1042 Service@FLPLawFirm.com IOtruba@FLPLawFirm.com CScott@FLPLawFirm.com

25-00803H March 21, 28, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000763 IN RE: ESTATE OF JOHNNIE ROY CASON,

Deceased. The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

ROBERT MELL CASON, JR. Personal Representative

1154 37th Ave. N. E. Saint Petersburg, FL 33704 Ashley G. Friedrich Florida Bar No. 1007955 Attorney for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: afriedrich@hnh-law.com March 21, 28, 2025 25-00809H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT. THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-000407 DIVISION: A IN RE: ESTATE OF

JOHNNY LEE DAVIS Deceased. The administration of the estate of Johnnie Lee Davis, deceased, who was found deceased on November 27, 2024. is pending in the Circuit Court for Hillsborough County, Florida, Probate Division: File No. 25-CP-000407: 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 Repre-

sentative'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 FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS March 21.

Personal Representative Patricia Cofer

4405 W. Henry Ave. Tampa, FL 33614 Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com March 21, 28, 2025 25-00784H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/04/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2018 MERT mobile home bearing vehicle identification number FL26100PHB201879A and FL26100PHB201879B and all personal items located inside the mobile home. Last Tenant: Argenis Torres and Tiffany Julie-Ann Torres. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-

March 21, 28, 2025 25-00827H

OFFICIAL

COURTHOUSE WEBSITES One Done Notes manateeclerk.com **sarasota**clerk.com charlotteclerk.com **lee**clerk.org collierclerk.com

hillsclerk.com

pascoclerk.com my**pinellas**clerk.gov

polkcountyclerk.net

my**orange**clerk.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-000353 IN RE: ESTATE OF ALPHONSE UGAS, Deceased.

The administration of the estate of ALPHONSE UGAS, Deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for HILL-SBOROUGH 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 March 21, 2025.

PAUL UGAS,

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

Jennifer@srblawyers.com March 21, 28, 2025 25-00814H

Secondary Email:

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

FIRST INSERTION

FILE NO.: 2025-CP-000234 DIVISION: B IN RE: PAUL J. HARTMANN Deceased.

The administration of the estate of Paul J. Hartmann, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP--000234; 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS March 21,

Personal Representative PATRICIA P. HARTMANN 16502 Avila Blvd.

Tampa, FL 33613 Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail:

March 21, 28, 2025 25-00783H

kris@linslawgroup.com

FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION File Number: 25-CP-000358 Division: Probate Division B IN RE: ESTATE OF RONALD GENE WHITMORE,

Deceased. The administration of the estate of RONALD GENE WHITMORE, deceased, File Number: 25-CP-000358, whose date of death was January 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division B, the address of which is 419 Pierce Street, Tampa, Florida (Also 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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: March 21, 2025 **Personal Representative** James Edward Whitmore 9612 Keeling Ridge Road

Louisville, KY 40291 502 - 767 - 2542Attorney for Personal Representative Wendy Ennis-Volcy, Esquire Fla Bar No: 0883440 P.O. Box 822238 Pembroke Pines, FL 33082-2238 954-436-2003 WEVolcy@aol.com 25-00753H

March 21, 28, 2025

FIRST INSERTION

NOTICE TO CREDITORS HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000702 Division A IN RE: ESTATE OF LORI ANN WILLIAMS, Deceased.

The administration of the estate of LORI ANN WILLIAMS, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

ASHLEY M. SOUGH Personal Representative

2458 Harness West Bloomfield, MI 48324 JAMES S. EGGERT Attorney for Personal Representative Florida Bar No. 949711 EGGERT FITZPATRICK 811-B Cypress Village Blvd. Ruskin, FL 33573 Telephone: (813) 633-3396 Email: jim@eggfitz.com Secondary Email: leslie@eggfitz.com

March 21, 28, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT. STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-000037 DIVISION: B

IN RE: FREDERICK W. O'CONNELL Deceased. The administration of the estate of Frederick W. O'Connell, deceased,

whose date of death was November 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-00037; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida

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

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 FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS March 21,

Personal Representative Angela Kay Morrell 5300 Bayshore Blvd. Unit B3

Tampa, FL 33611 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

March 21, 28, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003410 IN RE: ESTATE OF BEVERLY ANN BENTON a/k/a Beverly A. Benton Deceased.

The administration of the Estate of Beverly Ann Benton a/k/a Beverly A. Benton, deceased, whose date of death was April 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Fl, Rm 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this

notice is March 21, 2025.

Personal Representative: James Michael Benton

462 Landover Dr. Decatur, Georgia 30030 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FL probate solutions.com

25-00762H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-000564 Division A IN RE: ESTATE OF KARL HEINZ SCHUPPE

Deceased. The administration of the estate of Karl Heinz Schuppe, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

A personal representative or curator has no duty to discover whether any

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

The date of first publication of this

Wallie H. Schuppe 10008 N. Myrtle Street Tampa, Florida 33617

101 E. Kennedy Blyd., Suite 2800 Telephone: (813) 229-7600

property held at the time of the decewhich the Florida Uniform Disposition The written demand must be filed with

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

notice is March 21, 2025.

Personal Representative SHUMAKER, LOOP & KENDRICK,

Attorneys for Personal Representative Luis A. Silva, Esquire Tampa, Florida 33602 Facsimile: (813) 229-1660 Florida Bar No. 1004224 Email Addresses: lsilva@shumaker.

tmcintyre@shumaker.com

March 21, 28, 2025 25-00761H

FIRST INSERTION

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

File No. 24-CP-004098 Division A IN RE: ESTATE OF JANE E. LEEP Deceased.

The administration of the estate of Jane E. Leep, deceased, whose date of death was September 5, 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. 732.2211, Florida Statutes.

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

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

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

Signed by: Stephanie Delrosario DE30B751BD254A7... Stephanie Delrosario

Kimberly K. Muenter, Attorney Florida Bar Number: 9978340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501

25-00808H March 21, 28, 2025

25-00778H

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The date of first publication of this notice is March 21, 2025. Personal Representative:

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

E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com

NOTICE TO CREDITORS

25-00782H

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-000754 IN RE: ESTATE OF PHILLIP JAMES ORELLI, aka PHILLIP J. ORELLI Deceased.

administration of the estate of PHILLIP JAMES ORELLI, also known as PHILLIP J. ORELLI, deceased, whose date of death was August 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

FIRST INSERTION

March 21, 28, 2025

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

fied under s. 732.2211
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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: March 21, 2025.

VINCENT JAMES ORELLI Personal Representative

469 Highland Road Simi Valley, CA 93065 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 March 21, 28, 2025 25-00777H



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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



--- ESTATE ------ TAX DEEDS ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA Probate Division File No. 24-CP-003460

IN RE: ESTATE OF ROBERT A. MCDONALD Deceased

The administration of the Estate of ROBERT A. MCDONALD, deceased, File Number 24-CP-003460, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360. Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED

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

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

Person Giving Notice: PATRICIA A. SANCHEZ Personal Representative

403 Chillington Court Rockwall, TX 75032-0199 Attorney for Personal Representative: Cvnthia E. Orozco Florida Bar No. 449709 P.O. Box 47277 St. Petersburg, FL 33743-7277 (727)-346-9616 email: cattorney1@tampabay.rr.com

March 21, 28, 2025

FIRST INSERTION

25-00807H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 292025CP000527A001HC Division PROBATE IN RE: ESTATE OF KENNETH H. PAYSON Deceased.

The administration of the estate of KENNETH H. PAYSON, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 204, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are

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 March 21, 2025.

Personal Representative: ROGER P. PAYSON 25 Pinecroft Avenue Holden, MA 01520

Attorney for Personal Representative: JOHN F. SHORO, Esq. **Email Addresses** jshoro@bowditch.com Florida Bar No. 0749109 311 Main Street, PO Box 15156 Worcester, MA 01608 Telephone: 508-926-3433 March 21, 28, 2025 25-00818H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 23-CP-000894 Division B IN RE: ESTATE OF CARMEN FARIAS Deceased.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 03/21/2025. Personal Representative:

Julia Miranda 106 W Emily Street Tampa, Florida 33603 Attorney for Personal Representative: Lvndy C. Jennings, Esq. Attorney for Personal Representative Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com March 21, 28, 2025 25-00819H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1743520000 File No.: 2025-222 Certificate No.: 2022 / 13898 Year of Issuance: 2022

Description of Property:
CAMPOBELLO BLOCKS TO 30 LOTS 22 TO 24 INCL BLOCK 27 PLAT BK / PG : 2 / 29

SEC - TWP - RGE: 08 - 29 - 19 Name(s) in which assessed: Ethiopian Orthodox Tewahedo Church Miskaye Hezunan Medi-

hanialem in Tampa, Florida, Inc. Ethiopian Orthodox Tewahedo Church M H M

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 (5/1/2025) 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 3/14/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025

25-00766H

FIRST INSERTION

HILLSBOROUGH COUNTY

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.: 1437280000 File No.: 2025-250 Certificate No.: 2022 / 11702 Year of Issuance: 2022

Description of Property: CASTLE HEIGHTS 1ST ADDI-TION LOTS $37\,\mathrm{AND}\,38\,\mathrm{BLOCK}$ L-1 PLAT BK / PG: 11 / 14 SEC - TWP - RGE : 18 - 28 - 19 Name(s) in which assessed:

SHERRILLYNE D BLUE 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 (5/1/2025) 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.

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025

FIRST INSERTION NOTICE OF APPLICATION 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.: 0594020496 File No.: 2025-218 Certificate No.: 2022 / 5821 Year of Issuance: 2022

Description of Property: THE HIGHLANDS AT HUNT-ER'S GREEN A CONDO-MINIUM UNIT 1406 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE : 17 - 27 - 20

Name(s) in which assessed: KHADIJAH ABDULLAH TURRKISTANI

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

Unless such certificate shall be redeemed according to law, the prop-erty described in such certificate will be sold to the highest bidder on (5/1/2025) 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.

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025 25-00765H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 0723109242 File No.: 2025-229 Certificate No.: 2022 / 6887 Year of Issuance: 2022 Description of Property: PRÔVIDENCE LAKES PAR-

CEL M LOT 12 BLOCK C PLAT BK / PG : 73 / 61 SEC - TWP - RGE: 33 - 29 - 20 Name(s) in which assessed: ANTHONY L OFFICE

CHERYL L OFFICE 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 (5/1/2025) 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 3/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

File No.: 2025-232

Description of Property:

Folio No.: 1439480000

Year of Issuance: 2022

Name(s) in which assessed: ERMA D SHAPIRO

SARAH G. REED

GLENN REED

Certificate No.: 2022 / 11730

NEBRASKA AVENUE HEIGHTS LOTS 23 24 25

BLOCK 27 PLAT BK / PG: 14

SEC - TWP - RGE : 18 - 28 - 19

All of said property being in the County

deemed according to law, the property described in such certificate

will be sold to the highest bidder on

(5/1/2025) on line via the internet at

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 ser-

vice is needed; if you are hearing or

Victor D. Crist

25-00770H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

voice impaired, call 711.

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$

Dated 3/14/2025

www.hillsborough.realtaxdeed.com.

Unless such certificate shall be re-

of Hillsborough, State of Florida.

25-00769H

AVENUE

FIRST INSERTION FIRST INSERTION

NOTICE OF APPLICATION

Mar. 21, 28; Apr. 4, 11, 2025

 $\begin{tabular}{ll} FOR TAX DEED \\ The holder of the following tax certifi- \\ \end{tabular}$ cates 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.: 1023010000

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

File No.: 2025-228

Folio No.: 0336600000

Year of Issuance: 2022

Name(s) in which assessed:

JILL VIGLIATURA

Certificate No.: 2022 / 2703

Description of Property: LIVINGSTON ACRES E 100 FT

LOT 18 PLAT BK / PG: 28 / 4

SEC - TWP - RGE : 17 - 27 - 19

All of said property being in the County

Unless such certificate shall be re-

deemed according to law, the prop-

erty described in such certificate

will be sold to the highest bidder on

(5/1/2025) on line via the internet at

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 ser-

vice is needed; if you are hearing or

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

voice impaired, call 711.

Dated 3/14/2025

www.hillsborough.realtaxdeed.com.

of Hillsborough, State of Florida.

OF W 300 FT OF N 200 FT OF

File No.: 2025-249 Certificate No.: 2022 / 10144 Year of Issuance: 2022 Description of Property:

GROVE PARK ESTATES E 20 FT OF LOT 7 AND LOT 9 BLOCK 7 PLAT BK / PG: 17 / 11 SEC - TWP - RGE: 26 - 28 - 18 Name(s) in which assessed:

ROLAND LEONARD MARTINO LENA M FUSSELL LESA M WHALEN

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 (5/1/2025) 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 3/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025 25-00772H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0866821032 File No.: 2025-248 Certificate No.: 2022 / 8802 Year of Issuance: 2022 Description of Property: WELLINGTON LOT 16 PLAT BK / PG : 49 / 59 SEC - TWP - RGE : 31 - 29 - 21 Name(s) in which assessed: STUDIO 22 CORP

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the prop-

erty described in such certificate will be sold to the highest bidder on (5/1/2025) 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 3/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025

25-00771H

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED

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

Folio No.: 0273276872 File No.: 2025-225 Certificate No.: 2022 / 2288 Year of Issuance: 2022

Description of Property:
MANHATTAN PALMS CON-DOMINIUM UNIT 1322 BLDG 13 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE : 29 - 28 - 18

Name(s) in which assessed: MANHATTAN PALMS CON-DO ASSOCIATION INC MANHATTAN PALMS CONDOMINIUM ASSOCIATION, INC

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 (5/1/2025) 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 3/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk

 $Mar.\ 21,\ 28;\ Apr.\ 4,\ 11,\ 2025$ 25-00767H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH IIIDICIAI CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO. 20-CA-007931 DIVISION: J

RF -Section II TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs. REDBRICK FINANCIAL GROUP INC.; AQUA FINANCE, INC.; THE IINKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY. THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER KITSCHKE, DECEASED: CREIGHTON BEDFORD REED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

CLAIMING TO HAVE ANY RIGHT.

PROPERTY HEREIN DESCRIBED,

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 3, 2024 and an Uniform Ex Parte Order Rescheduling Foreclosure Sale dated March 3, 2025 and entered in Case No. 20-CA-007931 of the Circuit Court in and for Hillsborough County, Florida, wherein TOWD POINT MORT-GAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE is Plaintiff and REDBRICK FINANCIAL GROUP INC.; AQUA FINANCE, INC.; THE UNKNOWN SPOUSES, HEIRS, DE-VISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIM-ING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER KITSCHKE, DECEASED; CREIGH-TON BEDFORD REED: UNKNOWN TENANT NO. 1: UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www. hillsborough.realforeclose.com, 10:00 a.m., on May 8, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 5 FEET OF LOT 9 AND ALL OF LOT 10 AND THE WEST 1/2 OF LOT 11, BLOCK 5, OF SPEEDWAY PARK, UNIT NO. 1. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 15A, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1975 CRIM MOBILE HOME, VEHICLE ID #2657714 AND TITLE #10701074

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED. AT NO COST TO YOU. TO THE PROVISION OF CERTAIN ASSISTANCE.

REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED March 10, 2025.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1162-174327 / BJB March 21, 28, 2025 25-00811H

--- TAX DEEDS ---

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0869170010

File No.: 2025-252 Certificate No.: 2022 / 8848 Year of Issuance: 2022

 $\begin{aligned} & \text{Description of Property:} \\ & \text{N 45 FT OF S 900 FT OF E 200} \\ & \text{FT OF SW 1/4 OF NW 1/4} \end{aligned}$ SEC - TWP - RGE: 01 - 30 - 21 Name(s) in which assessed:

FLORIDA TITLE COMPANY All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) 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 3/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025

25-00775H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1496300000 File No.: 2025-251 Certificate No.: 2022 / 12224 Year of Issuance: 2022

Description of Property:
HENDRY AND KNIGHTS
ADDITION TO SULPHUR SPRINGS LOT 83 & E 1/2 CLOSED ALLEY ABUTTING THEREON PLAT BK / PG: 10

SEC - TWP - RGE : 30 - 28 - 19 Name(s) in which assessed:

FRED L GENNILLE N. B. Gennille, life estate

Fred L. Gennille, remainderman 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 (5/1/2025) 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 3/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Mar. 21, 28; Apr. 4, 11, 2025

25-00774H

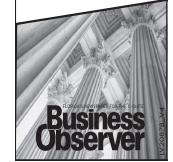
PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

or email

legal@businessobserverfl.com



--- ACTIONS / SALES ---

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-005995 LAKEVIEW LOAN SERVICING,

Plaintiff, vs. ROBERT C REMEIKIS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 13, 2025 in Civil Case No. 24-CA-005995 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVIC-ING, LLC is Plaintiff and Robert C Remeikis, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of April, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Stylerite Estates, according to the Plat thereof as recorded in Plat Book 32, Page 83, of the Public Records of Hillsborugh County, Florida.

The East 133 feet of the West 466.2 feet of tract beginning 165 feet South and 25 feet East of the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 and run East 616.2 feet, thence South 45.58 feet, thence West 616.2 feet and thence North 36.27 feet to the Point of Beginning. All lying and being in Section 10, Township 30 South, Range 18 East, Hillsborough County, Florida.

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

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10113FL

FIRST INSERTION

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

Case No. 29-2023-CA-016199 Division C
RESIDENTIAL FORECLOSURE
Section I
RAVIKOPP, LLC

Plaintiff, vs. E PARKS PROPERTIES, LLC, SEAN SCOTT, CITY OF TAMPA, FLORIDA, HILLSBOROUGH COUNTY, CLERK OF COURT, STATE OF FLORIDA, DEPART-MENT OF REVENUE, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 7, AND THE WEST ½ OF ALLEY ABUTTING, BLOCK 5, LA CARBAYERA, ACCORDING TO PLAT THEREOF RECORD-ED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as: 3012 SANCHEZ STREET, TAMPA, FL 33605; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose. com., on April 15, 2025 at 10:00 AM.

25-00810H

March 21, 28, 2025

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: March 14, 2025

By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 339438/2323030/wll March 21, 28, 2025 25-00788H

FIRST INSERTION

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

CIVIL DIVISION: I CASE NO.: 18-CA-009203 SECTION # RF U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, ve ROBERT C. ASHBY; SUMMERFIELD MASTER COMMUNITY ASSOCIATION. INC.; STACEY ASHBY; 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 10 day of April, 2025, the following described property as set forth in said

Final Judgment, to wit: LOT 55, BLOCK 1, SUMMER-FIELD VILLAGE I, TRACT 27, PHASE II, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 15 AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA PROPERTY ADDRESS: 11304 SILVERLEAF CT, RIVERVIEW,

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to 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 12 day of March 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 18-00785 March 21, 28, 2025 25-00752H

FIRST INSERTION

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

CASE NO.: 2023-CA-013950 MIDFLORIDA CREDIT UNION, SUCCESSOR BY MERGER TO BAY GULF CREDIT UNION, Plaintiff, v. LISSETTE MARQUEZ; UNKNOWN

SPOUSE OF LISSETTE MARQUEZ;

JOSE O. MUNOZ, UNKNOWN SPOUSE OF JOSE O. MUNOZ; SMART CHOICE ROOFING, LLC; CACH, LLC: STATE OF FLORIDA: HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA: CITY OF TAMPA; CREDIT CORP SOLUTIONS, INC.; CAPITAL ONE BANK (USA), N.A.; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER**

Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Foreclosure entered on March 13, 2025, in this case in the Circuit Court of Hillsborough County, Florida, the real property described as:

CLAIMANTS.

Lot 2 and the East 40 feet of Lot 3. Block 4. REVISED MAP OF SUNSHINE PARK, according to the plat thereof recorded in Plat Book 10, Page 18, of the Public Records of Hillsborough County, Florida.

Parcel Identification No.: A-01-29-18-4GJ-000004-00002.0 Property Address: 200 W. Louisiana Avenue, Tampa, FL 33603-2016

will be sold at public sale, to the highest and best bidder for cash, on-line at http://www.hillsborough.realforeclose. com, on May 13, 2025, at 10:00 a.m.

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

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

DATE: March 17, 2025 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II. Esquire Florida Bar No. 1019265 Email: joe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff March 21, 28, 2025

25-00802H

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 19-CA-005467 AMIRHOUSES.COM LLC,

Plaintiff, vs. HENRY LEWIS, et al

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to the Order Granting Verified Motion to Vacate Sale, Certificate of Sale, Certificate of Title and Reschedule Foreclosure Sale dated March, 7th, 2025, and entered in 2019-CA-005467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Amirhouses.com, LLC, is the Plaintiff and Henry Lewis, et al is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www. hillsborough.realforeclose.com, on May 6th,2025, at 10:00 A.M., the following described property as set forth in said

sure, to wit: Lot 22 and the West ½ of Lot 23, Block 3, MAP OF CAMPO-BELLO, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County, Florida More commonly known as: Property Address: 2620 E. 33rd Ave, Tampa, FL 33610 ("Property")

Uniform Final Judgment of Foreclo-

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

the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fijud13.org.

Dated 11th day of March 2025.

IVANOV & WOLF, PLLC Attorney for Plaintiff 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D. Wolf, Esq. Florida Bar Number 92611 March 21, 28, 2025 25-00787H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

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

CASE NO.: 29-2022-CA-001689 DIVISION: C BANK OF AMERICA, N.A.,

Plaintiff, vs. CRESCENZO LAND HOLDINGS INC., A DISSOLVED CORPORATION, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an In Rem Final Judgment of Foreclosure dated March 12, 2025, and entered in Case No. 29-2022-CA-001689 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Bank of America, N.A., is the Plaintiff and Crescenzo Land Holdings Inc., a dissolved corporation, City of Tampa, Andrew T. Koly aka Andrew Koly, Unknown Party #1 N/K/A Francine Johnson, 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 April 15, 2025 the following described property as set forth in said

Final Judgment of Foreclosure: LOT(S) 7, BLOCK 1 OF VIO-LA SMITH REVISION MAP AS RECORDED IN PLAT BOOK 4, PAGE 1, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA. A/K/A 1211 E 25TH AVE

TAMPA FL 33605

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

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

Dated this 13 day of March 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 Justin Ritchie, Esq. Florida Bar #106621

25-00776H

IN/21-007237

March 21, 28, 2025

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk com

> LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net **ORANGE COUNTY**

myorangeclerk.com



HILLSBOROUGH COUNTY

FIRST INSERTION

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

Case No. 24-CA-009433 Division G U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED **SECURITIES, SERIES 2021-F** Plaintiff, vs. LINDA L. JEWELL, et al.

Defendants. TO: LINDA L. JEWELL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS RE 15523 WJ VALLEY RD PLANT CITY, FL 33566

UNKNOWN SPOUSE OF LINDA L. CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 15523 WJ VALLEY RD PLANT CITY, FL 33566UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE AT ADDRESS OF: 15523 WJ VALLEY RD PLANT CITY, FL 33566

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

COMMENCE AT THE NORTH-EAST CORNER OF THE NE 1/4 OF THE NE $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 34,

215.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 946.25 FEET TO POINT OF BEGINNING; THENCE CON-TINUE WEST 391.29 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF THE NE ¼ OF SAID SECTION 34; THENCE SOUTH ALONG SAID WEST BOUNDARY 417.00 FEET TO A POINT 360.70 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 3/4 OF SAID NE ½ OF THE NE 1/4; THENCE DEFLECT 94°01'42? LEFT, 243.74 FEET; THENCE DEFLECT 26°11'14? LEFT, 70.28 FEET; THENCE DEFLECT 28°27'51? LEFT, 69.22 FEET; THENCE DEFLECT 21°33'11? LEFT, 302.90 FEET TO THE POINT OF BEGINNING. CON-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Plaintiff, vs.
TYRONE MAURICE WALKER AND

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated February 11, 2020, and entered in 29-2019-CA-011641 of the Circuit

Court of the THIRTEENTH Judi-

cial Circuit in and for Hillsborough County, Florida, wherein NATION-

STAR MORTGAGE LLC D/B/A MR.

COOPER is the Plaintiff and TYRONE

MAURICE WALKER; SOPHIA KA-

MESA JORDEN; CYPRESS MILL

COMMUNITY ASSOCIATION, INC.

are the Defendant(s). Victor Crist as

the Clerk of the Circuit Court will sell

to the highest and best bidder for cash at www.hillsborough.realforeclose.com,

at 10:00 AM, on April 10, 2025, the fol-

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

LOT 2, IN BLOCK 19, OF CY-

PRESS MILL PHASE 1A, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN

PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY,

SOPHIA KAMESA JORDEN, et al.

CASE NO. 29-2019-CA-011641 NATIONSTAR MORTGAGE LLC

D/B/A MR. COOPER,

Defendant(s).

TAINING 3.243 ACRES, SUB-JECT TO W.J. VALLEY ROAD

MAINTAINED RIGHT OF WAY. commonly known as 15523 W J VALLEY ROAD, PLANT CITY, FL 33566 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before APRIL 10, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with

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

800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: March 5, 2025.

CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Laura E. Noyes Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2427693/wlp

March 21, 28, 2025 25-00750H

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. 22-CA-007724

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. MARCUS YANCICH, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 25, 2023, and entered in 22-CA-007724 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MARCUS YANCICH; UNKNOWN SPOUSE OF MARCUS YANCICH; LISA N. WYSONG, ESQ.; 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, at 10:00 AM, on April 09, 2025, the following described property as set forth in said Final Judgment, to wit:

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 4705 W BAY VISTA AVE, TAMPA, FL 33611

LOT 16, BLOCK 12, ANITA

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

IMPORTANT

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

Dated this 18 day of March, 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 22-055981 - MaM

Property Address: 15621 DEM-ORŶ PŎINT PLACE, SUN CITY CENTER, FL 33573 March 21, 28, 2025 25-00823H

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 in accor-

FIRST INSERTION dance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Ac-commodations 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 18 day of March, 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 19-375471 - MaM March 21, 28, 2025

25-00822H

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 24-CA-010286 SECTION # RF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR DETERMINATION MORTGAGE TRUST,

Plaintiff, vs. FRESH START DEVELOPMENT, INC.; ABL RPC RESIDENTIAL CREDIT ACQUISITION, LLC; LOAN FUNDER LLC, SERIES 58621; KATINA MCCLINTON; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 01 day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 5, FAIRVIEW TERRACE, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 11, PAGE 62, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

PROPERTY ADDRESS: 9413 N BROOKS ST, TAMPA, FL $33612\,$ IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE THIRTEENTH JUDICIAL CIR-

CUIT OF FLORIDA, IN AND FOR

HILLSBOROUGH COUNTY

CIVIL DIVISION

Case No. 23-CA-013557A

Division C

Section I

DECIDENTIAL ECDECI

US BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

NANCY AMADOR A/K/A NANCY

CLARAMUNT AMADOR, ERNESTO TRUJILLO, UNKNOWN

SPOUSE OF NANCY AMADOR

AMADOR, UNKNOWN SPOUSE

ASSOCIATION, INC., MIDLAND

FUNDING LLC, NIKCLEAN, LLC

LIMITED LIABILITY COMPANY,

D/B/A SERVPRO OF TARPON/

STATE OF FLORIDA, DEPARTMENT OF REVENUE,

AND UNKNOWN TENANTS/

SHARPER IMAGE POOLS, LLC,

Notice is hereby given, pursuant to Final Judgment of Foreclosure for

Plaintiff entered in this cause on March

14, 2025, in the Circuit Court of Hill-

sborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell

the property situated in Hillsborough

WEST TAMPA, A FLORIDA

A/K/A NANCY CLARAMUNT

OF ERNESTO TRUJILLO,

NORTHDALE CIVIC

ASSOCIATION, NOT IN ITS

FOR VRMTG ASSET TRUST

Plaintiff, vs.

OWNERS.

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 12 day of March 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 24-03198

March 21, 28, 2025 25-00760H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH HIDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-005980 AFL HECM LLC, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GUY R. KOTZIN, DECEASED, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated March 17, 2025, issued in and for Hillsborough County, Florida, in $\begin{array}{llll} \text{Case} & \text{No.} & 24\text{-CA-005980} &, & \text{wherein} \\ \text{AFL} & \text{HECM} & \text{LLC} & \text{is} & \text{the} & \text{Plaintiff,} \end{array}$ UNKNOWN HEIRS, SPOUSand ES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JU-LAINE SHIRLEY KOTZIN A/K/A JU-LAINE ELNER KOTZIN, DECEASED, GERALD LEE KOTZIN A/K/A JERRY KOTZIN A/K/A GERALD KOTZIN, GEORGE KOTZIN, TERESA JANE KOTZIN A/K/A TERRY KOTZIN, UNKNOWN HEIRS, SPOUSES, DEVISEES, BENEFICIARIES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF GUY R. KOTZIN, DECEASED, UNKNOWN HEIRS, SPOUSES, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN DAVID KOTZIN, DECEASED and INTERNAL REV-ENUE SERVICE 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 April 23, 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 3, BLOCK 11, TILSEN MANOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 32, PAGE 100, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IDEL AVE, TAMPA, FL 33612 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who contact the Court's ADA Coordina-800 E. Twiggs St., Room 604, Tampa, pearance, or immediately upon receivpaired, call 711.

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/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com

Property Address: 1905 MER-

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 tor, Hillsborough County Courthouse, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court aping this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-Dated: This 18th day of March, 2025.

25-00813H March 21, 28, 2025

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.: 23-CA-014910

CWS INVESTMENTS, INC., CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC 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 INTER-EST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 17, 2025 in Civil Case No. 23-CA-014910, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, CWS INVESTMENTS, INC. is the Plaintiff, and CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWN-ERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist

will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on April 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

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

ALDRIDGE PITE, LLP Attorney for Plaintiff Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.03.18 09:03:12-04'00' Foxit PDF Editor Version: 12.1.0

FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1703-002B March 21, 28, 2025 25-00812H

Dated this 18th day of March, 2025. 5300 West Atlantic Avenue, Suite 303 Digitally signed by Zachary Ullman

County, Florida described as: LOT 17, BLOCK 7, OF NORTH-DALE GOLF CLUB, SECTION D, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49,

FIRST INSERTION PAGE 70, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

COUNTY, FLORIDA.

and commonly known as: 4608 APPLE RIDGE LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and boot b der for cash sborough County auction website at http://www.hillsborough.realforeclose. com., on June 10, 2025 at 10:00 AM.

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

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

Dated: March 18, 2025 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 Foreclosure Service@kasslaw.com328202/2322210/wll March 21, 28, 2025 25-00806H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -

PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA. IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION CASE NO.: 24-CA-009284 DIVISION F LOAN FUNDER LLC, SERIES 33288. Plaintiff, vs. APPROVED ONE, LLC, a Georgia limited liability company; APPROVED ONE, LLC, a Florida limited liability company;

ARTURO YANCEY; CITY OF

Defendants.

TAMPA, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT

TO: Arturo Yancey, 3111 CIRCLE HILL

RD ALEXANDRIA, VA 22305

YOU ARE NOTIFIED that an action to Foreclosure to the following properties in HILLSBOROUGH County,

ALL OF LOT 3; LOT 4 LESS THE SOUTH 16.00 FEET THEREOF, AND A PORTION OF LOT 9, BLOCK D, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PORTION OF LOT 9 BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK D, OF THE AFORESAID RIVERBEND MANOR, THENCE N.26 DE-

GREES 09'06"W., ALONG THE EASTERLY BOUNDARY OF LOT 4, 16.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.26 DEGREES 09'06"W., ALONG THE EASTERLY BOUNDARY OF LOT 4, AND LOT 3, 93.92 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE N.59 DEGREES 36'38"E., 49.65 FEET; THENCE S.42 DE-GREES 35'02"E., 101.45 FEET; THENCE S.63 DEGREES 38'40"W., 78.22 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOT 9, BLOCK D, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17, PAGE 1, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PORTION OF LOT 9 BEING MORE DESCRIBED AS FOL-LOWS: Filing # 211403234 E-Filed 11/20/2024 04:55:22 PM FROM THE NORTHEAST CORNER OF LOT 9, BLOCK D, OF THE AFORESAID RIV-ERBEND MANOR, THENCE S.19 DEGREES 54'57"E., 96.98 FEET TO THE POINT OF BE-GINNING; THENCE S.29 DE-GREES 12'02"E., 209.68 FEET TO A POINT ON THE EAST-ERLY BOUNDARY OF SAID LOT 9; THENCE N.42 DE-GREES 35'02"W., 214.47 FEET; THENCE N.59 DEGREES 36'38"E., 49.65 FEET TO THE POINT OF BEGINNING. Also known as 7109 NORTH

18TH STREET, TAMPA, FL

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before April 17, 2025, and file the original with the clerk of this court either be-fore 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

33610 (the Property").

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 March 12, 2025.

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Mustafa Divan DEPUTY CLERK

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff March 21, 28, 2025 25-00801H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-000214

 ${\bf MCLP\,ASSET\,COMPANY,\,INC.,}$ Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DAN J. FELLNER A/K/A DANIEL J. FELLNER, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Dan J. Fellner a/k/a Daniel J. Fellner, Deceased

Last Known Residence: Unknown TO: Stacy Nyenhuis Last Known Residence: 912 27th St SE

Ruskin, FL 33570 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: THE NORTH 204 FEET OF

TRACT 489 FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE NORTH 132 FEET OF THE SOUTH 436 FEET LESS THE WEST 320 FEET OF LOT 489 FIRST EXTENSION OF RUSKIN

COLONY FARMS, ACCORD-ING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUOLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before April 18, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 March 13, 2025.

As Clerk of the Court

(SEAL) By: Mustafa Divan As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484

1133-3681B Ref# 10828 March 21, 28, 2025 25-00796H

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 24-CA-007491 DIVISION: J RF -Section II REPUBLIC BANK & TRUST

COMPANY. Plaintiff, vs. LAKESHA ANN ADKINS; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED. Defendant(s). TO: UNKNOWN TENANT NO. 1 3518 N 23RD STREET TAMPA, FL 33605 TO: UNKNOWN TENANT NO. 2 3518 N 23RD STREET TAMPA, FL 33605 TO: LAKESHA ANN ADKINS Last Known Address 3518 N 23RD ST

TAMPA, FL 33605 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 41, ROBSON BROS' SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 69, PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 23, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE-QUEST SUCH AN ACCOMMODA-TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAM-PA, FL 33602, IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.

 ${\rm DATED\ on\ March\ 18,\ 2025.}$

Victor D. Crist As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 7236-205702 / VP2 March 21, 28, 2025 25-00817H

FIRST INSERTION

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

COUNTY, FLORIDA CASE NO. 25-CA-001298 DIVISION: E RF - SECTION NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.
UNKNOWN HEIRS OF THOMAS MAGERS, ET AL. **Defendants**

To the following Defendant(s): UNKNOWN HEIRS OF THOMAS MAGERS (CURRENT RESIDENCE

UNKNOWN) Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage

on the following described property: LOT 4, BLOCK 8, LAKE MAG-DALENE MANORS, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 45, OF THE PUB-

LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. A/K/A 13923 SHADY SHORES DRIVE, TAMPA FL 33613 has been filed against you and you are required to serve a copy of your written

defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before April 23, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice

is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 18TH day of MARCH, 2025. Victor D. Crist

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

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110. DEERFIELD BEACH, FL 33442

FN20609-25NS/cam March 21, 28, 2025

25-00816H

FIRST INSERTION

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

CALIBER HOME LOANS, INC., Plaintiff, vs. DOUGLAS TRAVIS AND SHATEIA TRAVIS, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

NO. 23-CA-01

ant to a Final Judgment of Foreclosure dated February 07, 2025, and entered in 23-CA-015464 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING is the Plaintiff and DOUGLAS TRAVIS; SHATEIA TRAVIS; RIVERCREST COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on April 07, 2025, the following described property as set forth

in said Final Judgment, to wit: LOT 1, BLOCK 10, RIVER-CREST PHASE 1B4, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE(S) 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 11619 CREST CREEK DR, RIVERVIEW, FL 33569

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

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, 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:

25-00824H

IMPORTANT ADA@fljud13.org
Dated this 18 day of March, 2025.

dsalem@raslg.com 23-140820 - MaM

March 21, 28, 2025

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-009579 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION. Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF KENNETH HARWOOD A/K/A KENNETH JAMES HARWOOD A/K/A KENNETH J. HARWOOD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS. DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF KEN-NETH HARWOOD A/K/A KENNETH JAMES HARWOOD A/K/A KENNETH J. HARWOOD, WHETHER

SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS DEVISEES GRANTEES OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action

lowing described property: LOT 6, BLOCK 12, FISH HAWK TRAILS UNIT 4 PHASE II, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

for Foreclosure of Mortgage on the fol-

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 26, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney of immediately thereafter; otherwise a default will be enetered against you for the relief demand 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 this Court this 18TH day of MARCH, 2025. CINDY STUART CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Mustafa Divan As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-10652FL

25-00751H

March 21, 28, 2025

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-000810

SELECT PORTFOLIO SERVICING, Plaintiff. vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR A.

MOFFA, DECEASED, et. al.

Defendant(s). TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR A. MOFFA,

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:

UNIT 155, PHASE 2 OF HIGH-GATE II CONDOMINIUM, A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN OFFI-CIAL RECORDS BOOK 4054, PAGE(S) 371, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, AND ANY AMENDMENTS

THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN

THE COMMON ELEMENTS. 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 18, 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 PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of 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 13th day of March, 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 24-218803

March 21, 28, 2025 25-00786H

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 25-CA-001029 THE HUNTINGTON NATIONAL BANK.

Plaintiff, vs. WILHELM RAMEAU; WILHELM RAMEAU, AS TRUSTEE FOR THE WILHELM AND CHERYL RAMEAU QUALIFIED PERSONAL RESIDENCE TRUST DATED **MARCH 13, 2018; CHERYL** RAMEAU, AS TRUSTEE FOR THE WILHELM AND CHERYL RAMEAU QUALIFIED PERSONAL RESIDENCE TRUST DATED MARCH 13, 2018; UNKNOWN BENEFICIARIES OF THE WILHELM AND CHERYL RAMEAU QUALIFIED PERSONAL RESIDENCE TRUST DATED MARCH 13, 2018,

Defendant(s).TO: Unknown Beneficiaries of the Wilhelm and Cheryl Rameau Qualified Personal Residence Trust dated March 13, 2018

11414 Innfields Drive

Odessa, Florida 33556 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

A PARCEL IN THE SOUTH-WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, BEING MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33, TOWNSHIP 27 SOUTH, RANGE 17 EAST FOR A POINT OF BEGINNING; THENCE N 01°03'22" W, 583.82 FEET ALONG THE WEST BOUNDARY OF THE NORTH-WEST 1/4 OF SECTION 33 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INNFIELDS DRIVE, SAID WEST BOUND-ARY OF THE NORTHWEST 1/4 ALSO BEING THE EAST-ERLY BOUNDARY OF IN-NFIELDS SUBDIVISION. AS RECORDED IN PLAT BOOK 53, PAGES 33-1 THROUGH 33-5, INCLUSIVE, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA; THENCE S 64°46'12" E, 41.08 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT OF CUR-

VATURE; THENCE 293.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 285.11 FEET, A CHORD OF 280.91 FEET, A CHORD BEARING OF N 85°42'57" E, TO A POINT OF TANGENCY; THENCE N 56°12'07" E, 430.56 FEET ALONG SAID SOUTH-ERLY RIGHT-OF-WAY TO A POINT THAT IS S 56°12'07" W, 0.34 FEET FROM A POINT OF CURVATURE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S 00°37'02" W, 833.81 FEET TO A POINT ON THE SOUTH BOUND-ARY OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 17 EAST; THENCE N 89°22'58" W, 655.38 FEET ALONG SAID SOUTH BOUNDARY OF THE SOUTH-WEST 1/4 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING.

Street Address: 11414 Innfields Drive, Odessa, Florida 33556 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the first publication of this notice, on or before April 8, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or

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 im-

Dated on March 3, 2025.

Victor D. Crist Clerk of said Court (SEAL) By: Mustafa Divan As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:24-400491 March 21, 28, 2025 25-00797H

SUBSEQUENT INSERTIONS

SECOND INSERTION

HILLSBOROUGH COUNTY

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

COUNTY, FLORIDA CASE NO.: 24-CA-009230 DIVISION: G WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2,

Plaintiff, vs. CHRISTIAN MULLEN A/K/A CHRISTIAN L. MULLEN; GABRIELLE CUOMO;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.

Defendant(s). TO: GABRIELLE CUOMO (Current Residence Unknown) (Last Known Address(es)) 14206 WALDEN SHEFFIELD ROAD DOVER, FL 33527 930 GRENVILLE DR BLACKWOOD, NJ 08012-1304 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 14206 WALDEN SHEFFIELD ROAD

DOVER, FL 33527 ALL OTHER UNKNOWN PARTIES. INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES,

GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS

(Last Known Address) 14206 WALDEN SHEFFIELD ROAD DOVER, FL 33527

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

THE EAST 792.00 FEET OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 25 FEET THEREOF, ALSO LESS THE EAST 554.28 FEET THEREOF, SECTION 4, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOR-OUGH COUNTY, FLORIDA. A/K/A: 14206 WALDEN SHEF-FIELD ROAD, DOVER, FL

33527.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard. Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 4/8/2025, a date which is within 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individ-ual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@

fljud13.org. WITNESS my hand and the seal of this Court this 03 day of MARCH,

> VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) Isha Tirado-Baker Print Name if Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442.,

Attorney for Plaintiff, 24-51645 March 14, 21, 2025 25-00711H

SECOND INSERTION

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

PROBATE DIVISION File No. 25-CP-000368 IN RE: ESTATE OF DEVON R. NOBLES,

Deceased.The administration of the estate of DEVON R. NOBLES, deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

KATINA HERRING **Personal Representative** 6207 Watermark Drive, Apt. 106

Riverview, FL 33578 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:

iriyera@hnh-law.com March 14, 21, 2025 25-00708H

SECOND INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000336

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THOMAS COBB AND CLARA

COBB A/K/A CLARA N. COBB, et. al.

Defendant(s),

TO: THOMAS COBB, CLARA COBB A/K/A CLARA N. COBB, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

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

LOT 18, BLOCK 15, DEL RIO ESTATES UNIT NO. 7, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 41, PAGE 47, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before April 9, 2025/(30 days from Date of First Publi-

cation 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of 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 4TH day of MARCH, 2025.

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: MUSTAFA DIVAN DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-102721

March 14, 21, 2025 25-00735H

--- ACTIONS ---THIRD INSERTION

SUBSEQUENT INSERTIONS

NOTICE OF ACTION IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO -24-CC-043730

PROGRESSIVE SELECT INSURANCE COMPANY, Plaintiff, v. THOMAS D. DICKERSON, JR., WILKENS AUPONT, MAGDALAH AURELUS, STANLEY AURELUS, BLANCHARD CLAIRMANN, **DURVENS DUGAS, CLAUDETE** DUPITON, LORVERA INNOCENT, FABIENE LAURORE, JEAN RONY LOZIL, JOSEPH LUXE, ST. CLAIR MONTINAT, MAURICE OGAUS, RICHARD PROHETE, and ROLAND SAINT-LOUIS, Defendants.

To the following Defendants: DURVENS DUGAS Last Known Address 7134 Kensington High Blvd Orlando, Fl 33818 JEAN RONY LOZIL Last Known Address 7134 Kensington High Blvd Orlando, Fl 33818

YOU ARE NOTIFIED that an action for interpleader has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff, PROGRESSIVE SE-LECT INSURANCE COMPANY c/o JESSICA M. HERNANDEZ, ESQ., whose address is 135 San Lorenzo Ave., Suite 500, Coral Gables, Florida 33134, on or before April 28, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you

for the relief demanded in the petition. The action is asking the court to decide how the following real or personal peropty should be divided:

\$20,000.00 representing the bodily injury limit of liability un-

der Policy No. 17677308. Copies of all court documents in this case, including orders, are available at the Clerk of the Court's office. You may review these documents upon request You must keep the Clerk of the Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's

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 28, 2025 CLERK OF THE COURT (SEAL) By: Mustafa Divan Deputy Clerk

FALK, WAAS, SOLOMON, MENDLESTEIN & DAVIS, P.A. Attorneys for Plaintiff 135 San Lorenzo Avenue, Suite 500 Coral Gables, FL 33146 Telephone: (305) 447-6500 Facsimile: (305) 447-1777 March 7,14,21,28,2025 25-00652H

Submitted by:

SECOND INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 SKYL mobile home bearing the vehicle identification number 01610631R and all personal items located inside the mobile home. Last Tenant: Joyce B. Zahn, George H. Zahn, Estate of Joyce B. Zahn, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Joyce B. Zahn, Estate of George H. Zahn, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of George H. Zahn. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.

March 14, 21, 2025 25-00740H

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 14-CP-000634 IN RE: ESTATE OF MARJORIE LOUISE LAWYER, Deceased.

TO: ESTATE OF CYNTHIA DIANE

LAWYER Unknown
YOU ARE NOTIFIED that a Final Accounting of Personal Representative, Petition for Discharge, and notice thereof have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 315 S. Hyde Park Ave, Tampa, FL 33606 on or before 03/27/25, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice Signed on this 26 day of FEBRU-

ARY, 2025. As Clerk of the Court (SEAL) By: /s/ RYAN MARSH As Deputy Clerk

25-00609H

March 7, 14, 21, 28, 2025

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2025-CC- 002923 DIVISION: R

THE LAW OFFICES OF STEPHEN K. HACHEY, P.A., Plaintiff, vs. LAWRENCE EGLE, Defendant.

NOTICE is hereby given that a civil action commenced on January 23, 2025, and is now pending as case number 2025-CC-002923 in the County Court in the State of Florida, County of Hills-

borough County The name of the unserved party to the action is: LAWRENCE EGLE- 1808 Saf-

fold Park Drive, Ruskin, FL and the nature of the proceeding is a

Breach of Contract - Non-Homestead \$1-\$50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Business Observer.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esa., whose address is 10521 Blooming dale Ridge Dr. Riverview, FL 33578, on or before 4/11/2025 the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 6 day of March, 2025. VICTOR D. CRIST AS CLERK OF THE COURT

(SEAL) BY Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 /s/ Stephen K. Hachey, Esq. Stephen K. Hachey, Esq.

Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Dr. Riverview FL 33578 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com March 14, 21, 2025

Florida Bar No.: 15322

SECOND 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-008259 DIVISION: F TRUIST BANK, Plaintiff, vs.

LARRY S JENKINS, et al., Defendant.
To: LARRY S. JENKINS 4511 KEYSVILLE RD LITHIA, FL 33547 LARRY S. JENKINS 4523 E. KEYSVILLE ROAD LITHIA, FL 33547 LORA L. JENKINS A/K/A LORA JENKINS 4511 KEYSVILLE RD LITHIA, FL 33547 LORA L. JENKINS A/K/A LORA JENKINS 4523 E. KEYSVILLE ROAD LITHIA, FL 33547 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 NORTH 315 FEET OF THE EAST 417.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce,

LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before APRIL 8, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief de-

manded 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 3 day of MARCH, 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:

Kimberlee.Masters@mccalla.com 24-10570FL March 14, 21, 2025

--- ESTATE ---

SECOND INSERTION NOTICE OF ADMINISTRATION

(curator) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002944 Division B

IN RE: ESTATE OF SEAN HAVENS Deceased.

The administration of the estate of Sean Havens, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division B, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The file number for the estate is 24-CP-002944. The estate is intestate.

The names and addresses of the curator and curator's attorney are set forth below. The fiduciary lawyer - client privilege in Section 90.5021, Florida Statutes, applies with respect to the curator and any attorney employed by the curator.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of a will admitted to probate, venue or jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will admitted to probate, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-CP-000446

IN RE: ESTATE OF

STARLING VON WHITE,

Deceased.

The administration of the estate of

STARLING VON WHITE, deceased,

whose date of death was November 24,

2024, is pending in the Circuit Court

for Hillsborough County, Florida, Pro-

bate Division, the address of which is

800 E. Twigg Street, Tampa, FL 33602.

The name and address of the Personal

Representative and the Personal Rep-

resentative's attorney is set forth below.

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

All other creditors of the decedent

THIS NOTICE ON THEM.

All creditors of the decedent and

Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of a will or involving any other matter affecting any part of the exempt property.

The 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, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes.

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

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will. Curator and Attorney for Curator: /s/ Erin W. Lohmiller Erin Whittemore Lohmiller, Esq. erin@lohmillerlaw.com, lohmillerlaw@gmail.com Florida Bar No. 0038631 Lohmiller Law, PLLC 136 4th Street N., Suite 201 St. Petersburg, Florida 33701

Telephone: (727) 643-3818 25-00725H March 14, 21, 2025

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ Starling Von White STARLING VON WHITE, III

8125 N. 23rd Ave, Unit 209

Phoenix, AZ 85021 Attorney for Personal Representative:

DANIEL C. PARRI, ESQUIRE

Attorney for Personal Rep.

Telephone: (727) 586-4224

E-Mail: dan@parrilaw.com

Florida Bar No.: 036325

1217 Ponce de Leon Blyd.

Clearwater, FL 33756

Fax: (727) 585-4452

DATE OF DEATH IS BARRED.

notice is March 14, 2025.

/s/ Daniel C. Parri

NOTWITHSTANDING THE TIME

ER BARRED.

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000520 IN RE: ESTATE OF ROBERT P. GERDES, JR.

Deceased.

The administration of the estate of ROBERT P. GERDES, JR., deceased, whose date of death was December 16. 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Jamie A. Muscari

404 Brookmeade Drive West Chester, PA 19380 Attorney for Personal Representative: Benjamin F. Diamond, Attorney Florida Bar Number: 899291 THE DIAMOND LAW FIRM, P.A. 150 2nd Avenue North, Suite 570 St. Petersburg, FL 33701 Telephone: (727) 823-1400 Fax: (727) 999-5111 E-Mail: ben@diamondlawflorida.com Secondary E-Mail: monroe@diamondlawflorida.com

March 14, 21, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 25-CP-000411 Division W Florida Bar No. 144663 IN RE: ESTATE OF SHIRLEY JEAN ROBERTSON a/k/a SHIRLEY J. ROBERTSON Deceased.

The administration of the estate of SHIRLEY JEAN ROBERTSON a/k/a SHIRLEY J. ROBERTSON, deceased. whose date of death was January 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 the 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 speci-fied under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 MARCH 14, 2025.

Personal Representative Name: VALERIE L. WALKER Address: 6102 Lawnwood PL.,

Dover, FL 33527 Attorney for Personal Representative Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 110 E. Reynolds St., Ste. 900 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com March 14, 21, 2025 25-00739H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No.: 25-CP-000578 Division: B

IN RE: ESTATE OF SUE ANN PITTS aka SUE N. PITTS Deceased.

The administration of the estate of SUE ANN PITTS aka SUE N. PITTS, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: /s/ Shannon Smith SHANNON M. PITTS aka SHANNON SMITH 4499 Cedar Road

Delta, CO 81416 Attorney for Personal Representative: /s/ Ruby C. Montes Ruby C. Montes, Esq., Attorney Florida Bar Number: 0122265 350 E. Robertson Street Brandon, Florida 33511 Telephone: (877) 449-4557 E-Mail: rubv@heiresslaw.com 25-00733H March 14, 21, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000692 Division A IN RE: ESTATE OF ANNE E. BRUSH Deceased.

The administration of the estate of ANNE E. BRUSH, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 March 14th, 2025.

Personal Representative: /s/ Betsy Leslie **Betsy Leslie** 6848 East Fowler Avenue

Tampa, Florida 33617 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com March 14, 21, 2025 25-00698H

and other persons having claims or de-Secondary E-Mail: jill@parrilaw.com mands against decedent's estate must March 14, 21, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002545 Division: U IN RE: ESTATE OF DEBORAH MCNEELY COLWELL

Deceased. The administration of the estate of DEBORAH MCNEELY COLWELL, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

25-00728H

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, 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 first publication of this notice is March 14, 2025.

Personal Representative: /s/ Matthew Colwell **Matthew Colwell** (Mar 7, 2025 13:26 EST) Matthew Colwell 5804 Phoebenest Dr. Lithia, FL 33547 Attorney for Personal Representative:

AMBER JOAN BELZ, ESQUIRE Florida Bar Number: 112384 955E. Del Webb Blvd., Suite $101\mathrm{B}$ Sun City Center, FL 33573 Telephone: (813) 296-1296 Fax: (813) 296-1297 E-Mail: attorneybelz@belzlegal.com SecondaryE-Mail: paralegal@belzlegal.com March 14, 21, 2025 25-00712H

/s/ Amber J. Belz

SECOND INSERTION

25-00713H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-787 Division A IN RE: ESTATE OF

ANTHONY M. MARINO Deceased.

The administration of the estate of Anthony M. Marino, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Diision, the address of which is George Edgecomb Courthouse, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 March 14, 2025.

Personal Representative: /s/ Maria Gordon Maria Gordon 4851 W. Gandy Blvd., B11, L34

Tampa, Florida 33611 Attorney for Personal Representative: /s/ Brian P. Buchert Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837

E-Mail: $BBuchert @\,Buchert Law Office.com$ March 14, 21, 2025 25-00724H

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

> COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-038434 Div. J CROSS CREEK PARCEL "K"

HOMEOWNERS ASSOCIATION, INC. Plaintiff, vs. BERNARD K. JONES, UNKNOWN

TENANT #1. UNKNOWN TENANT Defendants.

TO: BERNARD K. JONES $10220~{\rm GRANT}~{\rm CREEK}~{\rm DRIVE}$ TAMPA, FLORIDA 33647 YOU ARE HEREBY NOTIFIED that

an action to foreclose a homeowner's assessments lien recorded on November 29, 2023, in Official Records Instrument #: 2023538335, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida. ADDRESS: 10220 Grant Creek

Drive, Tampa, Florida 33647 LEGAL:

Lot 10, Block 1, CROSS CREEK PARCEL "K", PHASE 1D, according to map or plat thereof as recorded in Plat Book 89, Page 51. of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BREN-TON J. ROSS, Esquire, 5550 W. Execu

tive Drive, Suite 250, Tampa, Florida 33609 on or before 03/21/2025, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

SECOND INSERTION

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 vour 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 13 day of February,

2025. VICTOR D. CRIST

Clerk of the Court (SEAL) by: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brenton J. Ross, Esq.

5550 W. Executive Drive, Suite 250 Tampa, FL 33609 March 14, 21, 2025 25-00705H



--- PUBLIC SALES ---

SECOND INSERTION

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

Case No.: 25-DR-000592 Division: D CHRISTINA C. APGAR PESHEK, Petitioner, and

TORY SCOTT PESHEK, Respondent, TO: TORY SCOTT PESHEK

20 Chip Court, Kissimmee, Florida 34759

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on, DAN-IEL BUBLEY ESQ., whose address is 12960 N. Dale Mabry Highway, Tampa, Florida 33618, on or before April 24, 2025, and file the original with the clerk of this Court at 800 E Twiggs St., Tampa, Florida, 33602 before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record

at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 3/10/2025.

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

DANIEL BUBLEY ESQ. 12960 N. Dale Mabry Highway, Tampa, Florida 33618 Mar. 14, 21, 28; Apr. 4, 2025

25-00726H

SECOND INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 SPEC mobile home bearing vehicle identification number FLFL-J70A16262SE and all personal items located inside the mobile home. Last Tenant: Gregory A. Kamras, Anna Kamras, Fabiola Jaimez and Unknown Party in Possession. Sale to be held at: Lamplighter on the River, 8406 Cindy Way, Tampa, Florida 33637, (813)-988-8005.

March 14, 21, 2025 25-00743H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2006 HRTO mobile home bearing Vehicle Identification Number H182847G and all personal items located inside the mobile home. Last Tenant: Manuel DeJesus Barahona Perez, Roberto Nordet Herrera, Unknown Party in Possession #1 n/k/a Unknown Party or Parties in Possession, and Unknown Party in Possession #2 n/k/a Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.

March 14, 21, 2025

SECOND INSERTION

Notice Of Public Sale The following personal property of:

Rose Mary Morales will on April 8, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1973 TITA Mobile Home, VIN

273558D3238, TITLE 11443247 And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, March 14, 21, 2025

FOURTH 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

SECOND INSERTION

HILLSBOROUGH COUNTY

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the South Creek Community Development District

The Board of Supervisors ("Board") of the South Creek Community Development District ("District") will hold a regular meeting and public hearing on Thursday, April 3, 2025, at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed nonad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report – Expansion Area dated February 6, 2025. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer – Expansion Parcel dated January 27, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$6,680,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll



The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190. Florida Statutes, Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/ or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

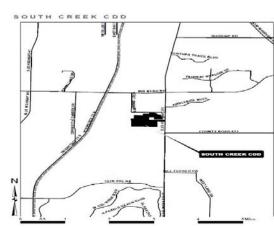
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same. and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Jayna Cooper, District Manager



RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS: INDICATING THE LOCATION. NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS: PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE: PROVIDING

WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE: DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPA-RATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the South Creek Community Development District (the "District") has determined to construct and/ or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer - Expansion Parcel dated January 27, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assess-

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlargeor extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - Expansion Parcel dated February 6. 2025. (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the Dis-

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DIS-TRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of 1. the Board
- 2. The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements 3. consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is 5. approximately \$3,849,000 (hereinafter referred to as the "Estimated
- 6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$6,680,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplanted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
- For platted lands the Debt Assessments will be imposed b. on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost. 8. such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall
- be required to be paid from the District's general revenues. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a 11. preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the
- Assessment Report which is on file at the District Office.

 In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 6, 2025.

/s/Jayna Cooper Printed Name: Jayna Cooper Secretary/Assistant Secretary South Creek Community Development District /s/Kelly Evans Kelly Evans Chair of the Board of Supervisors 4922-8798-9766, v. 1 March 14, 21, 2025

25-00710H

Who benefits from legal notices?

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

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA, PROBATE DIVISION FILE NO: 24-CP-003854 IN RE: ESTATE OF JAMES DONALD WILLSIE a/k/a JAMES D. WILLSIE,

Deceased. The administration of the estate of JAMES DONALD WILLSIE, deceased, whose date of death was on August 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Department, 800 East Twiggs Street, Room 101, Tampa, FL 33601. The name and address of the Personal Representative and the Personal Repre-

sentative'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 LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICES 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 claim with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING 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 March 14, 2025.

Personal Representative: Todd J. Willsie

c/o McLane McLane & McLane 275 N Clearwater-Largo Road Largo, FL 33770 Attorney for Personal Representative: Sara Evelvn McLane 275 N. Clearwater-Largo Road Largo, FL 33770-2300 (727) 584-2110 Florida Bar #0845930

25-00693H

March 14, 21, 2025

SECOND INSERTION

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

FILE NO: 25-CP-000059 IN RE: ESTATE OF KYLE JONATHAN SANDERS, Deceased.

The administration of the Estate of KYLE JONATHAN SANDERS, deceased, whose date of death was 9/19/2024, Case Number 25-CP-000059, 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

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 SER-VICE 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 14 day of March 2025.

Personal Representative: BRENDA AYALA. 806 E. JAMES STREÉT,

TAMPA, FL 33603 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666 Counsel for Personal Representative Law Office of Elizabeth Devolder, 5383 Primrose Lake Circle, Suite C

Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax)

elizabeth@elizabethdevolder.com $\overset{\smile}{\operatorname{casemanager}} @ \operatorname{elizabethdevolder.com} \\$ March 14, 21, 2025 25-00707H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

COUNTY, FLORIDA

DIVISION

THE BANK OF NEW YORK

MELLON, AS INDENTURE

ELIA GONCE AKA ELIA

UNKNOWN HEIRS

ANTONIA HENRIQUEZ AKA

BENEFICIARIES, DEVISEES,

TRUSTEES, AND ALL OTHERS

INTEREST IN THE ESTATE OF

JAIME L. GONCE, DECEASED,

TO: THE UNKNOWN HEIRS, BENE-

FICIARIES, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE

ESTATE OF JAIME L. GONCE-NICO

AKA JAIME L. GONCE, 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, grant-ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest

by, through, under or against the Defen-

dants, 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 be-

JAIME L. GONCE-NICO AKA

GRANTEES, ASSIGNEES,

LIENORS CREDITORS

WHO MAY CLAIM AN

ELIA A. HENRIQUEZ AND THE

TRUST 2011-1,

Plaintiff, vs.

et. al.

Defendant(s),

TRUSTEE, FOR WIMC CAPITAL

SECOND INSERTION

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

CIVIL DIVISION Case No. 22-CA-007547 Division E

RESIDENTIAL FORECLOSURE NAVY FEDERAL CREDIT UNION CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA RETREAT AT CARROLLWOOD ASSOCIATION, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AMERICAN EXPRESS NATIONAL BANK; CAN CAPITAL ASSET SERVICES, INC.; IERNIA HEATING & COOLING, INC.; UNKNOWN SPOUSE OF CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; UNKNOWN SPOUSE OF AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 37, RETREAT AT CAR-ROLLWOOD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose. com., on May 7, 2025 at 10:00 AM.

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

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

Dated this March 10, 2025 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2219648/CMP

ing foreclosed herein. TO: ELIA DRUYARD. whose residence is unknown and all 25-00736H parties having or claiming to have any right, title or interest in the property

described in the mortgage being foreclosed herein.

> an action to foreclose a mortgage on the following property: LOT 12, BLOCK 1, PANAMA

SUBDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN

YOU ARE HEREBY NOTIFIED that

PLAT BOOK 4, PAGE 89 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA, TOGETHER WITH

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH THE SOUTH 1/2 OF THE AL-LEY (NOW CLOSED) ABUTTING SAID LOT ON THE GENERAL JURISDICTION NORTH. CASE NO. 25-CA-000489

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 9, 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of 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 4th day of March, 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 24-263749

March 14, 21, 2025 25-00695H

SECOND INSERTION

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

CASE NO. 24-CA-003260 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2007-6, ASSET-BACKED **CERTIFICATES, SERIES 2007-6,** Plaintiff, vs.
JUAN C. VILLAGOMEZ A/K/A JUAN VILLAGOMEZ; LETICIA R. VILLAGOMEZ: FORD MOTOR CREDIT COMPANY LLC A

DELAWARE LIMITED LIABILITY COMPANY FKA FORD MOTOR CREDIT COMPANY, A CORPORATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS WHOLESALE

CORPORATION; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 12, 2025, and entered in Case No. 24-CA-003260, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOR-OUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPA-NY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6, is Plaintiff and JUAN C. VIL-LAGOMEZ A/K/A JUAN VILLAGO-MEZ; LETICIA R. VILLAGOMEZ; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LI-ABILITY COMPANY FKA FORD MOTOR CREDIT COMPANY, A COR-PORATION; MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS WHOLESALE CORPORATION, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough. realforeclose.com at 10:00 a.m., on the 12TH day of MAY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 2, OF JOHN H DREWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 CLOSED ALLEY ABUTTING ON THE

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 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@ fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 11th day of March, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH19591-24/sap March 14, 21, 2025

25-00732H

SECOND INSERTION

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

COUNTY, FLORIDA CASE NO. 22-CA-006102 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

WAYNE MCARTHUR MORRIS; RUBY JOYCE MORRIS A/K/A RUBY MORRIS; BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE INC,; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 5, 2025, and entered in Case No. 22-CA-006102, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. CARRINGTON MORTGAGE SERVICES. LLC is Plaintiff and WAYNE MCARTHUR MORRIS; RUBY JOYCE MORRIS A/K/A RUBY MORRIS: BOYETTE CREEK HOMEOWNERS ASSOCIA-TION, INC.; AQUA FINANCE INC., are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough. realforeclose.com at 10:00 a.m., on the 9TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 72, BLOCK A, BOYETTE CREEK PHASE 1, AS PER THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH 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 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771;

Voice Impaired 1-800-955-8770, email:

Si usted es una persona minusválida de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734

CR17410-22/sap

March 14, 21, 2025

ADA@fljud13.org, 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.

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@ fljud
13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o

akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande

oubyen pale, rele 711.

Dated this 10th day of March, 2025

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. 07-CA-007053

SAXON MORTGAGE SERVICES, Plaintiff, vs.

ANDRE MONTINA JR AND HEIDY L. RIVERA, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2008, and Amended Uniform Final Judgment of Foreclo-sure Nunc Pro Tunc dated August 18, 2024, and entered in 07-CA-007053 of the Circuit Court of the THIR-TEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SAXON MORTGAGE SERVICES, INC. is the Plaintiff and ANDRE MON-TINA JR ; HEIDY L. RIVERA are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on April 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 5, EAGLE-BOOK PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6216 EA-GLEBROOK AVE, TAMPA, FL 33625

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

IMPORTANT

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

Dated this 11 day of March, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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: $\S\A$ manda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 13-02286 - ErS 25-00731H March 14, 21, 2025

SECOND INSERTION

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

COUNTY, FLORIDA CASE NO.: 24-CA-003378 PENNYMAC LOAN SERVICES,

Plaintiff, v. KATIE LEA SISSON, et al.,

Defendants.

NOTICE is hereby given that Vic-

tor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on April 7, 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 59 of MEDFORD LAKES PHASE 1, according to the plat thereof, as recorded in Plat Book 124, Page 126, of the Public Records of Hillsborough County, Florida.

Property Address: 10621 Laguna Plains Drive, Riverview, FL 33578 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 that seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 11th day of March, 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

25-00727H

March 14, 21, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 23-CA-015589 TRUIST BANK, as successor by merger to SUNTRUST BANK,

Plaintiff, vs. EDWARD L. ROYCE KEENE A/K/A E. LAROYCE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or

against any Defendant, or claiming any right, title, and interest in the subject property, Defendants.

25-00722H

NOTICE is hereby given pursuant to the Uniform Final Judgment of Fore-closure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROYCE KEENE, DEBO-RAH JEAN KEENE A/K/A DEBORAH J. KEENE, SHEILA TIDEY, are the Defendants, the Hillsborough

County Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, by electronic sale on-line at https://www.hillsborough. realforeclose.com, beginning at 10:00 o'clock A.M. on the 30th day of May, 2025 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

Property Address: 5407 Bailey Rd, Plant City, FL 33565 Property Description: The SW 1/4 of the SE 1/4 of

Section 33, Township 27 South, Range 22 East, LESS the North 660 feet and LESS the South 330 feet, public records of Hill-

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

If you are a person with a disability who needs any accommodation in or-der 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 ap-

pearance, 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/ Arthur Barksdale John L. Di Masi

Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Arthur Barksdale Florida Bar No.: 0040628 Eryn M. McConnell

Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: idlaw@orlando-law.com Attorneys for Plaintiff March 14, 21, 2025 25-00702H 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

 ${\bf CASE\ NO.:\ 29\text{-}2015\text{-}CA\text{-}000866}$

ASSOCIATION, AS TRUSTEE FOR

U.S. BANK NATIONAL

STRUCTURED ASSET

MOORE, et al,

INVESTMENT LOAN TRUST

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-2,

Plaintiff, vs. DENISE C. MOORE AKA DENISE

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant

to an Order Rescheduling Foreclosure

Sale dated February 15, 2025 and entered in Case No. 29-2015-CA-000866

of the Circuit Court of the Thirteenth

Judicial Circuit in and for Hillsborough

County, Florida in which U.S. Bank Na-

tional Association, as Trustee for Struc-

tured Asset Investment Loan Trust Mortgage Pass-Through Certificates,

Series 2006-2, is the Plaintiff and De-

nise C. Moore aka Denise Moore, Citi-Financial Services, Inc., a dissolved FL

corporation d/b/a CitiFinancial Equity

Services, Inc., Sterling Manors Owners Association, Inc., Tampa Palms Own-

ers 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, Hills-

borough County, Florida at 10:00 AM

on the April 16, 2025 the following described property as set forth in said

LOT 2, BLOCK 5, TAMPA PALMS AREA 2, UNIT 5-B,

Final Judgment of Foreclosure:

--- ACTIONS / SALES ---

SECOND INSERTION

HILLSBOROUGH COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000669 IN RE: ESTATE OF WILMA MOORE,

Deceased.The administration of the estate of WILMA MOORE, deceased, whose date of death was December 24, 2024. is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

ELAINE GONZALES Personal Representative 401 Seltham Trail, Unit A

Sun City Center, FL 33573Robert 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 25-00734H March 14, 21, 2025

SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 2024CA005282 PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, Plaintiff, vs

JOSEPH ODHIAMBO OLOO,

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/12/2025, in Case No.: 2024CA005282 of the Circuit Court in and for Hillsborough County, Florida, wherein PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIA-TION, INC., is the Plaintiff and JO-SEPH ODHIAMBO OLOO, et al., is the Defendant. Victor Crist, as the Clerk of Court for Hillsborough County, 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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE(S) 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OFHILLSBOROUGH COUN-TY, FLORIDA

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVER-SION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RE-CEIPT OF THIS MEDIATION CON-FERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IM-PAIRED, AND CALL-1-800-955-8770. DATED: March 5, 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 March 14, 21, 2025 25-00690H

SECOND INSERTION

SECOND AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 23-CA-014959 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN NTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY

SALGUEIRO, DECEASED: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated February 14, 2025 entered in Civil Case No. 23-CA-014959 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and THE UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AN-THONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTEN-TIAL HEIR OF THE ESTATE OF AN-THONY SALGUEIRO, DECEASED are defendants, Victor D. Crist, Clerk of the Court, will sell the property at public sale at www.hillsborough. realforeclose.com beginning at 10:00 AM on March 28, 2025 the following described property as set forth in said

Final Judgment, to-wit:. LOT 14, BLOCK 60, SULPHUR

SPRINGS WITH THE EAST 1/2 OF A CLOSED ALLEY ABUT-TING THEREON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8010 N 14th St. Tampa, FL 33604 ANY PERSON CLAIMING AN IN-

TEREST 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 PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040: Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail:

ftlrealprop@kelleykronenberg.com

25-00696H

/s/ Jordan Shealy

FBN: 1039538

Jordan Shealy, Esq.

File No: M23334-JMV

March 14, 21, 2025

MORTGAGE LOAN TRUST, MORT-GAGE PASS-THROUGH CERTIFI-

ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 67, PAGE 5, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

COUNTY, FLORIDA. A/K/A 5167 STERLING MAN-OR DR, 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 person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508

Dated this 06 day of March 2025. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/14-168155 25-00723H March 14, 21, 2025

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT $TO\,CHAPTER\,45$ IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND

FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-012353

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, **SERIES 2006-6**,

Plaintiff, vs. GWEN H. SMITH A/K/A GWEN K. SMITH A/K/A GWEN SMITH; UNKNOWN SPOUSE OF GWEN H. SMITH A/K/A GWEN K. SMITH A/K/A GWEN SMITH; HEALTHCARE FUNDING SOLUTIONS, Defendant(s).

NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 5, 2025, and entered in Case No. 23-CA-012353 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-6, is Plaintiff, is Plaintiff Gwen H. Smith a/k/a Gwen K. Smith a/k/a Gwen Smith; Unknown Spouse of Gwen H. Smith a/k/a Gwen K. Smith a/k/a Gwen Smith; Health-care Funding Solutions, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough. realforeclose.com at 10:00 a.m. on the 5th day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 120, PORT TAMPA CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56 THRU 58, PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 7102 S Fitzgerald Street, Tampa, Florida 33616

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

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

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

Dated: 3/10/25

McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400095 March 14, 21, 2025 25-00721H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 23-CA-014027 Wells Fargo Bank, N.A., 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 Robert S. Lewis, Jr. a/k/a Robert Samuel Lewis, Jr., Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-014027 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert S. Lewis, Jr. a/k/a Robert Samuel Lewis, Jr., Deceased; Antoinette L. Lewis a/k/a Antoinette Louise Butler a/k/a Antoinette L. Butler a/k/a Antoinette L. Butler; Meadowglen Homeowner's Association, Inc. a/k/a Meadowglen Homeowners 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 1st day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9. BLOCK 2. MEADOW-GLEN, ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 63, PAGE (S) 23, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-18-28-18-13R-000002-00009.0

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. 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 6th day of March, 2025.

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00948 25-00691H March 14, 21, 2025

SECOND INSERTION

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

CASE NO.: 21-CA-006548 BMO BANK N.A. Plaintiff(s), vs. JOHN LONG; et al.,

Defendant(s).NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 5, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of April, 2025 at 10:00 AM on the following described property as set forth in said Final Judg-

ment of Foreclosure or order, to wit: Lot 259; MAP OF RUSKIN CITY, as per plat thereof, recorded in Plat Book 5, Page 75, of the Public Records of Hillsborough County, Florida.

Property address: 310 2nd Avenue Northwest, Ruskin, FL 33570

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

AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT

THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ`S FOR ANSWERS TO MANY QUES-TIONS, YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COOR-DINATOR, 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.

THE ADMINISTRATIVE OFFICE OF

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

Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-027300-1 March 14, 21, 2025

SECOND INSERTION

AMENDED RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT.

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-000200 DIVISION: A

RF - I U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10, Plaintiff, vs. NORMAN H. FRY, JR.;

Defendants
NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Mo-tion to Reschedule the Foreclosure Sale dated February 4, 2025, and entered in Case No. 24-CA-000200, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida, U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE CATES, SERIES 2007-10 (hereafter "Plaintiff"), is Plaintiff and NORMAN H. FRY, JR., are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www. hillsborough realforeclose com at 10:00 a.m., on the 7TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 3, PARK-WOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH 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 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs

Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before vour 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. Si usted es una persona minusválida

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@ fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen

akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifve san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 NS18828-23/sap

March 14, 21, 2025

25-00706H