

Public Notices

Business
Observer

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MARCH 14 - MARCH 20, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Waterleaf Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure to govern the operations of the District.

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

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2024). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024).

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

District Manager, Michael Perez

Waterleaf Community Development District

March 14, 2025

25-00686H

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Reserve at Pradera Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Thursday, March 27, 2025 at 10:10 a.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578. The Audit Committee will review, discuss and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager

March 14, 2025

25-00687H

FIRST INSERTION

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Impact Academy Southshore located at 1301 S PARSONS AVENUE in the City of Seffner, Hillsborough County, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of March, 2025.

IMPACT ACADEMY SCHOOL INC

March 14, 2025

25-00697H

FIRST INSERTION

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of snacktech located at 1813 e 21st ave in the City of tampa, Hillsborough County, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of March, 2025.

Jose arismendi bencosme

March 14, 2025

25-00704H

FIRST INSERTION

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of: Rose Mary Morales will on April 8, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1973 TITA Mobile Home, VIN 273558D3238 , TITLE 11443247 And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, March 14, 21, 2025 25-00688H

March 14, 21, 2025

25-00740H

FIRST INSERTION

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/07/2025 at 08:00 AM the following vehicle(s) may be sold at public sale pursuant to F.S. 715.109: A 1982 SKYL mobile home bearing the vehicle identification number 01610631R and all personal items located inside the mobile home. Last Tenant: Joyce B. Zahn, George H. Zahn, Estate of Joyce B. Zahn, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Joyce B. Zahn, Estate of George H. Zahn, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of George H. Zahn. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.

March 14, 21, 2025 25-00685H

March 14, 21, 2025

25-00740H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on March 25, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager

March 14, 2025

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Blocadia Capital located at 615 Channelside Drive, Suite 207 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of March, 2025.

Blocadia Capital, LLC

March 14, 2025

25-00719H

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Close It Mortgage located at 1517 Holleman Drive in the City of Valrico, Hillsborough County, FL 33599 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of March, 2025.

Home Fast Funding Inc.

March 14, 2025

25-00720H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF MTERC COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the MTERC Community Development District will hold their regular meeting on Monday, April 7, 2025, at 1:30 p.m. at the office of Rizzetta & Company, Inc., located at 5020 W. Linebaugh Avenue, Suite 240, Tampa, Florida 33624. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, 5020 W. Linebaugh Avenue, Suite 240, Tampa, Florida 33624. There may be an occasion where one or more supervisors will participate by speaker telephone.

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

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

Matthew Huber, Regional District Manager

March 14, 2025

25-00729H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Travel Xperience located at 5512 Tughill Dr, in the County of Hillsborough, in the City of Tampa, Florida 33624 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 11th day of March, 2025.

RECLASSIFIED SERVICES, LLC

March 14, 2025

25-00730H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Paws Elite Training located at 400 N Tampa St Ste 1550 #687021, in the County of Hillsborough, in the City of Tampa, Florida 33620 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 5th day of March, 2025.

Kindy Lynne Kulosa

March 14, 2025

25-00689H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on March 11, 2025, a New Water Use Permit at South Creek, by applicant: KL Simmons Village, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609. Application No. 20 02123700. Application received: February 19, 2025. Predominant use type(s): Lawn and Landscape/Recreation Use. Quantity: The authorized allocated quantities permitted are as follows: 21,200 gallons per day (gpd) Annual Average Daily (AAD); 24,000 gpd Drought AAD; 61,800 gpd Peak Month, and zero (0) Maximum Crop (Frost-Freeze) Protection gallons per event. Location: Section(s) 19, Township 31 South, Range 20 East, in Hillsborough County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at <a href="http://www.wat

--- PUBLIC SALES ---

FIRST INSERTION

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

Case No.: 25-DR-000592

Division: D

CHRISTINA C. APGAR PESHEK,
Petitioner, and

TORY SCOTT PESHEK,
Respondent,

TO: TORY SCOTT PESHEK
20 Chip Court, Kissimmee,
Florida 34759

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

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12,915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated: 3/10/2025

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

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

25-00726H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Deborah Fox will engage in business under the fictitious name DEBORAH'S PET SITTER/WALKER SERVICES, with a physical address 1823 BUTCH CASSIDY TRL WIMAUMA, FL 33598, with a mailing address 1823 BUTCH CASSIDY TRL WIMAUMA, FL 33598, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. March 14, 2025 25-00738H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 SPEC mobile home bearing vehicle identification number FLFL-J70A16262SE and all personal items located inside the mobile home. Last Tenant: Gregory A. Kamras, Anna Kamras, Fabiola Jaimez and Unknown Party in Possession. Sale to be held at: Lamplighter on the River, 8406 Cindy Way, Tampa, Florida 33637, (813)-988-8005. March 14, 21, 2025 25-00743H

OFFICIAL
COURTHOUSE
WEBSITES

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

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

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

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

Preliminary Assessment Roll

SOUTH CREEK EXPANSION AREA COMMUNITY DEVELOPMENT DISTRICT						
ALLOCATION METHODOLOGY - MAXIMUM BLENDED (1)						
PRODUCT	PER UNIT	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE	PER UNIT
Townhomes	0.70	67.20	65.75%	96	TOTAL PRINCIPAL	\$4,392,329
Single Family 50	1.25	35.00	34.25%	28	ANNUAL ASSMT (2)	\$415,063
TOTAL	102.20	100.00%		124	TOTAL PRINCIPAL ASSMT (2)	\$4,737,392

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 36 month Capitalized Interest Period.

(2) Includes principal, interest and collection costs.

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

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

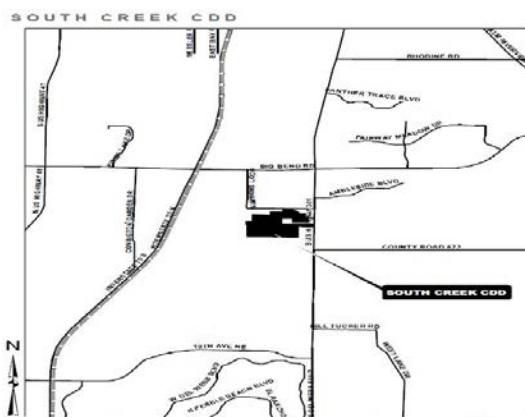
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District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

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

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

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

Jayna Cooper, District Manager



--- ESTATE ---

FIRST INSERTION

NOTICE OF ADMINISTRATION
(curator)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002944
Division B
IN RE: ESTATE OF
SEAN HAVENS
Deceased.

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

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

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

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

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

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

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

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

Curator and Attorney for Curator:

/s/ Erin W. Lohmiller
Erin Whittemore Lohmiller, Esq.
erin@lohmillerlaw.com,
lohmillerlaw@gmail.com
Florida Bar No. 0038631
Lohmiller Law, PLLC
136 4th Street N., Suite 201
St. Petersburg, Florida 33701
Telephone: (727) 643-3818

March 14, 21, 2025 25-00725H

FIRST INSERTION

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

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

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

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

All other creditors of the decedent and other persons having claims or 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 14, 2025.

Personal Representative:

Jamie A. Muscari
404 Brookmeade Drive
West Chester, PA 19380
Attorney for Personal Representative:
Benjamin F. Diamond, Attorney
Florida Bar Number: 899291
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail: ben@diamondlawflorida.com
Secondary E-Mail:
monroe@diamondlawflorida.com
March 14, 21, 2025 25-00739H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000446
IN RE: ESTATE OF
STARLING VON WHITE,
Deceased.

The administration of the estate of STARLING VON WHITE, deceased, whose date of death was November 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

/s/ Starling Von White
STARLING VON WHITE, III
8125 N. 23rd Ave, Unit 209
Phoenix, AZ 85021
Attorney for Personal Representative:
/s/ Daniel C. Parri
DANIEL C. PARRI, ESQUIRE
Attorney for Personal Rep.
Florida Bar No.: 036325
1217 Ponce de Leon Blvd.
Clearwater, FL 33756
Telephone: (727) 586-4224
Fax: (727) 585-4452
E-Mail: dan@parrilaw.com
Secondary E-Mail: jill@parrilaw.com
March 14, 21, 2025 25-00728H

FIRST INSERTION

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

The administration of the estate of DEBORAH MCNEELY COLWELL, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

Attorney for Personal Representative:
/s/ Amber J. Belz
AMBER JOAN BELZ, ESQUIRE
Florida Bar Number: 112384
955 E. Del Webb Blvd., Suite 101B
Sun City Center, FL 33573
Telephone: (813) 296-1296
Fax: (813) 296-1297
E-Mail: attorneybelz@belzlegal.com
Secondary E-Mail:
paralegal@belzlegal.com
March 14, 21, 2025 25-00712H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000411
Division W
IN RE: ESTATE OF
ROBERT P. GERDES, JR.
Deceased.

The administration of the estate of ROBERT P. GERDES, JR., deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg 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 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.

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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

--- ACTIONS / SALES ---

FIRST INSERTION

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

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

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

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

The personal representative has no

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

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

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

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

ELAINE GONZALES

Personal Representative
401 Seltham Trail, Unit A
Sun City Center, FL 33573

Robert D. Hines, Esq
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnw-law.com
Secondary Email:
jrivera@hnw-law.com
March 14, 21, 2025 25-00734H

FIRST INSERTION

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

CASE NO.: 29-2015-CA-000866

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET****INVESTMENT LOAN TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-2,**

Plaintiff, vs.

**DENISE C. MOORE AKA DENISE
MOORE, et al,**

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 15, 2025 and entered in Case No. 29-2015-CA-000866 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-2, is the Plaintiff and Denise C. Moore aka Denise Moore, Citi-Financial Services, Inc., a dissolved FL corporation d/b/a CitiFinancial Equity Services, Inc., Sterling Manors Owners Association, Inc., Tampa Palms Owners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the April 16, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

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

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

A/K/A 5167 STERLING MAN-
OR DR, TAMPA, FL 33647

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

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

Dated this 06 day of March 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Silver Jade Bohn, Esq.
IN/14-168155

March 14, 21, 2025 25-00723H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45**

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

CASE NO.: 23-CA-012353

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

Plaintiff, vs.

**GWEN H. SMITH A/K/A GWEN
K. SMITH A/K/A GWEN SMITH;
UNKNOWN SPOUSE OF GWEN
H. SMITH A/K/A GWEN K.
SMITH A/K/A GWEN SMITH;
HEALTHCARE FUNDING
SOLUTIONS,**

Defendant(s).

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

Dated: 3/10/25

McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 23-400095
March 14, 21, 2025 25-00721H

FIRST INSERTION

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

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

CASE NO.: 2024CA005282

**PINE RIDGE AT OAK CREEK
TOWNHOMES ASSOCIATION,
INC.,**

Plaintiff, vs.

**JOSEPH ODHIAMBO OLOO,
Defendant.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/12/2025, in Case No.: 2024CA005282 of the Circuit Court in and for Hillsborough County, Florida, wherein PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., is the Plaintiff and JOSEPH ODHIAMBO OLOO, et al., is the Defendant. Victor Crist, as the Clerk of Court for Hillsborough County, will sell to the highest and best bidder for cash at 10:00 a.m., at www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on April 9, 2025, the following described property set forth in the Final Judgment of Foreclosure:

LOT 4, BLOCK 28, OAK
CREEK, PARCEL 3, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN

PLAT BOOK 113, PAGE(S) 112
THROUGH 130, INCLUSIVE,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA

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

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

DATED: March 5, 2025

By: /s/Jennifer Sinclair
Jennifer Sinclair, Esquire
Florida Bar No: 29559
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
March 14, 21, 2025 25-00690H

FIRST INSERTION

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

CASE NO.: 23-CA-014959

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,**

Plaintiff, v.

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF**

**ANTHONY SALGUEIRO,
DECEASED; MARIA-ELENA**

**TAYLOR, AS POTENTIAL HEIR
OF THE ESTATE OF ANTHONY
SALGUEIRO, DECEASED; ALL
UNKNOWN PARTIES**

**CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,**

Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 14, 2025 entered in Civil Case No. 23-CA-014959 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN

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

Property Address: 8010 N 14th
St, Tampa, FL 33604

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

THE COURT, IN ITS DISCRETION,
MAY ENLARGE THE TIME OF THE
SALE. NOTICE OF THE CHANGED
TIME OF SALE SHALL BE PUBLISHED
AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970

Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com

/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538

File No: M23334-JMV

March 14, 21, 2025 25-00696H

FIRST INSERTION

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

CASE NO. 24-CA-000200

DIVISION: A

RF - I

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ADJUSTABLE
RATE MORTGAGE LOAN TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-10,**

Plaintiff, vs.

NORMAN H. FRY, JR.;

Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale dated February 4, 2025, and entered in Case No. 24-CA-000200, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFI-

CATES, SERIES 2007-10 (hereafter "Plaintiff"), is Plaintiff and NORMAN H. FRY, JR., are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at www.hillsborough.realforeclose.com at 10:00 a.m., on the 7TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 3, PARK-
WOOD MANOR, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK

45, PAGE 38, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 22-CA-007547
Division E

RESIDENTIAL FORECLOSURE
NAVY FEDERAL CREDIT UNION Plaintiff, vs.

CHRISTOPHER S. MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER MAIDA A/K/A

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

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

LOT 37, RETREAT AT CARROLLWOOD, ACCORDING TO THE PLAT RECORDED IN

PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Dated this March 10, 2025

By: /s/ David R. Byars

David R. Byars

Attorney for Plaintiff

(813) 229-0900 x

Kass Shuler, P.A.

1604 N. Marion St.

Tampa, FL 33602

ForeclosureService@kasslaw.com

110650/2219648/CMP

March 14, 21, 2025 25-00736H

FIRST INSERTION

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

CASE NO. 25-CA-000489

THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1

Plaintiff, vs.

ELIA GONCE AKA ELIA ANTONIA HENRIQUEZ AKA ELIA A. HENRIQUEZ AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED,

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED, whose residence is unknown and all parties claiming an interest in the property described in the mortgage being foreclosed herein.

TO: ELIA DRUYARD,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 12, BLOCK 1, PANAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN

PLAT BOOK 4, PAGE 89 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF THE ALLEY (NOW CLOSED) ABUTTING SAID LOT ON THE NORTH.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before April 9, 2025/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 4th day of March, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: MUSTAFA DIVAN
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-263749
March 14, 21, 2025 25-00695H

FIRST INSERTION

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

CASE NO. 07-CA-007053

SAXON MORTGAGE SERVICES, INC.

Plaintiff, vs.

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

Defendant(s).

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

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

Property Address: 6216 EAGLEBROOK AVE, TAMPA, FL 33625
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance

with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ADA@fjuid3.org

Dated this 11th day of March, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
13-02286 - EsR

March 14, 21, 2025 25-00731H

FIRST INSERTION

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

CASE NO. 23-CA-015589

TRUIST BANK, as successor by merger to SUNTRUST BANK,

Plaintiff, vs.

EDWARD L. ROYCE KEENE A/K/A

E. LAROCHE KEENE, DEBORAH

JEAN KEENE A/K/A DEBORAH

J. KEENE, MARCUS B. TIDEY,

SHEILA TIDEY, UNKNOWN

TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

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

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered February 25, 2025, and entered in Case Number: 23-CA-015589 of the County Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and EDWARD L. ROYCE KEENE A/K/A E. LAROCHE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming

an interest by, through, under or

against any Defendant, or claiming any right, title,



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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV208906-1220

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 24-CA-009230
DIVISION: G

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN IT'S
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR
CHNGE MORTGAGE TRUST
2023-2,

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

TO: GABRIELLE CUOMO
(Current Residence Unknown)

(Last Known Address(es))

14206 WALDEN SHEFFIELD ROAD

DOVER, FL 33527

930 GRENVILLE DR

BLACKWOOD, NJ 08012-1304

UNKNOWN TENANT(S) IN

POSSESSION #1

(Last Known Address)

14206 WALDEN SHEFFIELD ROAD

DOVER, FL 33527

ALL OTHER UNKNOWN PARTIES,
INCLUDING, IF A NAMED DEFENDANT
IS DECEASED, THE PERSONAL
REPRESENTATIVES, THE SURVIVING
SPOUSE, HEIRS, DEVISEES,
GRANTEEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING, BY,
THROUGH, UNDER OR AGAINST
THAT DEFENDANT, AND ALL
CLAIMANTS, PERSONS OR PARTIES,
NATURAL OR CORPORATE,
OR WHOSE EXACT LEGAL STATUS
IS UNKNOWN, CLAIMING UNDER
ANY OF THE ABOVE NAMED OR
DESCRIBED DEFENDANTS
(Last Known Address)

14206 WALDEN SHEFFIELD ROAD
DOVER, FL 33527

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

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

33527.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Brian L. Rosaler,
Esquire, POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400, Deerfield Beach, FL 33442.,
Attorney for Plaintiff, on or before
4/8/2025, a date which is within thirty
(30) days after the first publication of
this Notice in the (Please publish in
Business Observer) and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a default
will be entered against you for the
relief demanded in the complaint.

If you are an individual with a disability
who needs an accommodation in order
to participate in 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@fjud13.org
as far in advance as possible, but preferably
at least seven (7) days before your
scheduled court appearance or other
court activity.

Upon request by a qualified individual
with a disability, this document will
be made available in an alternate format.
If you need assistance in completing
this form due to your disability, or
to request this document in an alternate
format, please contact the ADA Coordinator
at (813) 272-7040 or 711 (Hearing
or Voice Impaired Line) or ADA@
fjud13.org.

WITNESS my hand and the seal
of this Court this 03 day of MARCH,
2025.

VICTOR D. CRIST

As Clerk of the Court

and/or Comptroller

(SEAL) Isha Tirado-Baker

Print Name if Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

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

Deerfield Beach, FL 33442.,

Attorney for Plaintiff,

24-51645

March 14, 21, 2025 25-00711H

FIRST INSERTION

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

CASE NO. 25-CA-000336

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

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

Defendant(s),

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

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

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

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

cation of this Notice) and file the original
with the clerk of this court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint
or petition filed herein.

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

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

WITNESS my hand and the seal
of this Court at Hillsborough County,
Florida, this 4TH day of MARCH,
2025.

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

(SEAL) BY: MUSTAFA DIVAN

DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-102721
March 14, 21, 2025 25-00735H

FIRST INSERTION

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

CASE NO. 24-CA-008259

DIVISION: F

TRUST BANK,

Plaintiff, vs.

LARRY S JENKINS, et.al.,

Defendant.

To: LARRY S. JENKINS

4511 KEYSVILLE RD

LITHIA, FL 33547

LARRY S. JENKINS

4523 E. KEYSVILLE ROAD

LITHIA, FL 33547

LORA L. JENKINS A/K/A

LORA JENKINS

4511 KEYSVILLE RD

LITHIA, FL 33547

LORA L. JENKINS A/K/A

LORA JENKINS

4523 E. KEYSVILLE ROAD

LITHIA, FL 33547

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

THE NORTH 315 FEET OF
THE EAST 417.5 FEET OF
THE NORTH HALF OF THE
SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER
OF NORTHEAST QUARTER
OF SECTION 34, TOWNSHIP
30 SOUTH, RANGE 22 EAST,
ALL LYING AND BEING IN
HILLSBOROUGH COUNTY,
FLORIDA.

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

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

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

WITNESS my hand and seal of said
Court on the 3 day of MARCH, 2025.

VICTOR D. CRIST

CLERK OF COURT OF

HILLSBOROUGH COUNTY

As Clerk of the Court

(SEAL) BY: Isha Tirado-Baker

Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email:

Kimberlee.Masters@mccalla.com

24-10570FL

March 14, 21, 2025 25-00700H

FIRST INSERTION

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

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K"

**HOMEOWNERS ASSOCIATION,
INC.**

Plaintiff, vs.

**BERNARD K. JONES, UNKNOWN
TENANT #1, UNKNOWN TENANT
#2**

Defendants.

To: BERNARD K. JONES

10220 GRANT CREEK DRIVE

TAMPA, FL 33647

SUBSEQUENT INSERTIONS**--- ACTIONS ---****FOURTH INSERTION**

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

TO: Svetlana Tornheim
3330 NE 190th Street, #1118
Aventura, FL 33180

YOU ARE NOTIFIED that an action for judicial modification of trust has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Steven L. Hearn, Esquire, the plaintiff's attorney, whose address is Steven L. Hearn, P.A.,

600 S. Magnolia Ave., Ste. 200, Tampa, FL 33606, on or before April 4, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 02/14, 2025.

VICTOR D. CRIST
As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

Steven L. Hearn, Esquire,
the plaintiff's attorney,
Steven L. Hearn, P.A.,
600 S. Magnolia Ave., Ste. 200,
Tampa, FL 33606
Feb. 21, 28; Mar. 7, 14, 2025

25-00478H

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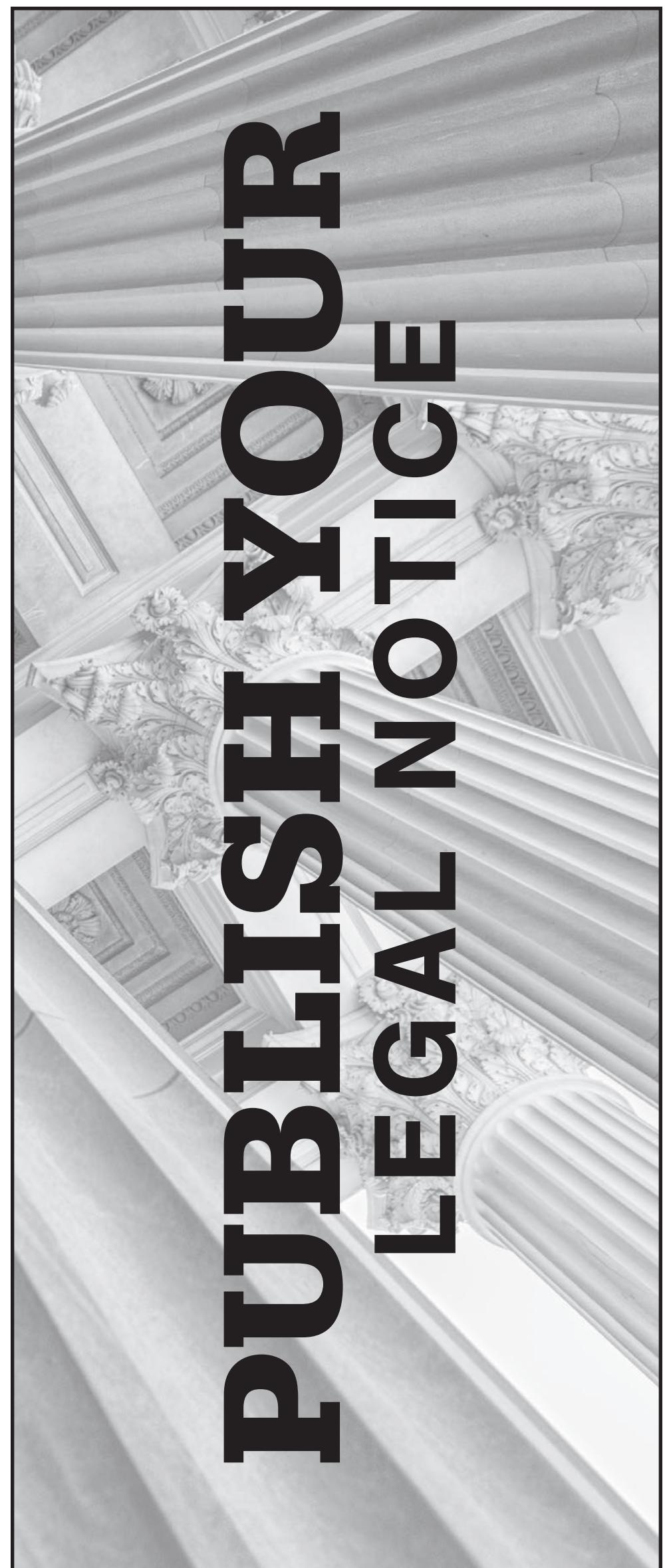
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
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SECOND INSERTION

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

CASE NO.: 24-CC-043730

PROGRESSIVE SELECT
INSURANCE COMPANY,

Plaintiff, v.

THOMAS D. DICKERSON, JR.,
WILKENS AUPONT, MAGDALAH
AURELUS, STANLEY AURELUS,
BLANCHARD CLAIRMAN,
DURVENS DUGAS, CLAUDETTE
DUPITON, LORVERA INNOCENT,
FABIENNE LAURORE, JEAN RONY
LOZIL, JOSEPH LUXE, ST. CLAIR
MONTINAT, MAURICE OGAUS,
RICHARD PROHETE, and
ROLAND SAINT-LOUIS,
Defendants.

To the following Defendants:
DURVENS DUGAS
Last Known Address
7134 Kensington High Blvd
Orlando, FL 33818

JEAN RONY LOZIL
Last Known Address
7134 Kensington High Blvd
Orlando, FL 33818

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

The action is asking the court to decide how the following real or personal property should be divided:
The following Defendants:
DURVENS DUGAS
Last Known Address
7134 Kensington High Blvd
Orlando, FL 33818

\$20,000.00 representing the bodily injury limit of liability under Policy No. 17677308. Copies of all court documents in this case, including orders, are available at the Clerk of the Court's office. You may review these documents upon request. You must keep the Clerk of the Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

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

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

SECOND INSERTION

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

PROBATE DIVISION
File No. 14-CP-000634

IN RE: ESTATE OF
MARJORIE LOUISE LAWYER,
Deceased.

TO: ESTATE OF CYNTHIA DIANE
LAWYER Unknown

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

Signed on this 26 day of FEBRUARY, 2025.

As Clerk of the Court

(SEAL) By: /s/ RYAN MARSH

As Deputy Clerk

March 7, 14, 21, 28, 2025

25-00609H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- ACTIONS / SALES / PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The 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.

1061 - CARTER, MARY; 1073 - Collins, John; 2008 - soluri, paul; 6026 - Holloway, Marshall; 6054 - mitchell, kevin; 6059 - Bryant, Maurice; 6082 - Johnson, Willie; 7013 - Soluri, Paul J; 7061 - washington, claudia; 7076 - Mason, Tkera; 7092 - Broomall, Alistair; 7098 - jr, Moises Morales; 8033 - AquaBlue Business Solutions Dobson, Tina; 8086 - copeland, joanthan

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; 0516 - Escobar, Robert; 0720 - Gebhardt, Samantha; 0802 - Way, Bernetta; 0822 - erisan, Seibert; 1105 - Arroyo, Hector; 1116 - Robinson, Dustin; 1215 - Seymour, Mia; 1282 - Maxey, Zachary; 1301 - Kleidon, Davon; 1302 - Marquez, Roberto; 1327 - Vigier, Polette; 1346 - Murray, Stephanie; 1354 - Sheffield, Vanesa; 1360 - Rowan, Dennis; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1445 - McDay, Candice; 1484 - Ortiz, Eric

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

B038 - Candelario, Gladys; B045 - Palacio, Jairo; B116 - Gray, Kyler; C007 - sheffield, allynson; C019 - Thompson, Kyree; E049 - Blake, Krystall; E052 - Rivera, Ailin; E069 - Lewis, Jacquelyn; F086 - Rosa, Patrick; F091 - Berrios, Ezequiel Cales; G008 - McCrae, Brian; G089 - McCrae, Brian; G100 - Aviles, Bluette; G102 - Ayesh, Ibtisam; H057 - Lewis, Jay; J003 - Palacio, Jairo

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.

1066 - Fergus, Shyanka; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1358 - hughes, mark; 1401 - Thompson, Porchae; 2001 - Valentin, Juan; 2044 - Paulino, Rafael; 2094 - Bracket, Jess; 2270 - Hardwick, Jocelyn; 2289 - Williams, Lamont; 3001 - Perez, William; 3056 - Williams, Julia; 3059 - Gordon, Tammy; 3089 - Simmons, Myrtis; 3098 - Woodger, Winfred; 3163 - Davis, De Azia; 3250 - Brown, Teresa; 3258 - Goldsborough, David; 3283 - Henderson, Letoya; 3316 - Nash, Ronald G; 3374 - Negron, Elan; 3376 - Lopez, Jimmy; 3380 - sanchez, Alan; 3417 - Jones, Tonya; B151 - Johnson, Ray; C057 - KNOW Women Benken, Sarah; D099 - APPLE, JEFFREY; D108 - Advanceon Solutions Inc Heidt, Mark; E036 - Mcginnis, Terrance; E064 - Watson, Yonika; E097 - Wilks, Kenneth; F103 - Melendez pizarro, Jose; F107 - Jones, Lakeisha; F127 - Rodriguez, Mirta; F146 - Yanez Agelvis, Jose; F157 - Brunson, Jeanette; F160 - lawson, nicolas

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-Streater, Herbrinia; A044 - Allen, Aaliyah; B026 - Noonkester, Sarah; B029 - Goldsmith, Annie; B047 - Huff, Thaddeus; B051 - Judge, Adrian; B072 - Fryer, Gloria; C007 - MCCREARY, Geonna; C021 - allen, Roleisha; C023 - faison, warren; C088 - McLendon, Chalynda; C100 - Soto, Liz; C121 - smith, jacqueline; D005 - wammock, Halle; D013 - bradley, Raymond; D023 - fryer, marilyn; D032 - Greene, Anthony; D069 - bush, James; D087 - Williams, Janae; D100 - mellema, tara; D126 - Pittman, Kendall; D130 - garcia, steven; E020 - Esteche, Mily; E025 - Sparrow, Jada; E060 - Haren, Ashley; E063 - Evans, Raina; 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.

1004 - Meauley, Mystic; 1021 - Weaver, Elise; 1034 - Vieira, David; 1039 - Dias, Ane; 1107 - Anderson, Tameka; 1108 - andino, Jennifer; 1145 - Church, Cheyenne; A015 - Zimmerman, Rashad; B014 - Little Girl Lost, LLC Vidal, Bernadette; C012 - Ireland, Ralph; C057 - Jackson, Jahmil; D007 - Gonzalez, Lymari; D008 - Rodriguez, Caridad; D050 - Blair, Eddie; D075 - Kaemmer, Joel; F007 - Qontrax inc Pulgar, Victor

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

A026 - Carles, John; C049 - Gattis, Laura; D035 - Ingram, TKeyah; D045 - MILLER, CARLOS; E009 - Byerd, Paris; E086 - Alonso, Joselyn; E101 - Austin, Randall; E104 - Lowe, Brie; E117 - Lowe, Brie; G067 - BROXTON, HERMAN; G119 - Sanders, Briana

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.

A022 - Johnson, Amy; A024 - Fairfield, Don; A047 - bethea, Felecia; A055 - DELGADO, BARBARA; A057 - Nadeem, Sayyed; A072 - Stanley, Genesis; B039 - Sanchez, Cecilio; B046 - Parris, Shelley; B058 - Thomas, Nicole; B073 - Young, Chasity; B079 - Alequin, William; C002 - mccoy, olaudah; C005 - Fleur, Minette St; C021 - Velez, Maribel; C025 - Oliver, Precious; D009 - porter, Terriorn; F015 - Brown, Ashley; F020 - Raiford, Eukila Daniels; G011 - Mitchell, Morgan; G026 - Atari, Husein; G029 - Byron, Anya; H016 - Todd, Edward; H042 - Petty, Ciera; H062 - young-lindsey, Chevon; H064 - Perales, Maria; H071 - King, DIANA; H077 - Duncan, Victoria; I005 - Brown, Brittnie; J005 - Robles, Naomi; J061 - everson, Tina; K017 - davis, Tamika; K020 - goatspen llc hadley, leshaun; P053 - Pautsch, Jared

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

0259 - Frasier, Terrance; 0325 - westfall, Lee ann; 0326 - massey, Michael; 0334 - Sheen, Ben; 0340 - Norton, Andy; 0344 - Faison, Ayanna; 0402 - Jackson, Eugene; 0404 - Pinkney, Dominique; 0449 - Owens, Verlon; 0458 - Matthews, Rochelle Marie; 0460 - Osuji, Ndidi; 0462 - Jackson, Mishella; 1025 - pinkney, Ikeya; 1043 - rodriguez, Venia; 1058 - allen, richard; 1088 - Carr, Girlie; 1099 - Horton, Brandon; 1101 - Whittington, Nichole; 1102 - Jones, Brionna; 1118 - Bryant, Jasmine; 1122 - Green, Katrina; 1131 - Hynes, Kelvin; 1151 - Tyson, Latasha; 1161 - Hoker, Brianna; 1166 - Wells, Janeka; 1191 - Head, Ashley; 1206 - Jason, Jessica; 1220 - durga, aravind; 1222 - Bailey, Tanya; 1246 - Hunter, Audra; 1276 - Diaz, Carla; 1299 - Konka, Keshav Anjan; 1310 - greene, Amoni; 1316 - Howard, LaMauri; 1375 - Mandleur, Jakob; 1380 - Jordan, Darryl; 1383 - Siler, Carmen; 1417 - Davis, Deandre; 1418 - Garcia, Amanda; 1477 - norton, tumeka; 1484 - Brown, Angel; 1488 - Harris, Marquis; 1500 - Kegler, Cheryl; 1510 - rich, steven; 1512 - Mosin, Mustafa; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; RV013 - stewart, Kenmeal; RV017 - durga, aravind; RV019 - Mauro, Jose

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000706
IN RE: ESTATE OF
JOSEPH MICHAEL REESE,
Deceased.

The administration of the estate of JOSEPH MICHAEL REESE, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
File No. 25-CP-000525
Division A
IN RE: ESTATE OF
MARK CHENAULT
Deceased.

The administration of the estate of Mark Chenault, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**ROBERT D. HINES
Personal Representative**

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnhw-law.com
Secondary Email:
jrivera@hnhw-law.com
March 7, 14, 2025 25-00680H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002755
IN RE: ESTATE OF
LINDA LEE RAMER
Deceased.

The administration of the estate of Linda Lee Ramer, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce 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.

SECOND INSERTION

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

The administration of the estate of Michael Anthony Branham, Sr., a/k/a Michael A. Branham, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 7, 2025.

Personal Representative:

William Brab
762 Bravington Way
Lexington, KY 40503
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard,
Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
March 7, 14, 2025 25-00681H

SECOND INSERTION

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

The administration of the estate of Michael Anthony Branham, Sr., a/k/a Michael A. Branham, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 7, 2025.

Personal Representative:

William Brab
762 Bravington Way
Lexington, KY 40503
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard,
Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
March 7, 14, 2025 25-00684H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
(8523 Northton Groves Boulevard,
Odessa, FL 33556)
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009924
Division: H

**GULFSIDE BANK,
Plaintiff, vs.**

**CLEM INVESTMENTS I, LLC, a
Florida limited liability company;
IAN LYNDON SOLOMAN
CLEMENTSON, an individual;
LOUISIANA THERESA
CLEMENTSON, an individual; J.**

**APRILE PROPERTIES, LLC, a
Florida limited liability company; D.
APRILE PROPERTIES, LLC, a
Florida limited liability company;
and R. APRILE PROPERTIES, LLC,
a Florida limited liability company;**

**JANE/JOHN DOE IN THE
NORTHTON PROPERTY, fictitious
names representing unknown
tenants in possession; LAURIE
CUMBERBATCH, an individual,
SELENA CUMBERBATCH, an
individual; JANE/JOHN DOE IN
THE DOWNEY PROPERTY, fictitious
names representing unknown
tenants in possession; LAURIE
CUMBERBATCH, an individual,
SELENA CUMBERBATCH, an
individual; JANE/JOHN DOE IN
THE DOWNEY PROPERTY, fictitious
names representing unknown
tenants in possession; 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,
Defendants.**

NOTICE is hereby given that, pursuant to the Default Final Judgment of Foreclosure as to Counts VI and VII of the Complaint entered on February 21, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:

Lot 12 of NORTHTON GROVES

SUBDIVISION, according to the Plat thereof as recorded in Plat Book 99, Page(s) 60, of the Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only:

Site Address: 8523 Northton Groves Blvd, Odessa, FL 33556
Mailing Address: 8523 Northton Groves Blvd, Odessa, FL 33556
at public sale, to the highest and best bidder, for cash, on April 24, 2025, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.

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

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Stephanie C. Lieb
Stephanie C. Lieb, Esquire
Florida Bar No. 0031806

Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.
101 E. Kennedy Boulevard, Suite 2700
Tampa, FL 33602
slieb@trenam.com

Tel: (813) 223-7474 |
Fax: (813) 229-6553

Attorneys for Gulfside Bank
March 7, 14, 2025 25-00605H

Lot 35, Block 1, WESTCHASE

NOTICE OF FORECLOSURE SALE
(10132 Downey Lane,
Tampa, FL 33626)
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009924
Division: H

**GULFSIDE BANK,
Plaintiff, vs.**

**CLEM INVESTMENTS I, LLC, a
Florida limited liability company;
IAN LYNDON SOLOMAN
CLEMENTSON, an individual;
LOUISIANA THERESA
CLEMENTSON, an individual; J.**

**APRILE PROPERTIES, LLC, a
Florida limited liability company; D.
APRILE PROPERTIES, LLC, a
Florida limited liability company;
and R. APRILE PROPERTIES, LLC,
a Florida limited liability company;**

**JANE/JOHN DOE IN THE
NORTHTON PROPERTY, fictitious
names representing unknown
tenants in possession; LAURIE
CUMBERBATCH, an individual,
SELENA CUMBERBATCH, an
individual; JANE/JOHN DOE IN
THE DOWNEY PROPERTY, fictitious
names representing unknown
tenants in possession; 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,
Defendants.**

NOTICE is hereby given that, pursuant to the Default Final Judgment of Foreclosure as to Counts VI and VII of the Complaint entered on February 21, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:

Lot 35, Block 1, WESTCHASE

101 E. Kennedy Boulevard, Suite 2700
Tampa, FL 33602
slieb@trenam.com

Tel: (813) 223-7474 |

Fax: (813) 229-6553

Attorneys for Gulfside Bank
March 7, 14, 2025 25-00604H

Lot 35, Block 1, WESTCHASE

SECOND INSERTION

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

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

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

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

Personal Representative:

Mark Pickard
1902 Richter Lane
Plant City, Florida 33565
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
March 7, 14, 2025 25-00673H

SECOND INSERTION

NOTICE TO CREDITORS
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 7, 2025.

Personal Representative:

Lori K. Branham
903 Lake Thomas Lane
Lutz, FL 33548
Attorneys for Personal Representative:
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
l Silva@shumaker.com
tmctyre@shumaker.com
#32500048v1
March 7, 14, 2025 25-00684H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
SECTION "377", according to the map of plat thereof as recorded in Plat Book 81, Page 10, Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only:

Site Address: 10132 Downey Lane, Tampa, Florida 33626
Mailing Address: 10132 Downey Lane, Tampa, FL 33626
at public sale, to the highest and best bidder, for cash, on April 24, 2025, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.</p

SECOND INSERTION

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

CASE NO.: 2023-CA-013224

CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.

JOSHUA ALLEN LINSCHOTEN, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/27/2025, in Case No.: 2023-CA-013224 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOSHUA ALLEN LINSCHOTEN and COURTNEY D. LINSCHOTEN, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.hillsborough.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 3/28/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 9, Block 6, Map or Plat entitled "Cypress Creek Phase 2" As

recorded in Plat Book 109, Page 282 through 304, Of the Public Records of Hillsborough County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770.

DATED: February 27, 2025

By: /s/ Chad Sweeting

Chad Sweeting, Esquire

Florida Bar No.: 93642

ARIAS BOSINGER, PLLC

280 W. Canton Avenue, Suite 330

Winter Park, Florida 32789

(407) 636-2549

March 7, 14, 2025 25-00624H

SECOND INSERTION

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

CASE NO.: 2024CC003931

CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.

TOLANA LYNETTE MATHIS, Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/26/2025, in Case No.: 2024CC003931 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and TOLANA LYNETTE MATHIS, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.hillsborough.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 4/25/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 15 , in Block 6 of CYPRESS CREEK PARCEL J PHASES 1 AND 2, according to the plat

thereof, As recorded in Plat Book 132, Page 295, of the Public Records of Hillsborough County, Florida

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770.

DATED: February 28, 2025

By: Jennifer L. Davis

Jennifer L. Davis, Esquire

Florida Bar No.: 879681

ARIAS BOSINGER, PLLC

280 W. Canton Avenue, Suite 330

Winter Park, Florida 32789

(407) 636-2549

March 7, 14, 2025 25-00629H

SECOND INSERTION

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

CASE NO.: 24-CA-008056

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1, Plaintiff, vs.

DAPHNE D. TURNER; MICROF, LLC; THE HOMEOWNERS' ASSOCIATION OF THE PALMS, INC.; TOWNE ESTATES AT THE PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER

SAYD UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, IN THAT UNLETTERED BLOCK OF HEATHER LAKES UNIT XXVII PHASE II, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1649 PROWMORE DR BRANDON, FL 33511

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least

7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 3rd day of March, 2025.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: John J. Cullaro,

FL Bar No. 66699

2025.03.03 10:37:48-05'00'

FBN: 66699

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-16567B

March 7, 14, 2025 25-00653H

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 24-CA-009506

DIVISION: B

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CFS15

GRANTOR TRUST,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS

CLAIMING BY, THROUGH,

UNDER, OR AGAINST, EARL C.

WHITE AKA EARL WHITE AKA

EARL CARLTON WHITE,

DECEASED, et al,

Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, EARL C. WHITE AKA EARL WHITE AKA EARL CARLTON WHITE, DECEASED,

Last Known Address: Unknown

Current Address: Unknown

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

LOTS 13 AND 14, BLOCK 6, NEBRASKA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1202 E CHELSEA

STREET TAMPA FL 33603

has been filed against you and you are required to file written defenses by 04/02/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

**See the Americans with Disabilities Act

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

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

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

VICTOR D. CRIST
Clerk of the Circuit Court
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

(SEAL) By: Isha Tirado-Baker
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 24-032382
March 7, 14, 2025 25-00637H

SECOND INSERTION

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

CASE NO.: 24-CA-009290

CARRINGTON MORTGAGE

SERVICES LLC,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS

CLAIMING BY, THROUGH,

UNDER, OR AGAINST, WILLIAM

MERCADO AKA WILLIAM T.

MERCADO, DECEASED, et al,

Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM MERCADO AKA WILLIAM T. MERCADO, DECEASED

Last Known Address: Unknown

Current Address: Unknown

MARISA CACERES

Last Known Address:

8435 US Highway 301 Apt. 417

Riverview, FL 33578

Current Address: Unknown

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

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING

IN THE COUNTY OF HILLSBOROUGH, AND STATE OF

FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST 1/2 OF THE WEST

1/2 OF LOT 6 BLOCK

--- ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0009 - Baker, Chena; 0101 - Lefay, Florence; 0131 - Glover, Yvonne; 0219 - Quinn, Matthew; 0267 - Jr, Benjamin Swaby; 0298 - Williams, Gabrielle; 0331 - Acevedo, Mark; 1025 - Cucuta, Jovaro; 1027 - Gordon, Rashard; 1029 - Brown, Kelvin; 1068 - Cummings, Carl; 2040 - mays, Denesha; 3001 - Brandon, Carl; 3006 - Silva, Danilo; 3032 - Brown, Kelvin; 3044 - Smith, Samuel; 3061 - Cano, Priscilla; 4016 - Terebey, Christopher Rand; 4043 - miller, Javed; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

0236 - Beckmeyer, Kelly; 0419 - Harden, Dennis; 0436 - Moody, Justin; 0537 - Smiley, Jerome; 0620 - jones, Erin; 0702 - Anderson, Christopher; 2079 - Charpentier, Amy; 2138 - Alvaraz, Amanda

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

0101 - Rivera, Dulce M; 02001 - Nichols, Shaquan; 02019 - Daye, Natae; 02021 - stevens, Janya; 02043 - Bradley, Fredresa; 02054 - Cruz, Alberto; 02079 - Bright, Therese; 02082 - paul, Longforce; 02114 - Rivera, William; 02167 - Alleyne, Irma; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03056 - Beal, Kimberly; 03168 - Dick, Chris; 03188 - Soto, Caitlyn; 03279 - Cruz, Pablo; 06003 - Harris, Mark; 07011 - Powell, Mark A; 07013 - Wines, Jamie; 12045 - Scott Jr, Randy; 12050 - D'Alessio, Anthony

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0218 - Covin, Warren; 0219 - POWELL, WILLIAM; 0307 - Fleming, Khaliah; 0434 - AIC STRATEGIES Rao, Adarien; 0446 - Barrett, Jacqueline; 1020 - young, Elizabeth; 2004 - Mendoza, Jonathan; 3056 - Burrows, Alicia; 3216 - Cossiah, Natasha; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda; 3235 - cruz, Anthony; 3246 - Cenatus, Jasmine

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

1028 - Stribling, Shalita; 1031 - Stribling, Shalita; 1037 - Anderson, Delvon; 1068 - Graham, Jamiah; 1080 - Jackson, Ashley; 1131 - Nolton, Topaz; 1148 - Norton, Angelica; 1163 - Berrios, Hector; 2008 - Axon, Sharhonda; 2031 - Thompson, Amber; 2037 - Richardson, Janet; 2052 - Harrison, Scott; 2083 - Green, Angela; 2167 - Figueroa, Jeiron; 2186 - mode-louisaint, Olguiene; 3021 - reynoso, Edith; 3022 - washington, LaQuinda; 3084 - Allen, Quincy; 3086 - Rivers, Donovan; 3123 - Cross, Dave; 3124 - Dallas, Velisha; 3138 - Harris, Latalityse; 3141 - Simpson, Kaceilea; 3152 - PERSLEY, ANGELA; 3183 - Hardin, Derwin; 3190 - Parker, Stephen; 3194 - Green, Mary; 3207 - Schwytz, Jo Anne

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A054 - Abraham, Erin; A060 - Bonilla, Walenda; B032 - Larkin, Robert; B083 - Flores, DigMarie Lozada; B132 - Williams, Edward; C028 - Fredrick, Eugenia; C032 - Williams, Brittany; C036 - Miller, Deborah; C047 - Gonzalez - Yague, Milagros; C062 - Strack , Phil; D059 - Brown, Raheem; D062 - Sackie, Deenia; E039 - Jennings Jr, Joel; I012 - Love, Michlene; I027 - Paratore, Lisa; I029 - Torres, Leslie; J007 - Oyebamiji, Tahir; J008 - Abraham, Neiham; J024 - Cyrise, Jessika; J025 - Jennings, Sandra; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J113 - Davis, Patrice; K005 - buie, Starr; K009 - Ayesh, Ibtisam; K019 - Guzman, Edgardo; K050 - Serrano, Emmanuel; K055 - Powell, Gina; K085 - Fares, Brittney; L007 - Campbell, Lashell; L010 - Bradley, Alicia ; L021 - Dinkins, Janayah

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0013 - Dantzer, Tonja; 0082 - Smith, Jasmine; 0092 - Galoway, Joanne; 0125 - Bunting, Ronnie; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0215 - Bryant, Roosevelt; 0219 - Braumiller, Armand; 0235 - The Creative Cohort Singleton, Jay; 0245 - Gallardo, Lindsay; 0276 - Rodriguez, Hector; 0302 - Verraneault, Ronald; 0350 - Ohara, Tamesha; 0361 - Parker, Josh; 0399 - Hill, Jeneka; 0401 - Valerio, Maria; 0403 - Philon, Lamont; 0438 - Rentz, Herman; 0441 - Daniels, Arian; 0527 - Morales, Nilsa Ivette; 0550 - Gass, Chaz; 0613 - Sanchez, Ana; 0621 - Walwin, Mario; 0650 - Kozlowski, Christopher; 0651 - Gourley, Tammy; 0673 - bozeman, Jerry; 0681 - Brown, Terri; 0707 - Kitchen, Shajuan; 0714 - Walker, Anthony; 0726 - Best Choice Software Mcfarland, Jerry; 0730 - farr, Latvia; 0774 - Hopkins, Jennifer; 0835 - Lewis, Cynthia; 0857D - Ajoku, Tamara; 0857E - Green, Kevin; 0857J - Simon, Sade; 0862E - Griffin, Shoshanna; 0863M - Folin, Devon; 0881 - Creaser, Brandy; 0885 - Cargile, Jeffrey; 0915 - Verdejo, Heriberto

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1013 - Higby, Ricky; 1014 - chavez, Jonathan; 1036 - Mccord, Stephanie; 1062 - Robinson, Shanita; 1083 - Campbell-Finch, Chelsie; 110 - Klersy, Angela; 1175 - Huffman, Jonathan; 1183 - Perez, Yahaira; 1220 - Klersy, Angela; 1232 - Mann, Victoria; 1247 - Brewton, Vonteka; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1317 - Kappes, Nikita; 1382 - Salado, Branum; 1385 - Agenor, Vanessa; 1418 - Smith, Malik; 1422 - Pascua, Winifred; 1486 - Resetar, Andrea; 249 - Rodriguez, Tabitha; 259 - Quinones, Vigie ; 280 - Candelario, Jessica; 290 - Aska, Tabia; 409 - Law Office of Gonzalez and Associates Morales, Nomary; 410 - Rodgers, Sade; 429 - Small, Micheala; 433 - Bruckner, Bruce; 443 - Majestic Touch Cleaning Services Norgaisse, Jacob; 449 - garcia, rosa; 459 - Johnson, Kanika; 477 - Curtis, Tyler; 479 - Bowie, Tyrell; 528 - Abraham, Neiham; 565 - Check, Daniel; 569 - Forgie, Lawrence; 579 - Waters, Hillary; 634 - Mothershed, Blane M; 636 - Price, Shaun; 643 - Edwards, Phyllis; 655 - Owens, Dajia; 665 - Aragona, Erika; 688 - Sherman, Kyle; 726 - Thompson, Shanique; 733 - Leonard, Randall; 838 - Hamilton, Glenda; 852 - cage, takandryia; 911 - Sullivan, Monique; 940 - Webb, Bejaj; 951 - Forgie, Lawrence; 971 - mccall, Kaisha

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

A004 - maldonado, Francisco; A007 - hicks, delores; A028 - lott, jasmari; A033 - ricketts, Sandra; B032 - Bryant, Nivea; B035 - Rivera, John; B045 - Flex Storage Geornas, Bobby; C004 - Bostick, Atara; C027 - davis, jean; C029 - Overstre, Chambray; C038 - Gloster, Kieyuna; C058 - hillman, marino; D001 - coffin, raven; E023 - williams, april; E026 - Smith, Constance; E030 - Hayes, Devaughn; E033 - Walter, Kaaliyah; E038 - Boswell, Lashiya; E042 - Williams, Heaven; E073 - anderson, moses; E103 - johnson, Quinette; E104 - conner, robert; E138 - graham, Nana; E142 - DANIELS, YEREDA E; E178 - bythewood, Shatavia; E192 - Harper, Jacqueline; F013 - Guerline, Mode; F021 - Graham, Jovan; F027 - Williams, Ryan; F058 - Louis, Stanley St; G008 - adisme, Nadia; G017 - R Johnson Jr, William; G023 - smith, Jazmin; G036 - Gabriel, Rosena; G038 - McCray, Patricia; G041 - Moore, Amy; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G057 - WALTERS, MICHAEL; G074 - Mode, Olguiene; H040 - Johnson, Kurtisha; H050 - Riggins, Carolyn; H060 - Burnett, Sequita; H065 - Santos, Keomii; J007 - Mitchell, Kortney; J008 - Thomas, Latashia; J009 - Robinson, Dolomyke; J024 - Jackson, Roshawnda; J029 - Smith, Terriel; J032 - Roberson, JaBari; J055 - Cohen, Toni

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.

THIRD INSERTION

Public Notice

Effective March 15, 2025, Satisf Chander Kapoor, MD, will no longer be providing care at Optum.

Patients of Dr. Chander Kapoor may continue care at Optum - Valrico. Patients can obtain copies of their

medical records at:

Optum - Valrico
1082 E. Brandon Blvd.
Brandon, FL 33511
Phone: 1-813-689-9900

Feb. 28; Mar. 7, 14, 21, 2025
25-00558H

SECOND INSERTION

Notice of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 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 Tuesday, March 25, 2025 after 10:00 AM
165 Kyle Harrell

March 7, 14, 2025 25-00655H

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, 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 CARD ONLY, unless otherwise arranged.

U-Stor (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday March 19, 2025 @ 10:00 AM.

C-18 Valerie McNeil
E-7 Iris Hunter
E-24 Iris Hunter

March 7, 14, 2025 25-00663H

FOURTH INSERTION

NOTICE OF ACTION by Publication

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

Case No.: 24-DR-016313

Division: D

IN THE INTEREST OF CHRISTIAN DEKARI LEVISON
MINOR
EVELYN A. DAVIS and JIMMY DAVIS,
Petitioners/Grandparents and

CHRISTIN N. DAVIS and REGINALD D. LEVISON
Respondent/Father

To: REGINALD D. LEVISON
Last Known Address: Granville Correctional Institute 1001 Zeazey Rd. Butler, NC 27509

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

DATED on February 18, 2025

VICTOR D. CRIST
CLERK OF COURT

Hillsborough County Courthouse

800 E. Twigg St.

Tampa, FL 33602

(SEAL)

BY: Isha Tirado-Baker

As Deputy Clerk

This instrument was prepared by Fehintola Oguntebi
1904 W. Cass Street
Tampa, Florida 33606

(813) 254-8717

kemi@oguntebilaw.com

Feb. 21, 28; Mar. 7, 14, 2025

25-00494H

SECOND INSERTION</div

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-395
IN RE: THE ESTATE OF
EUGENE FLETCHER
Deceased.

The administration of The Estate of EUGENE FLETCHER, whose date of death was October 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative is:
JEANNE FLETCHER
whose address is 3032 Woodbury Ct.
Conway, SC 29572

/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
March 7, 14, 2025 25-00620H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-000346
IN RE: THE ESTATE OF
RONALD SANDERS
Deceased.

The administration of The Estate of RONALD SANDERS, whose date of death was December 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative is:
Michael J Sanders
247 N St. George Circle
Apollo Beach, FL 33572

/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
March 7, 14, 2025 25-00621H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000673
Division Probate
IN RE: ESTATE OF
JILL ANNE WILSON
Deceased.

The administration of The estate of Jill Anne Wilson, deceased, whose date of death was August 27, 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 **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:
/s/ Kathleen Chard
Kathleen Chard
21 Sunrise Trail

Fruitland Park, Florida 34731
Attorney for Personal Representative:
/s/ Evan T. Greene
Evan T. Greene, Esq., Attorney
Florida Bar Number: 117738
Friedman Law, P.A.
600 Rinehart Road
Suite 3040
Lake Mary, FL 32746
Telephone: (407) 830-6331
Fax: (407) 878-2178
E-Mail: egreene@ff-attorneys.com
Secondary E-Mail: cclaveria@ff-attorneys.com
March 7, 14, 2025 25-00649H

SECOND INSERTION

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

CASE NO.: 29-2020-CA-002531

U.S. BANK NATIONAL
ASSOCIATION,

Plaintiff, vs.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST ISIDORO
DANIEL ARTIZ VAZQUEZ,
DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 28, 2025, and entered in Case No. 29-2020-CA-002531 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 The Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, or other Claimants claiming by, through, under, or against Isidoro Daniel Artiz Vazquez, deceased, Paulina V. Fernandez aka Paulina Victoria Remon Fernandez aka Paulina V. Fernandez, Florida Housing Finance Corporation, Lucia Vivian Artiz, Iliana Artiz, Daniel Artiz, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 24, 2025 the following described property as set forth in said

Final Judgment of Foreclosure:
LOT 48, GOLDEN ESTATES,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 36,
PAGE 9, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA
A/K/A 6513 W COMANCHE
AVENUE TAMPA FL 33634

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

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

Dated this 05 day of March, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 19-027324
March 7, 14, 2025 25-00679H

SECOND INSERTION

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

PROBATE DIVISION

File No. 24-CP-003472

IN RE: ESTATE OF
EILEEN KAYE PEDERSEN
a/k/a EILEEN PEDERSEN,
Deceased.

The administration of the Estate of Eileen Kaye Pedersen a/k/a Eileen Pedersen, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:
/s/ Kalyn Sexton
3906 Carrollwood Place,
Apartment 108
Tampa, Florida 33624

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbs@atcauselaw.com
March 7, 14, 2025 25-00625H

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case #: 23-CA-000503

Division: H

NewRez LLC dba Shellpoint

Mortgage Servicing

Plaintiff, -vs.-

Mervyn F. Liddell; Unknown Spouse

of Mervyn F. Liddell; Van Dyke

Farms Homeowners' Association,

Inc.; LOK Property Owners

Association, Inc.; Unknown Parties

in Possession #1, if living, and all

Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #2, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #3, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #4, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #5, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #6, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #7, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #8, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #9, if living,

and all Unknown Parties claiming by,

through, under and against the above

named Defendant(s); Unknown

Parties in Possession #10, if living,