

Public Notices

Business
Observer

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APRIL 5 - APRIL 11, 2024

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

Notice is hereby given that COLIN CASARES, OWNER, desiring to engage in business under the fictitious name of VISTA 813 located at 4519 GEORGE RD, STE 170, TAMPA, FLORIDA 33634 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.

April 5, 2024 24-01027H

FICTITIOUS NAME NOTICE

Notice is hereby given that Tampa Palms Lodging Associates, LLP, desiring to engage in business under the fictitious name of SpringHill Suites located at 5396 Primrose Lake Cir, Tampa, FL 33647 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.

April 5, 2024 24-01027H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Pursuant Florida Statute 83.805, the following property will be sold at auction on April 27th, 2024. **Contents:** Yellow food truck, 6'x8' with propane tank and food prep equipment. VIN: 1D9BE121MM884001 **Address of storage facility:** 9822 Anderson Road, Tampa, FL 33625 **Sale:** Sale will take place on April 27th, 2024, at 8:00am at the address above.

April 5, 12, 2024 24-01035H

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of SMITH & HUDSON CONTRACTING, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.

Dated at Tampa, Hillsborough County, Florida, March 29, 2024.

CALIBER CONSTRUCTION AND DEVELOPMENT L.L.C.

April 5, 2024 24-01028H

FICTITIOUS NAME NOTICE

Notice is hereby given that TIANA A SOBERS, OWNER, desiring to engage in business under the fictitious name of SOBERS INVESTMENTS located at 14910 NORTH DALE MABRY HIGHWAY, UNIT 340976, TAMPA, FLORIDA 33694 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.

April 5, 2024 24-01057H

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 IV Nutrition located at 4860 Heron Pointe Dr, #125 in the City of Tampa, Hillsborough County, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of March, 2024.

Westshore IV Services LLC

April 5, 2024 24-01034H

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh, aka United Mini Self Storage will be held on or thereafter the date in 2024 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Wednesday, April 24, 2024 after 10:00 AM

AC39 Dawn Boyington
AC29 Kathleen Miecznikowski
65 Giovanny Vigoa

April 5, 2024 24-01065H

NOTICE OF CLOSED MEETING

TAMPA SPORTS AUTHORITY SECURITY COMMITTEE MEETING

Notice is hereby given that pursuant to F.S. 286.0113 (1), the Tampa Sports Authority will be holding a closed meeting to discuss security and fire safety related matters at Raymond James Stadium for the upcoming season.

DATE: Tuesday, June 4th, 2024
TIME: 2:30pm
PLACE: TSA Board Room
Raymond James Stadium
4201 N. Dale Mabry Hwy.
Tampa, FL 33607
/ss/ Eric D. Hart, President/CEO
April 5, 2024 24-01039H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Indian Express Street Food located at 6605 S Kissimmee St, in the County of Hillsborough, in the City of Tampa, Florida 33616 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 28th day of March, 2024.

Indus Food Corporation

April 5, 2024 24-01032H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/07/2024 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

1FTSW2ZM6FKA49032
2015 FORD TRANSIT T-35
5FTFT54107X010804
2007 Toyota Tundra
5TDK3DC0BS090825
2011 Toyota Sienna

April 5, 2024 24-01064H

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of IV Nutrition located at 4860 Heron Pointe Dr, #125 in the City of Tampa, Hillsborough County, FL 33616 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

U-Stor (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday April 17, 2024 @ 10:00 AM.

N-6 Cora Laster

April 5, 12, 2024 24-01066H

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 Blue Oasis Group Home located at 1645 Sun City Center Plaza in the City of Sun City Center, Hillsborough County, FL 33571 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of March, 2024.

Tinika Hammond

April 5, 2024 24-01033H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LEMON GRASS THAI KITCHEN II : Located at 11106 Bloomingdale Ave : Hillsborough County in the City of Riverview : Florida, 33578-3717 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview Florida, this April day of 02, 2024

SUKANYA LLC

April 5, 2024 24-01076H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HOT 2 COLD AIR CONDITIONING : Located at 1503 S US Highway 301 Ste 81 : Hillsborough County in the City of Tampa : Florida, 33619-5126 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview Florida, this April day of 02, 2024

HOT 2 COLD INC

April 5, 2024 24-01077H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of WOOF GANG BAKERY DEL SOL : Located at 11627 Lake Lucaya Dr : Hillsborough County in the City of Riverview : Florida, 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview Florida, this April day of 02, 2024

ZURI EB LLC

April 5, 2024 24-01078H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CROSS HATCH PUBLISHING : Located at 5824 Phoebe Dr : Hillsborough County in the City of Lithia : Florida, 33547-1788 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lithia Florida, this April day of 02, 2024

CROCE JOSEPH

April 5, 2024 24-01079H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 20, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 1008 - stewart, frank; 2016 - Roberds, Matthew; 4004 - Achillea, Shawna; 5017 - SECURE SOLUTIONS CENTER WHEELER, ERIN; 5065 - morris, saffron; 6015 - igles, Dean; 6035 - Vining, Amanda; 6041 - Palmer, Daniel; 6064 - Yole' The Brand elijah, willhelmina; 6077 - kwali Green, Aimee; 6101 - Hearn, Ida; 6103 - Camacho, Jennifer; 7033 - mays, jarred; 8054 - Hegedus, Benjamin; 8056 - Jackson, Malcolm; 8065 - Burton, Tatiana; 8069 - Gustave, Shelyne le PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0508 - Alfonso, Anthony; 0807 - velez, Ismael; 1231 - BERRIOS, ELYZABETH; 1330 - clark, rudolph; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1532 - Balmaseda, Gerardo; 7003 - Coats, Ronald PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824 Time: 10:00 AM Sale to be held at www.storagetreasures.com. B009 - Miller, Amanda; B051 - Wayne, Bruce; B083 - Acosta, Nylsa; B093 - elliot, crystal; B104 - Ortega, Christine; B113 - Sheard, Benjamin William; B116 - Gray, Kyler; B124 - Roberts, Carrie; E022 - Williams, Samara; E061 - Garcia, Michael; F034 - Jimenez, Alberto; F057 - Gonzalez, Aliucha D; G030 - Ortiz, Luis; G079 - Di lillo, Greggory; H001 - Longuefosse, Elizabeth PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681 Time: 10:15 AM

Sale to be held at www.storagetreasures.com. 1032 - Barnhart, Jason; 1048 - Rivera, Robert; 1054 - Martinez, Kathy; 1066 - Fergus, Shyanka; 1354 - Camacho, Yenisy; 1399 - Sarquis, Jose; 2273 - White, Omar; 2369 - Castells Corzo, Naila; 3122 - campbell, Sheletha; 3179 - Ruilova, Paula; 3205 - Cole, Myesa; 3260 - Bautista, Salvador; 3392 - Lersundy, Carlos; B152 - BLA Party Rentals Lantigua Brooks, Bismeyr; B153 - Lantigua, Bismeyr; D092 - Truss, Nokies; E038 - Machado, Julissa; E046 - Sibori, Esther; E058 - Rodrigues-Suarez, Jose; E069 - Duran, Joseph; F085 - Diaz, Aviva; F093 - Lopez, Melissa; F097 - mitchell, Bianca; F145 - morris, Shirley; F150 - Smith, Jasmine; F185 - larkov, Tenio PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137 Time: 10:30 AM

Sale to be held at www.storagetreasures.com. A005 - Johnson- Streather, Herbrinna; A006 - fox, Victoria; A007 - johnson, herbert; A055 - Robinson, Mary; A067 - smith, Aniya; B013 - King, Brandy; B015 - BASURTO JIMENEZ, Jose; B018 - Laracuente, Sarai; B029 - Goldsmith, Annie; B030 - Thornley, Michaela; B043 - jacobsen, walter; B053 - Kelly, Mary; B057 - Roberts, Olaf; C058 - Fliker, Kathleen; C063 - Ryles, Alex; C076 - Cone, Nicole; C117 - Moore, Clint; D004 - Smith, Chisa; D009 - Woods, Donald; D014 - Gaynor, Roshaunda; D019 - PHILLIPS, ANNA; D030 - Frye, Dawn; D063C - Ruiz, Madelyn Figueroa; D064E - Paul, Jonathan; D097 - maxwell, Kaia; D098 - MCNAIR, BARRY; D132 - Allen, Ty'Cardi; E080 - flint, Breanna PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 1015 - andino, Jennifer; 1058 - Hankilevitz, Katherine; II20 - Sullivan, Ulonda; II28 - Hill, Kayla; B040 - Mason, Bryan; D065 - Maurer, Lisabet PUBLIC STORAGE # 201609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473 Time: 11:00 AM Sale to be held at www.storagetreasures.com. B004 - Shear, Julia; C025 - Bynaker, William; C038 - Sanchez, Mildred; C044 - Prince; G062 - Ellis, Johnny

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466 Time: 11:15 AM Sale to be held at www.storagetreasures.com. A008 - Ortiz, Orlando; A015 - Tapia, Yeuri; A033 - Lopez, Jannette; A062 - White, Kalen; A076 - Diaz, Marcos; B049 - wilson, Domon; F011 - Dixon, Makisha; G026 - Sanchez-torres, Krystal; G040 - Nunez, Belinda; G083 - Harrell, Nia; H005 - Galindo, Jennifer; H054 - Maddox, Tangela; I008 - Patton, Harley; I057 - Miles, Yvonne; I086 - Nieves, Devorah Martinez; J058 - Henderson, Clifford; K025 - Hilaire, Fedson; K027 - Burr, Gerinda; P025 - Cruz, Gamaliel

PUBLIC STORAGE # 25723, 10420 30th Street, Tampa, FL 33612, (813) 379-9182 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 0108 - Chatman, Donna; 0205 - Drones, Lori Madison; 0238 - Waiters, Charletta; 0245 - HUGAN, ERIC; 0262 - Lee, Anastasia; 0311 - Black, Stefeney; 0359 - Rivera, Lori; 0365 - Baker, Alexander; 0368 - Gabriel, Malik; 0407 - Lewis, Raven; 0416 - Denson, Shantieria; 0417 - Rosenblum, Jacob; 0433 - mills, Angelina; 1024 - Hiller, Kirston; 1082 - Elean, Candis; 1089 - STEADMIRE, Teriana; 1192 - SANTOS, MELVIN; 1214 - Cle

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 Advance Racing Creations located at 2508 West Kansas Avenue, Unit 2 in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of March, 2024.
House of Atlas, LLC
April 5, 2024 24-01050H

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 Brakes Now located at 5909 Johns Rd Unit 301 in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of April, 2024.
Affordable Auto of Tampa LLC
Brian Cummings
April 5, 2024 24-01084H

BOARD OF SUPERVISORS REVISED MEETING DATES BELMONT COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Belmont Community Development District will hold their regular meetings for the remainder **Fiscal Year 2023-2024** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598, at 10:00 a.m. on the 3rd Wednesday of each month unless otherwise indicated as follows:

April 17, 2024
May 15, 2024
June 19, 2024
July 17, 2024
August 21, 2024
September 18, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
April 5, 2024 24-01045H

NOTICE OF RULEMAKING REGARDING AMENDED AMENITY CENTER RATES AND FEES BY BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Ballentrae Hillsborough Community Development District ("District") on May 6, 2024, at 6:00 p.m., at the Ballentrae Clubhouse, 11864 Thicket Wood Dr., Riverview FL 33579.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed amendments to its Amenity Center Policies ("Policies"), that address the establishment and/or amendment of certain amenity center related rates and/or fees ("Rates"). The public hearing will provide an opportunity for the public to address the proposed Rates. The proposed Rates are as set forth below, but may be adjusted at the hearing pursuant to discussion by the Board of Supervisors and public comment:

Proposed Rental Fee	Proposed Amount
Resident Rental Rate for Private Events or Parties at the Amenity Center	\$250
Resident Refundable Deposit for Private Events or Parties at the Amenity Center	\$300

The purpose and effect of the proposed Rates are to provide for efficient and effective District operations by setting rates and/or fees to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012, 190.035(2), 190.011(5) and 120.54, 120.69, Florida Statutes. Prior Notice of Rule Development was published in the Business Observer Hillsborough County Edition on March 29, 2024.

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.

The 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 the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Amended Amenity Rules may be obtained by contacting the District Office.

Jason Greenwood, District Manager
Ballentrae Hillsborough Community Development District
April 5, 2024 24-01046H



Do I need to register my business' name?

A Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- PUBLIC SALES ---

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Hidden Creek Community Development District (the "District") will commence at noon on Monday June 10, 2024 and close at **noon on Friday June 14, 2024**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically **seats 3 and 4**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www.votehillsborough.gov.
April 5, 2024 24-01073H

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **April 18, 2024, at 11:00 a.m.**, at the Offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida, 33606.

A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at <http://newport tampabay cdd com>.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jane Gaarlandt
District Manager
April 5, 2024 24-01043H

NOTICE OF BOARD OF SUPERVISOR MEETING BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on **April 16, 2024 at 9:30 A.M.** in person at the Offices of Lennar Homes, 4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, <https://www.belmont2cdd.org>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Belmont II Community Development District
Debby Wallace, District Manager
April 5, 2024 24-01054H

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a regular meeting of its Board on **April 18, 2024, at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572**. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

Harbor Bay CDD
Jordan Lansford, District Manager
April 5, 2024 24-01044H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 22, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storage treasures.com. 1013 - Pena, Alan; 1039 - Manago, MyEsha; 2061 - umana, Nelson; 2085 - Held, Jeanette; 3023 - Caban, Doris; 3075 - Mayorga, Sarah; 3082 - Sims, Shanquania; 4018 - Drummond, Kathy Ann; 5011 - Forman, John PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM Sale to be held at www.storage treasures.com. 1006 - Rojas, Roberto; 2018 - O'Connor, Donald; 3040 - Fisher, Robin; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C309 - Aponte, Yanelis; D417 - Desroches, Anne; D422 - Heid, Austin; E539 - Smith, Briana; E563 - Wright, Audry; F621 - Lopez, Carmen; F634 - Thornton, Dalona; RV14 - Yipes, Gabriel Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

April 5, 12, 2024

24-01055H

NOTICE OF MEETINGS
FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Forest Brooke Community Development District Audit Committee will meet on Thursday, April 18, 2024 at 6:30 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Forest Brooke Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

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

Jason Greenwood
District Manager

24-01048H

NOTICE OF WORKSHOP & BOARD OF SUPERVISORS MEETING
FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT

A workshop meeting of the Board of Supervisors of the Forest Brooke Community Development District will be held on **Thursday, April 18th, 2024** at 5:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 4530 Eagle Falls Place, Tampa, FL 3

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001032
IN RE: ESTATE OF
BERYL E. GEORGE
Deceased.

The administration of the Estate of Beryl E. George, deceased, whose date of death was August 15, 2023 is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

Personal Representative:

William A. George, Jr.
5813 Dory Way
Tampa, Florida 33615

Attorney for Personal Representative:
John M. Sakellarides
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@saklaw.com
April 5, 2024 24-01062H

FIRST INSERTION

NOTICE TO CREDITORS
(Testate)

IN THE CIRCUIT COURT FOR
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 24-CP-001009
IN RE: ESTATE OF
DANNY BRIAN LESLIE
(aka: DANNY LESLIE,
DANNY B. LESLIE),
Deceased.

The administration of the Estate of Danny Brian Leslie, Deceased, whose date of death was January 3, 2024; Case Number 24-CP-001009, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110. The date of the Will is August 3, 2010. The name and address of the Personal Representative are Jeremy Paul Leslie, 1724 Savory Lane, Charlotte, NC 28216, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, 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 (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 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 5, 2024.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000682
IN RE: ESTATE OF
GAIL R. AGNEW
Deceased.

The administration of the estate of Gail R. Agnew, deceased, whose date of death was November 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 April 5, 2024.

Personal Representative:

Tracy R. Howard
Attorney for Personal Representative:
s/Sidney H. Shams
Sidney H. Shams
Florida Bar No. 0864153
Shams Law Firm, PA
Sid.shams@shamslawfirm.com
529 Versailles Drive
Suite 205
Maitland, FL 32751
407-671-3131
April 5, 12, 2024 24-01052H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000568
Division B
IN RE: ESTATE OF
Marjorie Elizabeth Abdoney
Deceased.

The administration of the estate of Marjorie Elizabeth Abdoney, deceased, whose date of death was January 8th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 5th, 2024.

Personal Representative:

Robin Arentsen
PO Box 47946
Tampa, FL 33646
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
April 5, 12, 2024 24-01067H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001038
IN RE: ESTATE OF
CLIFFORD LEWIS EPSTEIN,
Deceased.

The administration of the estate of Clifford Lewis Epstein, deceased, whose date of death was February 28, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 5, 2024.

Signed on this day of, 4/1/2024.

Robert Henneke
Personal Representative
16912 Equestrian Trail
Odessa, FL 33556
Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner PLLC
301 Woodlands Pkwy., Suite 10
Oldsmar, FL 34677
Telephone: (954) 443-5190
Email: Michael@faehner.com
Secondary Email: filings@faehner.com
April 5, 12, 2024 24-01061H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-CP-003835
Division HC
IN RE: ESTATE OF
LAURA LYNN CRONK,
Deceased.

The administration of the estate of LAURA LYNN CRONK, Deceased, whose date of death was September 10, 2023, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

Signed on this day of, 4/1/2024.

Robert Henneke
Personal Representative
16912 Equestrian Trail
Odessa, FL 33556
Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner PLLC
301 Woodlands Pkwy., Suite 10
Oldsmar, FL 34677
Telephone: (954) 443-5190
Email: Michael@faehner.com
Secondary Email: Service@JohnsonDalal.com
Secondary Email: MT@JohnsonDalal.com
April 5, 12, 2024 24-01068H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24-CP-000785
Division A
IN RE: ESTATE OF
STEVEN FRANK WETZEL,
Deceased.

The administration of the Estate of Steven Frank Wetzel, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 5, 2024.

Signed on this day of, 4/1/2024.

Christina Wetzel
407 Denali Circle
Apt. 206
Naperville, Illinois 60563
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dahl Mabry Highway
Suite 100
Tampa, Florida 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
April 5, 12, 2024 24-01030H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-000826
JUDGE CAROLINE TESCH ARKIN
IN RE: THE ESTATE OF
RYAN MARCUM HILL
Deceased.

The administration of the estate of Ryan Marcum Hill, deceased, whose date of death was March 1, 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 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 April 5, 2024.

Signed on this day of, 4/1/2024.

Joseph Benarick
3565 Old 41 Highway NW Lot B22
Kennesaw, Georgia 30144
Attorney for Co-Personal Representative:
Charles W. Callahan, III
Attorney
Florida Bar Number: 0148776
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: chad.callahan@hwhlaw.com
Secondary E-Mail:
Troy@LegacyLaw313.com
April 5, 12, 2024 24-01031H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000955
Division B
IN RE: ESTATE OF
PATRICIA ANN CSINTYAN
a/k/a PATRICIA A. CSINTYAN,
Deceased.

The administration of the estate of PATRICIA ANN CSINTYAN a/k/a PATRICIA A. CSINTYAN, deceased, whose date of death was January 9, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH
JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO. 22-CA-004238

MIDFIRST BANK

Plaintiff, v.

ADHEM NASIEF OUDEH;
AMJED NASIEF OUDEH;
UNKNOWN SPOUSE OF ADHEM
NASIEF OUDEH; UNKNOWN
SPOUSE OF AMJED NASIEF
OUDEH; UNKNOWN TENANT
2; UNKNOWN TENANT 1;
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY,
FLORIDA; HILLSBOROUGH
COUNTY, A POLITICAL
SUBDIVISION OF THE STATE
OF FLORIDA; PARK CREEK
OF HILLSBOROUGH COUNTY

**HOMEOWNERS ASSOCIATION,
INC.; STATE OF FLORIDA,
DEPARTMENT OF REVENUE
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 11, 2023, and Order Rescheduling Foreclosure Sale entered on March 1, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 20, BLOCK 1, PARK
CREEK PHASE 4B, ACCORDING
TO THE PLAT AS RECORDED
IN PLAT BOOK 124,
PAGES 222 THROUGH 226,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
a/k/a 10647 PARK MEADOW-

**BROOKE DR, RIVERVIEW, FL
33578-4107**

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on May 01, 2024 beginning at 10:00 AM.

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 as far in advance as possible, but preferably at least (7) days before your scheduled court

appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 2nd day of April, 2024.

eXL Legal, PLLC

Designated Email Address:

efiling@exlegal.com

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

Attorney for the Plaintiff

/s/ Isabel López Rivera

Isabel López Rivera

FL Bar: 1015906

1000005997

April 5, 12, 2024 24-01093H

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-001296

**U.S. BANK NATIONAL
ASSOCIATION**

Plaintiff, vs.

MARTIN DEAN VAN EERD, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2023, and entered in 23-CA-001296 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARTIN DEAN VAN EERD; JIBRIEL MOUSA ALI TRUST, Defendants.

ZACKARIAH RABAH, AS TRUSTEE; FLORIDA HOUSING FINANCE CORPORATION; HAGERTY INSURANCE AGENCY, LLC are the Defendant(s). Cindy Stuart 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 22, 2024, the following described property as set forth in Final Judgment, to wit:

LOT 5, BLOCK H, REPLAT - KINGSWAY GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 512 DONNA DR, BRANDON, FL 33510

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, email: ADA@fljud13.org

Dated this 1 day of April, 2024.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

23-091328 - GrS

April 5, 12, 2024 24-01059H

**RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 13-CA-007229

DIVISION: B

RF-SPEC I

NATIONSTAR MORTGAGE, LLC.,

Plaintiff, vs.

KAREN FOLEY A/K/A KAREN L.

FOLEY; RICHARD FOLEY A/K/A

RIC FOLEY; HUNTINGTON

NATIONAL BANK; UNITED

STATES OF AMERICA;

FARMINGTON HOMEOWNERS

ASSOCIATION, INC. UNKNOWN

TENANT NO. 1; UNKNOWN

TENANT NO. 2; and ALL

UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH,

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY

HEREIN DESCRIBED,

Defendant(s).

NOTICE IS HEREBY GIVEN

pursuant to an Order or Summary Final Judgment of foreclosure dated March 5, 2015 and an Order Resetting Sale dated March 21, 2024 and entered in Case No. 13-CA-007229 of the Circuit Court in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE, LLC, is Plaintiff and KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com, 10:00 a.m., on May 13, 2024, the following described property as set forth in said Final Judgment, to-wit:

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.

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

LOT 29, BLOCK 3, FARMINGTON, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE

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

DATED March 27, 2024.

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

1460-185477 / TM1

April 5, 12, 2024 24-01040H

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 21-CA-007717

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Plaintiff, vs.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF BEATRICE

MIMS MOBLEY A/K/A BEATRICE

MOBLEY, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 22, 2024, and Amended Final Judgment Nunc Pro Tunc and entered in 21-CA-007717 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL MCCRAY A/K/A CHERYL KAYE MCCRAY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF FRED MOBLEY, JR. DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELVET MOBLEY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YVETTE BOWERS A/K/A ADDIE YVETTE BOWERS A/K/A ADDIE YVETTE MOBLEY BOWERS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY MOBLEY A/K/A TONY EUGENE MOBLEY, DECEASED; THE UNKNOWN HEIRS, BENEFICIAR

FIRST INSERTION

**NOTICE OF ACTION
FOR PUBLICATION**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 24-DR-001212
Division: B

**IN RE THE MARRIAGE OF:
JOSEPH FICEK,
Petitioner, and
TISHA KANJILAL,
Respondent**
TO: Tisha Kanjilal

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Laurel C. Ackley, Esq., of SUMMERRFIELD LAW OFFICE PA, Petitioner's

attorney, whose address is 2236 Ashley Oaks Circle Ste. 102, Wesley Chapel, FL 33544, on or before May 8, 2024, and file the original with the clerk of this court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 this 4/2/2024
CINDY STUART
CLERK OF THE CIRCUIT COURT
(SEAL)
By: /s/ Isha Tirado-Baker
Deputy Clerk
Apr. 5, 12, 19, 26, 2024 24-01087H

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION**
CASE NO.: 23-CA-015311

**THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK, AS
SUCCESSOR-IN-INTEREST
TO JPMORGAN CHASE BANK,
N.A. F/K/A JPMORGAN CHASE
BANK, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., BEAR
STEARN ALT-A TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-7,
Plaintiff, vs.**

**REAL ESTATE SERVICES GROUP,
INC. et al.,
Defendant(s).**

To: JAMES ROLAND FUGLAAR
A/K/A JAMES R. FUGLAAR A/K/A
JAMES FUGLAAR
Last Known Address: 5103 TWIN
CREEKS DRIVE VALRICO, FL 33596
Current Address: Unknown

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

LOT 33, BLOCK 25, RIVER
HILLS COUNTRY CLUB PAR-
CEL 11B, ACCORDING TO THE
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 74,
PAGE 42, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
A/K/A 5103 TWIN CREEKS
DRIVE, VALRICO, FL 33596

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA**
CASE NO.: 24-CA-001228
DIVISION: F

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
CSM 2018-RPL1 TRUST,
Plaintiff, vs.**

**AVIA DEWAR, AS PERSONAL
REPRESENTATIVE OF THE
ESTATE OF AVIS BENNETT
A/K/A AVIS DIANNE BENNETT,
DECEASED; UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, CREDITORS,
LIENORS, TRUSTEES OF AVIS
BENNETT A/K/A AVIS DIANNE
BENNETT, DECEASED; AVIA
DEWAR; CITY OF TAMPA,
FLORIDA; UNKNOWN
TENANT(S) IN POSSESSION #1
and #2, et al.**

Defendant(s).

To: UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, CREDI-
TORS, LIENORS, TRUSTEES OF
AVIS BENNETT A/K/A AVIS DI-
ANNE BENNETT, DECEASED
(Current Residence Unknown)

(Last Known Address)

3313 COMANCHE AVENUE
TAMPA, FL 33610

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)
3313 COMANCHE AVENUE
TAMPA, FL 33610

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

LOT 12, PEDDY'S ADDITION
TO BELMONT HEIGHTS, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 28, PAGE
3, OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUN-
TY, FLORIDA.
A/K/A: 3313 COMANCHE AV-
ENUE, TAMPA, FL 33610.

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, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, 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@fjjudi13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjjudi13.org.

WITNESS my hand and the seal of this Court this 27 day of MARCH, 2024.

CINDY STUART
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Isha Tirado-Baker
Deputy Clerk

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442
Attorney for Plaintiff
23-50700
April 5, 12, 2024 24-01082H

FIRST INSERTION

attorney, whose address is 2236 Ashley Oaks Circle Ste. 102, Wesley Chapel, FL 33544, on or before May 8, 2024, and file the original with the clerk of this court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 this 4/2/2024
CINDY STUART
CLERK OF THE CIRCUIT COURT
(SEAL)
By: /s/ Isha Tirado-Baker
Deputy Clerk
Apr. 5, 12, 19, 26, 2024 24-01087H

--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION
(formal notice by publication)**
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001103
Division B
IN RE: ESTATE OF
MAXIMILIANO
SOBALVARRO-REYES,
Deceased.

TO: CLAUDIO JOSE SOBALVARRO
PERREZ Unknown
JOSTING MANUEL SOBALVARRO
PERREZ
c/o Rosa Idalia Perez Rugama
Unknown
ROCELYN GABRIELA SOBALVAR-
RO PERREZ
c/o Rosa Idalia Perez Rugama
Unknown
YOU ARE NOTIFIED that a Peti-

tion for Administration has 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., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 or on before 4/29/2024, 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 28 day of MARCH, 2024.

First Publication in Business Observer on: April 5, 2024.
As Clerk of the Court
By: /s/ RYAN MARSH
As Deputy Clerk
April 5, 12, 19, 26, 2024 24-01041H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-001222
DIVISION: G

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS INDENTURE
TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2020-R2,
MORTGAGE-BACKED NOTES,
SERIES 2020-R2,
Plaintiff, vs.**

**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
DAISY L. MILTON, et al.,
Defendants.**

TO: UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE OF DAISY L. MILTON

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

LOT 18, BLOCK 1, OF EL CER-
RO SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 1, PAGE 55, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 05/01/2024, a date at least thirty (30)

days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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@fjjudi13.org

WITNESS my hand and the seal of this Court this 26 day of MARCH, 2024.

CINDY STUART
As Clerk of the Court
(SEAL) By /s/ Isha Tirado-Baker
As Deputy Clerk

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
CORAL SPRINGS, FL 33310
23-02531
April 5, 12, 2024 24-01036H

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. 24-CA-002063
Division: D

**Wells Fargo Bank, N.A.
Plaintiff, vs.
A. Gordon Tunstall, III; et al
Defendants.**

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sheryl E. Hoagland, Deceased

Last Known Address: Unknown

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

LOT 69, BLOCK 1, CRYSTAL
LAKES MANORS (PER SUB-
DIVISION NAME CERTIFI-
CATE AFFIDAVIT RECORDED
IN O.R. BOOK 4648, PAGE
1318, ORIGINALLY PLAT-
TED AS THE MANORS OF
CRYSTAL LAKES) ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 58, PAGE 29, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

AND
A PORTION OF LOT 67,
BLOCK 1, CRYSTAL LAKES
MANORS (PER SUBDIVISION
NAME CERTIFICATE
AFFIDAVIT RECORDED IN
O.R. BOOK 4648, PAGE 1318,
ORIGINALLY PLATTED AS
THE MANORS OF CRY-
STAL LAKES) RECORDED IN
PLAT BOOK 58, PAGE 29 OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA, BEING MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS:
BEGIN AT THE SOUTHERN-
MOST CORNER OF SAID LOT
67; THENCE NORTH 78 DE-
GREES 20' 58" WEST, 160.47
FEET ALONG THE COMMON
BOUNDARY LINE BETWEEN

SAID LOT 67 AND LOT 69,
BLOCK 1 OF SAID SUBDIVI-
SION TO THE SOUTHWEST-
ERLY CORNER OF SAID LOT
67, THENCE N. 01 DEGREES
11' 54" EAST, 42.13 FEET
ALONG THE WESTERLY
BOUNDARY LINE OF SAID
LOT 67; THENCE SOUTH 64
DEGREES 30' 18" EAST, 173.14
FEET TO THE POINT OF BE-
GGINING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before MAY 7, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

WITNESS my hand and the seal of this Court this 27 day of MARCH, 2024.

CINDY STUART
As Clerk of the Court
(SEAL) By /s/ Isha Tirado-Baker
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
The Plaintiff's attorney,
2001 NW 64th St, Suite 130,
Ft. Lauderdale, FL 33309
File # 21-F00988
April 5, 12, 2024 24-01075H

FIRST INSERTION

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. 23-CA-012265

**U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE UNDER THE
INDENTURE RELATING TO COLT
2021-RPL1 TRUST,
Plaintiff, vs.**

**GARY GERWER, et al.,
Defendant.**

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
File No. 24-CP-001139
IN RE: ESTATE OF

ROBERT A. MCCALLA Deceased.
The administration of the estate of ROBERT A. MCCALLA, deceased, who was found deceased on January 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required

to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE IS: April 5, 2024

(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 5, 2024.

Personal Representative:

/s/ Charles Michael McCalla

CHARLES MICHAEL MCCALLA

251 Nightingale Lane

New Tazewell, TN 37828

Attorney for Personal Representative:

/s/ Debbie London Baker

DEBBIE LONDON BAKER

Attorney for Personal Representative

Florida Bar Number: 119061

6409 Eureka Springs Rd., Ste. 516

Tampa, Florida 33610

Telephone: 813-586-1332

E-Mail:

debbaker@londonbakerlaw.com

April 5, 2024 24-01085H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 2024-CP-001118
Division U**IN RE: ESTATE OF****MARK L. OLIVER, Deceased.**

The administration of the estate of MARK L. OLIVER, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES, SECTION 733.702, WILL BE FOR-

EVER 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: April 5, 2024.

BRANDON L. OLIVER

Personal Representative

25868 Lawton Avenue

Loma Linda, California 92354

Lexy M. Bubley, Esquire

Attorney for Personal Representative

Florida Bar No. 1026786

BUBLEY & BUBLEY, P.A.

12960 N. Dale Mabry Highway

Tampa, Florida 33618

Telephone: (813) 963-7735

E-mail: LMB@bubleylaw.com

April 5, 2024 24-01089H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 2024-CP-001011
Division A**IN RE: ESTATE OF****MARYLIN B. OWEN, Deceased.**

The administration of the estate of MARILYN B. OWEN, deceased, whose date of death was February 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES,

SECTION 733.702, WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: April 5, 2024.

ARTURO FLORES

Personal Representative

3210 Acacia Street

Lutz, Florida 33559

Lexy M. Bubley, Esquire

Attorney for Personal Representative

Florida Bar No. 1026786

BUBLEY & BUBLEY, P.A.

12960 N. Dale Mabry Highway

Tampa, Florida 33618

Telephone: (813) 963-7735

E-mail: LMB@bubleylaw.com

April 5, 2024 24-01090H

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT
OF THE 13TH JUDICIAL
CIRCUIT,
IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 23-CP-003835-HC
PROBATE DIVISION
In Re:

Estate of: LAURA LYNN CRONK
The administration of the estate of LAURA LYNN CRONK, deceased, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Room 412, Tampa, Florida 33602, Case Number 23-CP-003835-HC. The estate is intestate.

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

Any interested person whom a copy of the notice of administration is served who challenges the jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN

any proceeding involving construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is 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, or any 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. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Attorney Personal Representative of Petitioner:

By /s/ Michelle Thomann

MICHELLE THOMANN, ESQUIRE

JOHNSON | DALAL

111 N. Pine Island Road, Suite 105

Plantation, Florida 33324

Telephone: (954) 507-4500

E-Service: Service@JohnsonDalal.com

mt@johnsondalal.com

Florida Bar #126739

April 5, 2024 24-01071H

FIRST INSERTION

THE TIME REQUIRED BY LAW, which is 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, or those objections are forever barred. 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), all objections to the validity of the will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402, WITHIN THE TIME REQUIRED BY LAW, which is 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 person or the date that is 40 days after the date of termination of

any proceeding involving construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is 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, or any 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. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Attorney Personal Representative of Petitioner:

By /s/ Michelle Thomann

MICHELLE THOMANN, ESQUIRE

JOHNSON | DALAL

111 N. Pine Island Road, Suite 105

Plantation, Florida 33324

Telephone: (954) 507-4500

E-Service: Service@JohnsonDalal.com

mt@johnsondalal.com

Florida Bar #126739

April 5, 2024 24-01071H

FIRST INSERTION

Email your Legal Notice

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

V2026_V2

24-01021H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003394
Division A
IN RE: ESTATE OF
JOHANNA MONTEFORTE
Deceased.

The administration of the estate of Johanna Monteforte, deceased, whose date of death was July 20, 2023, 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.

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 29, 2024.

Personal Representative:

/s/ John Monteforte

320 Hoover Avenue, Apt 67

Bloomfield, New Jersey 07003

Attorney for Personal Representative:
/s/ Lesly Longa Vailancourt
E-mail Addresses: les@longalaw.com, diana@longalaw.com
Florida Bar No. 44518
Longa Law Firm, P.A.
400 N Ashley Dr, Suite 1900
Tampa, Florida 33602
Telephone: (813) 421-0190
Mar. 29; Apr. 5, 2024 24-00960H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000854Division A
IN RE: ESTATE OF
AWILDA MAESTRE ARROYO
Deceased.

The administration of the estate of AWILDA MAESTRE ARROYO, deceased, whose date of death was April 21, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Court, PO Box 1110, 800 E. Twiggs St., Rm 101, Tampa, FL 33601, Attn: Probate. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

Personal Representative:

/s/ Cesar Edgardo Lopez

Cesar Edgardo Lopez

135 Hunter Court

Palm Harbor, Florida 34684

Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
Mar. 29; Apr. 5, 2024 24-00961H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000736
Division A
IN RE: ESTATE OF
CAROL ELIZABETH CAMPBELL
a/k/a CARYLE ELIZABETH
CAMPBELL,
Deceased.

The administration of the estate of CAROL ELIZABETH CAMPBELL a/k/a CARYLE ELIZABETH CAMPBELL, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

NOTICE TO CREDITORS

CAMMISAKA A/K/A NATALIE
CAMPBELL

Personal Representative

5132 19th St. N.

St. Petersburg, FL 33714

Christopher H. Norman
Attorney for Personal Representative
Florida Bar No. 821462
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606

Telephone: 813-251-8659
Email: cnorman@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
Mar. 29; Apr. 5, 2024 24-00923H

SECOND INSERTION

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

PROBATE DIVISION

File No. 24-CP-000626

Division: A

IN RE: ESTATE OF

John Stopowenko, Jr.

Deceased.

The administration of the estate of John Stopowenko, Jr., deceased, whose date of death was January 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Thirteenth Judicial Circuit Court, George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

NOTICE TO CREDITORS

Geno J Stopowenko

5209 Rough Woods Lane

Wimauma, FL 33598

Attorney for Personal Representative:
Robert N Zimmerman, Jr.
1013 Greenbriar Dr.
Brandon, FL 33511
Telephone: 813-265-0100
Email: bobz765@yahoo.com
Ph# (813) 300-3213
Florida Bar No. 884073
Mar. 29; Apr. 5, 2024 24-01006H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000585
Division A
IN RE: ESTATE OF
SANDRA JANE KAZO a/k/a
SANDRA J. KAZO
Deceased.

The administration of the estate of SANDRA JANE KAZO a/k/a SANDRA J. KAZO, deceased, whose date of death was September 1, 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 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

NOTICE TO CREDITORS

/s/ Jesse Lowell Kazo

Jesse Lowell Kazo

6714 Grand Bahama Drive

Tampa, Florida 33615

Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Florida Bar Number: 479240
GUNSTER, YOAKLEY &
STEWART, P.A.
601 Bayshore Boulevard
Tampa, Florida 33606
Telephone: (813) 253-2020
Fax: (813) 251-6711
E-Mail: rlunsford@gunster.com
Secondary E-Mail:
swalsh@gunster.com
eservice@gunster.com
Mar. 29; Apr. 5, 2024 24-00986H

SECOND INSERTION

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

PROBATE DIVISION

File No. 24-CP-87

IN RE: ESTATE OF

FRED JACKSON CONNOR, JR.,

Deceased.

The administration of the estate of FRED JACKSON CONNOR, JR., deceased, whose date of death was May 2, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

NOTICE TO CREDITORS

Candace Berlin

Personal Representative

403 Fourth Street

Brandon, FL 33511

Attorney for Personal Representative:
Robert D. Hines, Esq.
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
Mar. 29; Apr. 5, 2024 24-00988H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000767
Division B
IN RE: ESTATE OF
Gwynell Curby Godwin
Deceased.

The administration of the estate of Gwynell Curby Godwin, deceased, whose date of death was July 1, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

NOTICE TO CREDITORS

John Travis Godwin

210 West Amelia Ave.

Unit B

Tampa, Florida 33602

Attorney for Personal Representative:
RACHEL ALBRITTON LUNSFORD
Attorney
Florida Bar Number: 268320
GUNSTER, YOAKLEY &
STEWART, P.A.
601 Bayshore Boulevard
Tampa, Florida 33606
Telephone: (813) 253-2020
Fax: (813) 25

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000918
Division B
IN RE: ESTATE OF ANN ELIZABETH NILSSON DAVIS a/k/a ANN N. DAVIS f/k/a ANN E. NILSSON, Deceased.

The administration of the estate of ANN ELIZABETH NILSSON DAVIS a/k/a ANN N. DAVIS f/k/a ANN E. NILSSON, deceased, whose date of death was December 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2024.

COURTNEY HAYES

Personal Representative

13502 Sobrado Drive
Tampa, FL 33624
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnw-law.com
Secondary Email:
lmartinez@hnw-law.com
Mar. 29; Apr. 5, 2024 24-00920H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000703
Division A

IN RE: ESTATE OF RENE IRIZARRY a/k/a RENE IRIZARRY MUÑOZ, Deceased.

The administration of the estate of RENE IRIZARRY a/k/a RENE IRIZARRY MUÑOZ, deceased, whose date of death was October 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons who have 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 29, 2024.

Personal Representative:

/s/ Wayne Rodney Fernald, Jr.

WAYNE RODNEY FERNALD, JR.

11645 Timber Ridge Drive, Lot 7

Tampa, FL 33625-3852

/s/ Joel R. Epperson, Esquire

Florida Bar No. 218340

EPPERSON & RICH, PLLC

8401 J R Manor Dr Ste 100

Tampa, FL 33634

Tel: (813) 886-8500

Email: epperson@eppersonrich.com

Attorney for Personal Representative

Mar. 29; Apr. 5, 2024 24-00984H

SECOND INSERTION

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

File No. 24-CP-000878

Division A

IN RE: ESTATE OF JUANITA GRISSETT FRINK, aka JUANITA FRINK

Deceased.

The administration of the estate of JUANITA GRISSETT FRINK, also known as JUANITA FRINK, deceased, whose date of death was February 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 29, 2024.

Personal Representative:

/s/ KENT W. JONES

1302 Jen Ma Jo Lane

Lutz, Florida 33549

SECOND INSERTION

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

File No. 24-CP-000708

Division B

IN RE: ESTATE OF LARRY EUGENE DORSEY, SR.

Deceased.

The administration of the estate of LARRY EUGENE DORSEY, SR., deceased, whose date of death was June 20, 2015, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2024.

Personal Representative:

/s/ Lorrie Roberts Wheeler

c/o George G. Pappas, Esq.

Attorney for Personal Representative:

/s/ Jeffrey A. Aman, Esquire

Attorney for KENT W. JONES

Florida Bar Number: 437417

AMAN LAW FIRM

282 Crystal Grove Boulevard

Lutz, Florida 33548

Telephone: (813) 265-0004

Fax: (888) 870-8658

E-Mail: jeff@amanlawfirm.com

Secondary E-Mail:

service@amanlawfirm.com

Mar. 29; Apr. 5, 2024 24-00922H

SECOND INSERTION

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

File No. 24-CP-000708

Division B

IN RE: ESTATE OF STEVEN J. ROBERTS,

Deceased.

The administration of the estate of STEVEN J. ROBERTS, Deceased, Case No. 24-CP-000818, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2024.

Personal Representative:

/s/ Nicholas Matthew Kayian

36542 Judee Dr.

Zephyrhills, Florida 33541

Attorney for Person Giving Notice:

/s/ T. Edmund Spinks

T. Edmund Spinks, Esq.

Fla Bar No. 0423947

2801 W. Busch Blvd. Ste 200

Tampa, FL 33618

Ph: 813-651-1233

Fax: 813-489-2553

Email: ed@spinks lawfirm.com

Mar. 29; Apr. 5, 2024 24-01005H

SECOND INSERTION

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

Case No. 24-CP-0001070

IN RE: ESTATE OF STEVEN J. ROBERTS,

Deceased.

The administration of the estate of STEVEN J. ROBERTS, Deceased, Case No. 24-CP-0001070, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2024.

Person Giving Notice:

/s/ Nicholas Matthew Kayian

36542 Judee Dr.

Zephyrhills, Florida 33541

Attorney for Person Giving Notice:

/s/ T. Edmund Spinks

T. Edmund Spinks, Esq.

Fla Bar No. 0423947

2801 W. Busch Blvd. Ste 200

Tampa, FL 33618

Ph: 813-651-1233

Fax: 813-489-2553

Email: ed@spinks lawfirm.com

Mar. 29; Apr. 5, 2024 24-01011H

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on April 23rd, 2024, at 10:00 a.m. online at: WWW.StorageAuctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE

7014 Gunn Highway

Tampa, FL 33625

Tel: 813-519-1052

Unit #1024 Tiffany Matanane Boxes, Musical Instruments

Unit #1062 Winter De Collins Boxes

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by the manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

Mar. 29; Apr. 5, 2024

24-00980H

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on April 23rd, 2024 at 12:00pm online at: www.storageauctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE

1115 E. Hillsborough Ave.

Tampa, FL 33604

Tel: 813-708-7438

Unit # A2307 ESSIE LORRAINE KING HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A2311 STANLEY SOUVENIR HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A2314 BARBARA SUE HALA HOUSEHOLD GOODS, BOXES, SUITCASE

Unit# A2317 TAMMIE BARNES HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A2418 ARTHUR LEWIS MCKAY HOUSEHOLD GOODS, BOXES, SUITCASE

Unit# A2424 BRENNAN MILLSAP CALKINS HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A2502 ESSIE LORRAINE KING HOUSEHOLD GOODS, FURNITURE,

BOXES
Unit# A3329 MARQUITA VICQUE GILLETTE HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3417 JOHN THOMAS WILSON HOUSEHOLD GOODS, CLOTHES, BOXES

Unit# A3524 ARTHUR WIGGINS HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# A3609 DEMETRUIS LASHAWN SHARON BOXES, APPLIANCES, HOUSEHOLD GOODS

Unit# B1312 FRENEDIA LATRICE THOMAS HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B2709 RAYMOND PEREZ HOUSEHOLD GOODS, FURNITURE, BOXES

Unit# B2713 BREANNA MARIE JONES HOUSEHOLD GOODS, FURNITURE, BOXES

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

Mar. 29; Apr. 5, 2024 24-00931H

--- PUBLIC SALES ---

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 17th day of April, 2024 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Ortiz Rosado, Jehzel N. Car Seat, Box, Car Parts, Furniture, Tent Poles; Smith, Melissa Clothes, Boxes, Bags, Chairs, Medical Equipment, Beds, Shoes; Brooks, Ricardo A. Furniture; Ungerathen, Lillie K. Leather Couch; Avonce-Wise, Emy L. Box Spring, Furniture; Aponte, Susan R. Furniture, Bags, Clothes, Folding Chair, Totes, Grill, Shoes; Toth, Sheila Furniture, Totes, Boxes, Misc. Items, Cages, Statuettes; Toth, Sheila Boxes, Misc. Goods, Furniture, Couch Pillows, Bike, Vacuum, Clothes, Ladder Sale is subject to cancellation in the event of settlement between owner and obligated party.

March 29; April 5, 2024

24-00929H

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on April 23rd, 2024 at 11:00am online at: www.storageauctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE

1601 S. Kingsway Rd.

Seffner, FL 33584

Tel: 813-736-1720

Unit 1818 ANTOLINA TIRADO Household Goods, Furniture, Sporting Goods, Ap-

pliance and Tools

Unit 3506 MARY B MIELE Household Goods, Boxes and Tools

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

Mar. 29; Apr. 5, 2024 24-00930H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please

take

notice

SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/18/24 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit 2171 Keturah Reese Artwork, Cabinets, Furniture

Unit 1016 Mica Anderson Appliances, Artwork, Totes, Electronics, Furniture

Unit 1516 Alisa Gross Furniture, Outdoors

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

Mar. 29; Apr. 5, 2024

24-00955H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/18/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

A010 Poila Caraballo Boxes/Bags/Totes, Electronics, Furniture, Sports

A042 Deron McQueen Appliances, Boxes/Bags/Totes, Clothing, Electronics

A110 Marsha Jarrett Appliances, Boxes/Bags/Totes, Dishes, Furniture

A138 Milan Walker Boxes/Bags/Totes, Furniture, Lamps

A201 Carlos Del Sol Ramos Boxes/Bags/Totes, Furniture, Toys

B013 Oscar Sanchez Boxes, Tools, Shop vac, Ladders

B017 Nichole Samuel Bags, Electronics, Furniture

B056 Felicia Ginebra Bedding, Boxes/Bags/Totes, Carpet cleaner

B159 Marque Noble Boxes/Bags/Totes, Holiday decor

B208 Jordan Foster Furniture, Sports, Tools, Car parts

B268 Kate Noble Boxes/Bags/Totes, Furniture, Instruments, Movies

B269 Kate Noble Appliances, Boxes/Bags/Totes, Toys, Pet Items

B270 Marilyn Valdez Boxes/Bags/Totes, Clothing

C009 Kneco Kennedy Boxes, Clothing

C030 Kyle Myers Boxes, Furniture, Sports, Toys, Tire

C046 Eric James Boxes/Bags/Totes, Furniture, Holiday Decor

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390.

Mar. 29; Apr. 5, 2024

24-00924H

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0477940000

File No.: 2024-386

Certificate No.: 2021 / 3892

Year of Issuance: 2021

Description of Property:

SANSON PARK UNIT NO 2 LOT

35 BLOCK 5

PLAT BK / PG : 38 / 20

SEC - TWP - RGE : 36 - 29 - 19

Name(s) in which assessed:

LISA HARMON

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 (5/9/2024) 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 3/22/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

24-00972H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0268370000

File No.: 2024-384

Certificate No.: 2021 / 2892

Year of Issuance: 2021

Description of Property:

PINECREST VILLA ADDITION

NO 3 LOTS 13 AND 14 BLOCK G

PLAT BK / PG : 16 / 51

SEC - TWP - RGE : 28 - 28 - 18

Name(s) in which assessed:

CORPORATE INVESTMENTS

LLC

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 (5/9/2024) 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 3/22/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0591510000

File No.: 2024-388

Certificate No.: 2021 / 5141

Year of Issuance: 2021

Description of Property:

FROM NW COR OF NE 1/4 RUN N 58 DEG 54 MIN 51.5 SEC E 720.18 FT AND S 31 DEG 05 MIN 08.5 SEC E 1566.31 FT FOR POB THEN RUN S 58 DEG 54 MIN 51.5 SEC W 125 FT S 31 DEG 05 MIN 08.5 SEC E 75.7 FT N 58 DEG 54 MIN 51.5 SEC E 125 FT AND N 31 DEG 05 MIN 08.5 SEC W 75.7 FT TO BEG SEC - TWP - RGE : 36 - 32 - 19

Name(s) in which assessed:

ALBERTO GUERRERO

ELIDA GUERRERO

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 (5/9/2024) 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 3/22/2024

Cindy Stuart

Clerk of the Circuit Court
Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

24-00974H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0679767938

File No.: 2024-396

Certificate No.: 2021 / 6128

Year of Issuance: 2021

Description of Property:

CHELSEA MANOR LOT 3 BLOCK 22
PLAT BK / PG : 91 / 10
SEC - TWP - RGE : 17 - 29 - 20
Name(s) in which assessed:

KEATHEL CHAMCEY TRUSTEE

KEATHEL CHAUNCEY ESQ AS TRUSTEE ONLY UNDER THE 2108 ROTTWELL LAND TRUST

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 (5/9/2024) 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 3/22/2024

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

24-00975H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1572960000

File No.: 2024-377

Certificate No.: 2021 / 12543

Year of Issuance: 2021

Description of Property:

SPERRY GROVE ESTATES REVISED PLAT LOT 12 BLOCK 5
PLAT BK / PG : 21 / 62
SEC - TWP - RGE : 06 - 29 - 19

Name(s) in which assessed:

RAFAELA ABREU

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 (5/9/2024) 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 3/22/2024

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

24-00965H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1577200000

File No.: 2024-379

Certificate No.: 2021 / 13639

Year of Issuance: 2021

Description of Property:

POWELL'S ADDITION E 36 FT OF LOT 13 AND LOT 14 BLOCK 2
PLAT BK / PG : 1 / 30
SEC - TWP - RGE : 17 - 29 - 19

Name(s) in which assessed:

ANGELA DUNCAN

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 (5/9/2024) 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 3/22/2024

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

24-00967H

--- ACTIONS / SALES ---

FOURTH INSERTION

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

Case No. 24-CA-001970

In re:

THE EDISON GROUP, LLC,

Assignor, to

LARRY S. HYMAN,

Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about March 7, 2024, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by THE EDISON GROUP, LLC, Assignor, with its principal place of business at 8019 Citrus Park Dr., Tampa, FL 33625, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tam-

pa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 5, 2024.

Mar. 15, 22, 29; Apr. 5, 2024

24-00788H

SECOND INSERTION

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

CASE NO. 20-CC-068931

RUSTIC CONDOMINIUM

ASSOCIATION, INC.,

Plaintiff, v.

BEVERLY E. SHERARD and

UNKNOWN TENANT(S),

Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. Case No. 20-CC-068931 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

UNIT 3 OF RUSTIC CONDOMINIUM (PHASE 1), ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 4034, PAGE 574 AND AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 4051, PAGE 1357 AND RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Name(s) in which assessed:

WEST TAMPA HOLDINGS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/9/2024) 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 3/22/2024

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024

24-00967H

FOURTH INSERTION

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

CASE NO.: 23CA016837

Division: D

CYPRESS PARK GARDEN

HOMES I CONDOMINIUM

ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, v.

DORIA PAYNE, UNKNOWN SPOUSE OF DORIA PAYNE, TENANT #1, TENANT #2, TENANT #3, and TENANT #4, the names being fictitious to account for parties in possession, all UNKNOWN PARTIES claiming by and through, under, and against the herein named individual DEFENDANT(S) who are not known to be dead or alive, whether said unknown parties

may claim an interest as Spouses, Heirs, Devisees, Grantees, or other Claimant, if any, Defendant(s).

TO: Doria Payne
11910 Dietz Drive
Tampa, FL 33626

Unknown Spouse of Doria Payne

11910 Dietz Drive
Tampa, FL 33626

And ALL OTHER WHOM IT MAY CONCERN

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 24-CA-001014
DIVISION: D

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEWILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFA 2023-INV2 TRUST

Plaintiff, v.
FLORIDA BRAZIL REAL ESTATE, INC., ET AL.
Defendants.
TO: ROBERTO EISENLOHR A/K/A ROBERTO P. EISENLOHR,
Current residence is unknown but

whose last known address was: 4426 FENNWOD COURT, WESLEY CHAPEL, FL 33543

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

LOT 15, REVISED MAP OF HARMONY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 04/29/2024 or within thirty (30)

days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602; either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

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

WITNESS my hand and seal of the Court on this day of MAR 21 2024.

Cindy Stuart
Clerk of the Circuit Court
(SEAL) By: /s/ Patricia Corbin
Deputy Clerk

eXL Legal, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
1000009646

Mar. 29; Apr. 5, 2024 24-00992H

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 22-CA-004850
SECTION # RF

TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs.

JAMES NUNAMAKER;
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), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsboroughrealforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 15 day of April, 2024, the following described property as set forth in said Final Judgment, to-wit:

THE SOUTH 1/2 OF LOT 2, BLOCK 1, ARTHUR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 8419 N MANHATTAN AVE, TAMPA, FL 33614
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

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

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

Dated this 05 day of March 2024.

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

Faxsimile: (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

21-00578

Mar. 29; Apr. 5, 2024 24-00937H

SECOND INSERTION

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

CASE NO.: 2022-CA-003431

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST, Plaintiff, vs.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LINDA A. MCMATH BROWN A/K/A LINDA A. BROWN; ET AL, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment in Foreclosure entered on March 20, 2024, and entered in Case No. 2022-CA-003431 in the Circuit Court of the 13th Judicial Circuit and in Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LINDA A. MCMATH BROWN A/K/A LINDA A. BROWN, DECEASED; LUCRETIA FARKAS; TAMMY BROWN; NANCY BROWN; MELODY FRAZIER, are the Defendants. The Clerk of the Court, CINDY STUART, will sell to the highest bidder for cash at www.hillsboroughrealforeclose.com on April 22, 2024 at 10:00 AM, following described real property as set forth in said Final Judgment, to-wit:

ALL THAT CERTAIN PARCEL OF LAND IN HILLSBOROUGH COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 3552 PAGE 1539 ID# 205886-0000, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 1 S.R. OSBORNE'S SUBDIVISION FILED IN PLAT

BOOK 21 AND PAGE 29. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM JOHN O. BROOKER AND LENA BROOKER HUSBAND AND WIFE TO LINDA A. MCMATH BROWN, DATED 8/8/1979 RECORDED ON 8/20/1979 IN OR BOOK 3552, PAGE 1539 IN HILLSBOROUGH COUNTY RECORDS, STATE OF FL.

Street Address: 1106 POWELL ST, PLANT CITY, FL 33563

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

IMPORTANT
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE ADA COORDINATOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FL 33602, (813) 272-7040, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS my hand and the seal of the court on March 21, 2024.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
1031 North Miami Beach Blvd
North Miami Beach, FL 33162
Telephone: (305) 501 2808;
Facsimile: (954) 780 5578
By: /s/ Tara L. Rosenfeld
Chase A. Berger, Esq.
Florida Bar No.: 083794
Tara L. Rosenfeld, Esq.
Florida Bar No. 0059454
fpleadings@ghidottberger.com
Mar. 29; Apr. 5, 2024 24-00964H

CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED March 22, 2024.
By: /s/ Lisa Woodburn
Lisa A. Woodburn
Florida Bar No.: 11003
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
1691-177919 / TM1
Mar. 29; Apr. 5, 2024 24-00963H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No.: 22-CA-001844
Division: T

PATTYE D'AVANZA, AS TRUSTEE OF THE ROY L. PIPPIN, SR. REVOCABLE TRUST U/T/A DATED April 7, 2009, Plaintiff, vs.

LIDIA M. GUZMAN, RAY GARCIA and MERCANTIL COMMERCEBANK, N.A.

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered in the above styled cause, I will sell to the highest and best bidder for cash, ELECTRONICALLY ONLINE AT <http://www.hillsboroughrealforeclose.com>, AT 10:00 A.M. on the 24th day of April, 2024, the following property as set forth in said Amended Uniform Final Judgment of Foreclosure, to-wit:

All of Lot 2 and a portion of Lots 1, 3, and 4 of PARRISH PLATTED SUBDIVISION NO IMPROVEMENTS, as recorded in Plat Book 77, Page 9 of the Public Records of Hillsborough County, Florida being more particularly described as: As a point of reference begin at the SW corner of said Lot 2, thence proceed N40°46'07" W, along the Southwestern boundary of said PARRISH PLATTED SUBDIVISION NO IMPROVEMENTS, a distance of 352.00 feet to the NW corner of said Lot 2, thence N65°08'08"E, a distance of 20.80 feet; thence N39°45'33"E, a distance of 62.88 feet; thence N53°28'22"E, a distance of 93.23 feet; thence S40°56'07"E, a distance of 85.01 feet; thence S65°09'42"W, a distance of 28.24 feet; thence S25°15'36"E, a distance of 74.00 feet; thence

S45°25'02"E, a distance of 171.75 feet; thence N49°13'52"E, a distance of 25.58 feet; thence S45°25'02"E, a distance of 30.10 feet to the SE corner of said Lot 2 and to the platted right of way line of Armor Road; thence S49°13'52"W, along said right of way line, a distance of 170.00 feet to the Point of Beginning, TOGETHER WITH a 1994 Redman Industries mobile home, I.D. 146M8373A & 146M8373B. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

DATED this 21st day of March, 2024. Respectfully submitted,
SPERRY LAW FIRM
By: /s/ Bruce J. Sperry
Bruce J. Sperry, Esquire
Florida Bar No. 312355
BJSPELL@SPERRYLAW-PC.COM
Benjamin C. Sperry, Esquire
Florida Bar No. 084710
BCSPERRY@SPERRYLAW-PC.COM
1607 South Alexander Street
Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Attorneys for Plaintiff
Mar. 29; Apr. 5, 2024 24-00938H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-012465
MIDFIRST BANK,
Plaintiff, vs.

LUCILLE JOYCE BRYSON;
UNKNOWN SPOUSE OF LUCILLE JOYCE BRYSON; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE

HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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 14, 2024 in Civil Case No. 23-CA-012465, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and LUCILLE JOYCE BRYSON; UNKNOWN SPOUSE OF LUCILLE JOYCE BRYSON; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 336

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-012099**

**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
DESIREE PADILLA, et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 11, 2024, and entered in Case No. 23-CA-012099 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Desiree Padilla, Matthew Norton, Florida Housing Finance Corporation, a Public Corporation, United States of America Acting through Secretary of Housing and Urban Development, Paramount Equity Mortgage, LLC DBA Loanpal aka Goodleap, LLC, Unknown Party#1 N/K/A Maria Rodriguez, 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.reaforeclose.com>, Hillsborough County, Florida at 10:00 AM on the May 8, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 6 AND 7, BLOCK 8,
REVISED MAP OF RUBEN-
STEINS SUBDIVISION, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 8, PAGE 38, OF

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. 10-CA-013401**

**BANK OF AMERICA NA,
Plaintiff, vs.
CITY OF TAMPA, TYESHA N.
WALKER, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2022, and Amended Final Judgment Nunc Pro Tunc, and entered in 10-CA-013401 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and CITY OF TAMPA; TYESHA N WALKER; UNKNOWN SPOUSE OF TYESHA WALKER are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.reaforeclose.com, at 10:00 AM, on April 18, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 9, BELVEDERE
PARK SUBDIVISION AKA
CARVER CITY SUBDIVISION,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 22,
PAGE(S) 44, PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

Property Address: 4006 W LA
SALLE ST, TAMPA, FL 33607

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.

SECOND INSERTION

SECOND INSERTION