

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, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024).	
A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager's Office by mail at c/o Inframark, IMS, 313 Campus Street, Celebration, Florida 34747.	
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	
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 7th day of March, 2025.	
IMPACT ACADEMY SCHOOL INC	
March 14, 2025	
25-00697H	

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 , TITTLE 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	

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 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 George H. Zahn. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.	
March 14, 21, 2025	
25-00740H	

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	
25-00709H	

FIRST INSERTION	
CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING OF THE BOARD OF SUPERVISORS	
The Board of Supervisors ("Board") of the Cypress Creek of Hillsborough County Community Development District ("District") hereby provides notice of the following Board meeting:	
Board Meeting	
Date:	March 25, 2025
Time:	7:00 p.m.
Location:	Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598
Purpose:	Considering and taking action on any business that may come before the Board.

A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa FL 33619; Ph: (813) 344-4844, Ext. 111 ("District Office"), during normal business hours, or by visiting the District's website, https://www.cypresscreekd.org. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record.	
There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, Ext. 106 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Jordan Lansford, District Manager	
March 14, 2025	
25-00716H	

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 ServiceMaster BioClean located at 75 Executive Dr., Suite 200, Aurora, IL 60504 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Hillsborough County Florida, this 5th day of March 2025	
AFTERMATH SERVICES LLC	
March 14, 2025	
25-00715H	

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 Tasty Tampa Bay located at 16502 E Course Dr in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of March, 2025.	
Michele M Northrup	
SaucyQueen Inc	
March 14, 2025	
25-00718H	

FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that Chukwuka P. Nwaozor Jr. & Uchechukwu M. Nwaozor desiring to engage in business under the fictitious name of Acumen Animation located at 100 SOUTH ASHLEY DRIVE SUITE 600 #1913 TAMPA, FL 33602 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
March 14, 2025	
25-00703H	

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 33602 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 021237.000. 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-Freezing) 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 www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.	
March 14, 2025	
25-00737H	

SAVE TIME



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LV20906_V21

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, DAN-IEL BUBLEY ESQ., whose address is 12960 N. Dale Mabry Highway, Tampa, Florida 33618, on or before April 24, 2025, and file the original with the clerk of this Court at 800 E Twiggs St., Tampa, Florida, 33602 before service on Petitioner or immediately thereafter.

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

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

You must keep the Clerk of the Cir-cuit 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, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing 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 SITTING/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 men-tioned above with the Florida Depart-ment 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 fol-lowing property will be sold at pub-lic 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 Ka-mras, Fabiola Jaimez and Unknown Party in Possession. Sale to be held at: Lamplighter on the River, #406 Cindy Way, Tampa, Florida 33637, (813)-988-8005.
March 14, 21, 2025 25-00743H

OFFICIAL
COURTHOUSE
WEBSITES

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manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

FIRST INSERTION

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 assess-ment 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 hear-ing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report – Expansion Area dated February 6, 2025. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer – Expansion Parcel dated January 27, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on re-payment 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 BENEFIT ⁽¹⁾							
PRODUCT	PER UNIT	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT
					TOTAL PRINCIPAL	ANNUAL ASMT ⁽²⁾	
Townhomes	0.70	67.20	65.79%	96	\$4,392,139	\$415,063	\$43,753
Single Family '90	1.25	35.00	34.23%	28	\$2,287,671	\$216,119	\$81,703
TOTAL		102.20	100.00%	124	\$6,680,000	\$631,242	

⁽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 ac-cordance 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.

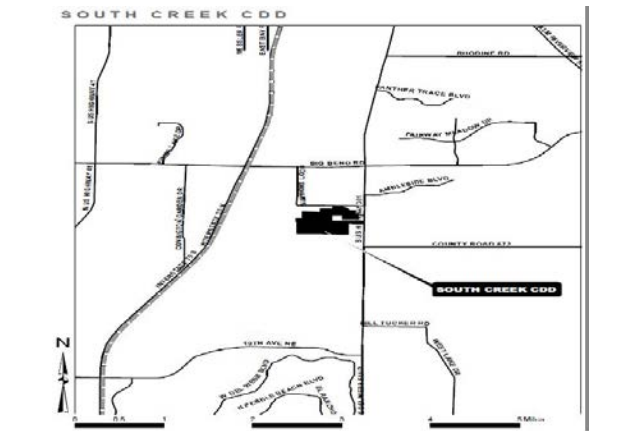
At the conclusion of the public hearing, the Board will hold a regular public meet-ing to consider matters related to the construction of public improvements, to con-sider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District 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 con-ducted in accordance with the provisions of Florida Law for community develop-ment 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 pro-ceedings is made, which includes the testimony and evidence upon which such ap-pel 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 im-pairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Jayna Cooper, District Manager



RESOLUTION NO. 2025-04

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

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 03/28/2025 at 10:30 a.m., the follow-ing property will be sold at public auc-tion pursuant to F.S. 715.109: A 2006 HRT0 mobile home bearing Vehicle Identification Number H182847G and all personal items located inside the mobile home. Last Tenant: Manuel DeJesus Barahona Perez, Roberto Nor-det Herrera, Unknown Party in Posses-sion #1 n/k/a Unknown Party or Parties in Possession, and Unknown Party in Possession #2 n/k/a Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.
March 14, 21, 2025 25-00741H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FLORIDA HEALTH ALLIANCE NETWORK located at One Tampa General Circle, in the County of Hills-borough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-see, Florida.
Dated at Hillsborough, Florida, this 12th day of March, 2025.
Tampa General Hospital
John Couris, President/CEO
March 14, 2025 25-00744H

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

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

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

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

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

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

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$3,849,000** (hereinafter referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$6,680,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplanted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 6, 2025.

Attest:
/s/Jayna Cooper
Printed Name: Jayna Cooper
Secretary/Assistant Secretary
South Creek Community Development District
/s/Kelly Evans
Kelly Evans
Chair of the Board of Supervisors
4922-8798-9766, v. 1
March 14, 21, 2025 25-00710H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: All Pro Plumbing & Air located at 5555 West Linebaugh Ave., 100 in the City of Tampa, State of Florida 33624 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tal-lahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.
Dated this day 14 of March, 2025.
Owner's Name:
HGB LLC
23656.008
March 14, 2025 25-00714H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH REHABILITATION HOSPITAL located at 6 TAMPA GENERAL CIR-CLE, in the County of Hillsborough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-see, Florida.
Dated at Hillsborough, Florida, this 12th day of March, 2025.
FLORIDA HEALTH SCIENCES CENTER, INC.
John Couris, President/CEO
March 14, 2025 25-00742H

ESTATE

FIRST INSERTION

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

The administration of the estate of JAMES DONALD WILLISIE, deceased, whose date of death was on August 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate Department, 800 East Twiggs Street, Room 101, Tampa, FL 33601. The name and address of the Personal Representative and the Personal Repre-sentative's Attorney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claim with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THAT TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
Todd J. Willisie
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
Florida Bar #0845930
March 14, 21, 2025 25-00693H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
FILE NO: 25-CP-000059
IN RE: ESTATE OF KYLE JONATHAN SANDERS, Deceased.

The administration of the Estate of KYLE JONATHAN SANDERS, deceased, whose date of death was 9/19/2024, Case Number 25-CP-000059, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

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

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

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

Personal Representative:
BRENDA AYALA,
806 E. JAMES STREET,
TAMPA, FL 33603
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
elizabeth@elizabethdevolder.com
casemanager@elizabethdevolder.com
March 14, 21, 2025 25-00707H

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 the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

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

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. 732.221, 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-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. 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 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 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.

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 732.221, Florida Statutes.

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

Personal Representative:
/s/ **Matthew Colwell**
Matthew Colwell
(Mar 7, 2025 13:26 EST)
Matthew Colwell
5804 Phoebebest Dr.
Lithia, FL 33547
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-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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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 25-00713H

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

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

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

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

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

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

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

Personal Representative
Name: VALERIE L. WALKER
Address: 6102 Lawnwood PL.,
Dover, FL 33527
Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
March 14, 21, 2025 25-00739H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-CP-787

Division A

IN RE: ESTATE OF

ANTHONY M. MARINO

Deceased.

The administration of the estate of Anthony M. Marino, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
/s/ **Maria Gordon**
Maria Gordon
4851 W. Gandy Blvd., B11, L34
Tampa, Florida 33611
Attorney for Personal Representative: /s/ Brian P. Buchert
Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail: BBuchert@BuchertLawOffice.com
March 14, 21, 2025 25-00724H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 25-CP-000578

Division: B

IN RE: ESTATE OF

SUE ANN PITTS

aka SUE N. PITTS

Deceased.

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

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

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

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

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

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

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

Personal Representative:
/s/ **Shannon Smith**
SHANNON M. PITTS aka
SHANNON SMITH
4499 Cedar Road
Delta, CO 81416
Attorney for Personal Representative: /s/ Ruby C. Montes
Ruby C. Montes, Esq., Attorney
Florida Bar Number: 0122265
350 E. Robertson Street
Brandon, Florida 33511
Telephone: (877) 449-4557
E-Mail: ruby@heiresslaw.com
March 14, 21, 2025 25-00733H

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

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

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

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

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

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

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

Personal Representative:
/s/ **Betsy Leslie**
Betsy Leslie
6848 East Fowler Avenue
Tampa, Florida 33617
Attorney for Personal Representative: /s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
March 14, 21, 2025 25-00698H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-CP-000368

IN RE: ESTATE OF

DEVON R. NOBLES,

Deceased.

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

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

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

KATINA HERRING
Personal Representative
6207 Watermark Drive, Apt. 106
Riverview, FL 33578
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
March 14, 21, 2025 25-00708H

SAVE TIME

Email your Legal Notice

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

LV20906_V21

--- ACTIONS / SALES ---

FIRST INSERTION		
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>		
<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: March 14, 2025.</p> <p>ELAINE GONZALES Personal Representative 401 Seltham Trail, Unit A Sun City Center, FL 33573</p> <p>Robert D. Hines, Esq Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com March 14, 21, 2025 25-00734H</p>		

FIRST INSERTION		
<p>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.</p> <p>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 https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on April 9, 2025, the following described property set forth in the Final Judgment of Foreclosure:</p> <p>LOT 4, BLOCK 28, OAK CREEK, PARCEL 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN</p>		
<p>PLAT BOOK 113, PAGE(S) 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OFHILLSBOROUGH COUNTY, FLORIDA</p> <p>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.</p> <p>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.</p> <p>DATED: March 5, 2025</p> <p>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</p>		

FIRST INSERTION		
<p>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).</p> <p>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 INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DECEASED are defendants, Victor D. Crist, Clerk of the Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on March 28, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 14, BLOCK 60, SULPHUR</p>		
<p>SPRINGS WITH THE EAST 1/2 OF A CLOSED ALLEY ABUTTING THEREON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 8010 N 14th St, Tampa, FL 33604</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M23334-JMV March 14, 21, 2025 25-00696H</p>		

FIRST INSERTION		
<p>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).</p> <p>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:</p> <p>LOT 2, BLOCK 5, TAMPA PALMS AREA 2, UNIT 5-B,</p>		
<p>ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>A/K/A 5167 STERLING MAN-OR DR, TAMPA, FL 33647</p> <p>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.</p> <p>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.</p> <p>Dated this 06 day of March 2025.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/14-168155 March 14, 21, 2025 25-00723H</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-CA-014027 Wells Fargo Bank, N.A., Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert S. Lewis, Jr. a/k/a Robert Samuel Lewis, Jr., Deceased, et al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-014027 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert S. Lewis, Jr. a/k/a Robert Samuel Lewis, Jr., Deceased; Antoinette L. Lewis a/k/a Antoinette Louise Butler a/k/a Antoinette L. Butler a/k/a Antoinette L. Butler; Meadowglen Homeowner's Association, Inc. a/k/a Meadowglen Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 1st day of May, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 9, BLOCK 2, MEADOWGLEN, ACCORDING TO THE PLAT THEREOF AS RECORD-</p>		
<p>ED IN PLAT BOOK 63, PAGE (S) 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>TAX ID: U-18-28-18-13R-000002-00009.0</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.</p> <p>You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org</p> <p>Dated this 6th day of March, 2025.</p> <p>BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00948 March 14, 21, 2025 25-00691H</p>		

FIRST INSERTION		
<p>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</p> <p>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-</p>		
<p>CATES, SERIES 2007-10 (hereafter "Plaintiff"), is Plaintiff and NORMAN H. FRY, JR., are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 7TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 12, BLOCK 3, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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.</p> <p>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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs</p>		

FIRST INSERTION		
<p>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).</p> <p>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:</p>		
<p>LOT 16, BLOCK 120, PORT TAMPA CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56 THRU 58, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 7102 S Fitzgerald Street, Tampa, Florida 33616</p> <p>and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated: 3/10/25</p> <p>McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. FL Bar No. 0120464</p> <p>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</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 21-CA-006548 BMO BANK N.A. Plaintiff(s), vs. JOHN LONG; et al., Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 5, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of April, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>Lot 259; MAP OF RUSKIN CITY, as per plat thereof, recorded in Plat Book 5, Page 75, of the Public Records of Hillsborough County, Florida.</p> <p>Property address: 310 2nd Avenue Northwest, Ruskin, FL 33570</p> <p>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.</p> <p>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</p>		
<p>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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.</p> <p>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.</p> <p>Respectfully submitted, /s/ Betsy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-027300-1 March 14, 21, 2025 25-00692H</p>		

FIRST INSERTION		
<p>Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p> <p>Si ou se yon moun ki enfim ki bezwen</p>		
<p>akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.</p> <p>VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 NS18828-23/sap March 14, 21, 2025 25-00706H</p>		

ACTIONS / SALES

FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</p> <p>CIVIL DIVISION Case No. 22-CA-007547 Division E</p> <p>RESIDENTIAL FORECLOSURE NAVY FEDERAL CREDIT UNION Plaintiff, vs. CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA , RETREAT AT CARROLLWOOD ASSOCIATION, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AMERICAN EXPRESS NATIONAL BANK; CAN CAPITAL ASSET SERVICES, INC.; IERNIA HEATING & COOLING, INC.; UNKNOWN SPOUSE OF CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; UNKNOWN SPOUSE OF AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.</p> <p>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:</p> <p>LOT 37, RETREAT AT CARROLLWOOD, ACCORDING TO THE PLAT RECORDED IN</p>		
<p>PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Dated this March 10, 2025</p> <p>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</p>		
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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 22-CA-006102 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. WAYNE MCARTHUR MORRIS; RUBY JOYCE MORRIS A/K/A RUBY MORRIS; BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE INC., Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 5, 2025, and entered in Case No. 22-CA-006102, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and WAYNE MCARTHUR MORRIS; RUBY JOYCE MORRIS A/K/A RUBY MORRIS; BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE INC., are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 9TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 72, BLOCK A, BOYETTE CREEK PHASE 1, AS PER THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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.</p> <p>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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771;</p>		
<p>Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p> <p>Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.</p> <p>Dated this 10th day of March, 2025</p> <p>VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR17410-22/sap March 14, 21, 2025 25-00722H</p>		

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

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<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>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, et. al.</p> <p>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 if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 12, BLOCK 1, PANAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN</p>		
<p>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.</p> <p>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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 4th day of March, 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: MUSTAFA DIVAN DEPUTY CLERK</p> <p>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</p>		
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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 07-CA-007053 SAXON MORTGAGE SERVICES, INC., Plaintiff, vs. ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s).</p> <p>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:</p> <p>LOT 22, BLOCK 5, EAGLE-BOOK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 6216 EAGLEBROOK AVE, TAMPA, FL 33625</p> <p>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.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 11 day of March, 2025.</p> <p>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 - ErS March 14, 21, 2025 25-00731H</p>		
<p>dance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 11 day of March, 2025.</p> <p>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 - ErS March 14, 21, 2025 25-00731H</p>		

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<p>County Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, by electronic sale on-line at https://www.hillsborough.realforeclose.com, beginning at 10:00 o'clock A.M. on the 30th day of May, 2025 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:</p> <p>Property Address: 5407 Bailey Rd, Plant City, FL 33565</p> <p>Property Description: The SW 1/4 of the SE 1/4 of Section 33, Township 27 South, Range 22 East, LESS the North 660 feet and LESS the South 330 feet, public records of Hillsborough County, Florida.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Arthur Barksdale John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Arthur Barksdale Florida Bar No.: 0040628 Eryn M. McConnell</p>		

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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 24-CA-003260 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6, Plaintiff, vs. JUAN C. VILLAGOMEZ A/K/A JUAN VILLAGOMEZ; LETICIA R. VILLAGOMEZ; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LIABILITY COMPANY FKA FORD MOTOR CREDIT COMPANY, A CORPORATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS WHOLESALE CORPORATION; Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 12, 2025, and entered in Case No. 24-CA-003260, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6, is Plaintiff and JUAN C. VILLAGOMEZ A/K/A JUAN VILLAGOMEZ; LETICIA R. VILLAGOMEZ; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LIABILITY COMPANY FKA FORD MOTOR CREDIT COMPANY, A CORPORATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS WHOLESALE CORPORATION, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 12TH day of MAY, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 16, BLOCK 2, OF JOHN H DREWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 CLOSED ALLEY ABUTTING ON THE NORTH.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than</p>		
<p>the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p> <p>Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.</p> <p>Dated this 11th day of March, 2025</p> <p>VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH19591-24/sap March 14, 21, 2025 25-00732H</p>		
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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-003378 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. KATIE LEA SISSON, et al., Defendants.</p> <p>NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on April 7, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:</p> <p>Lot 59 of MEDFORD LAKES PHASE 1, according to the plat thereof, as recorded in Plat Book 124, Page 126, of the Public Records of Hillsborough County, Florida.</p> <p>Property Address: 10621 Laguna Plains Drive, Riverview, FL 33578</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>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</p>		
<p>before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 11th day of March, 2025.</p> <p>TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 March 14, 21, 2025 25-00727H</p>		

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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 23-CA-015589 TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. EDWARD L. ROYCE KEENE A/K/A E. LAROYCE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, MARCUS B. TIDEY, SHEILA TIDEY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or</p>		
<p>against any Defendant, or claiming any right, title, and interest in the subject property, Defendants.</p> <p>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. LAROYCE KEENE, DEBORAH JEAN KEENE A/K/A DEBORAH J. KEENE, SHEILA TIDEY, are the Defendants, the Hillsborough</p>		
<p>sborough County, Florida.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Arthur Barksdale John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Arthur Barksdale Florida Bar No.: 0040628 Eryn M. McConnell</p>		
<p>Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: jdllaw@orlando-law.com Attorneys for Plaintiff March 14, 21, 2025 25-00702H</p>		



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Business Observer

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--- 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, GRANTEES, 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 a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

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

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

CIVIL DIVISION

CASE NO.: 2025-CC- 002923

DIVISION: R

THE LAW OFFICES OF STEPHEN K. HACHEY, P.A.,

Plaintiff, vs.

LAWRENCE EGLE,

Defendant.

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

The name of the unserved party to the action is: LAWRENCE EGLE- 1808 Saf-fold Park Drive, Ruskin, FL 33570

and the nature of the proceeding is a Breach of Contract – Non-Homestead \$1-\$50,000 or less.

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

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 6 day of March, 2025.

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

/s/ Stephen K. Hachey, Esq.
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Dr. Riverview FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
March 14, 21, 2025 25-00701H

FIRST INSERTION

NOTICE OF ACTION

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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before April 9, 2025/(30 days from Date of First 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
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

TRUIST BANK, Plaintiff, vs.

LARRY S JENKINS, et al., Defendant.

To: LARRY S. JENKINS 4511 KEYSVILLE RD LITHIA, FL 33547 LARRY S. JENKINS 4523 E. KEYSVILLE ROAD LITHIA, FL 33547 LORA L. JENKINS A/K/A LORA JENKINS 4511 KEYSVILLE RD LITHIA, FL 33547 LORA L. JENKINS A/K/A LORA JENKINS 4523 E. KEYSVILLE ROAD LITHIA, FL 33547

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE NORTH 315 FEET OF THE EAST 417.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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

Defendants.

TO: BERNARD K. JONES 10220 GRANT CREEK DRIVE TAMPA, FLORIDA 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowner's assessments lien recorded on November 29, 2023, in Official Records Instrument #: 2023538335, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 10220 Grant Creek Drive, Tampa, Florida 33647

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

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 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.

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 13 day of February, 2025.

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

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

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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

Defendants.

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March 14, 21, 2025 25-00705H

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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

Defendants.

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DATED this 13 day of February, 2025.

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Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609
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FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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

Defendants.

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FIRST INSERTION

NOTICE OF ACTION

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CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

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Plaintiff, vs.

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FIRST INSERTION

NOTICE OF ACTION

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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

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CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

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Plaintiff, vs.

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March 14, 21, 2025 25-00705H

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 24-CC-038434

Div. J

CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.

Plaintiff, vs.

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

Defendants.

TO: BERNARD K. JONES 10220 GRANT CREEK DRIVE TAMPA, FLORIDA 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowner's assessments lien recorded on November 29, 2023, in Official Records Instrument #: 2023538335, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 10220 Grant Creek Drive, Tampa, Florida 33647

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

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 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.

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 13 day of February, 2025.

VICTOR D. CRIST
Clerk of the Court (SEAL) by: Isha Tirado-Baker
Deputy Clerk Hillsborough County Courthouse 800

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

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

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ACTIONS / SALES / PUBLIC SALES / ESTATE ---

SECOND INSERTION		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 CLAIRMANN, DURVENS DUGAS, CLAUDETE DUPITON, LORVERA INNOCENT, FABIENE LAURORE, JEAN RONY LOZIL, JOSEPH LUXE, ST. CLAIR MONTINAT, MAURICE OGAUS, RICHARD PROHETE, and ROLAND SAINT-LOUIS, Defendants. To the following Defendants: DURVENS DUGAS Last Known Address 7134 Kensington High Blvd Orlando, Fl 33818 JEAN RONY LOZIL Last Known Address 7134 Kensington High Blvd Orlando, Fl 33818 YOU ARE NOTIFIED that an action for interpleader has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff, PROGRESSIVE SE- LECT INSURANCE COMPANY c/o JESSICA M. HERNANDEZ, ESQ., whose address is 135 San Lorenzo Ave., Suite 500, Coral Gables, Florida 33134, on or before April 28, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to de- cide how the following real or personal peroperty should be divided:		\$20,000.00 representing the bodily injury limit of liability un- der Policy No. 17677308. Copies of all court documents in this case, including orders, are available at the Clerk of the Court's office. You may review these documents upon request. You must keep the Clerk of the Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration 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. Dated: February 28, 2025 CLERK OF THE COURT (SEAL) By: Mustafa Divan Deputy Clerk	
Submitted by: FALK, WAAS, SOLOMON, MENDLESTEIN & DAVIS, P.A. Attorneys for Plaintiff 135 San Lorenzo Avenue, Suite 500 Coral Gables, FL 33146 Telephone: (305) 447-6500 Facsimile: (305) 447-1777 March 7, 14, 21, 28, 2025 25-00652H		SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000558 Division B IN RE: ESTATE OF GARY CLARKE LAMBERT, Deceased. The administration of the estate of CARY CLARKE LAMBERT, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 311 Pauls Drive, Ste. 110, Brandon, Florida 33511. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the de- cedent and other persons hav- ing 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 PERI- ODS SET FORTH IN FLOR- IDA 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. Signed on JANUARY 22, 2025. KIM ANN MADDOX Personal Representative 205 S. 7th Street Jonathan P. Kinsella Attorney for Personal Representative Florida Bar No. 96398 HKH Elder Law 5235 16th Street North, Suite 200 St. Petersburg, Florida 33703 Telephone: (727) 343-8959 Email: Jonathan@HKHElderLaw.com Secondary Email: staff22@HKHElderLaw.com March 7, 14, 2025 25-00658H	
25-00609H		25-00634H	

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WEBSITES

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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
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POLK COUNTY
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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 # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1002 - GOODWIN, RAFAEL; 1027 - Talavera, Ashley; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1105 - Talavera, Ashley; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2002 - Perez, Alejandra; 2013 - Taylor, Che; 2025 - Wasmund, Jill J; 2028 - Jackson, Victoria; 2033 - Albert, Christina; 2064 - ROSALES, CARLOS; 2084 - Tutor, Kayla; 2087 - weston, Courtney; 2124 - RANDALL, JEFFERY; 2138 - Ross, Anthony; 2167 - Nonnenberg, Janae; 3009 - Haynes, Tamberneisha; 3137 - Camacho, Elisa; 3138 - Brookins, Tynesia; 3171 - Peuriot, Martha; 3196 - Cruzado, John; 4016 - Lozano, Diana
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1006 - Rojas, Roberto; 1055 - Hicks, Timnishia; 1104 - Bishop, Judith; 1112 - Corley, Tvondre; 1138 - Gonzalez, Kiroaska; 2013 - Somers, Matthew; 3062 - Williams, Keesha; A034 - Bolles, Cienna; A078 - Brooks, Jason; B203 - Olivares, Andrea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C347 - Young, Alicia; C355 - Rodriguez, Alcides; C357 - Harper, Jacquelyn; D405 - Sirmans, Parris; D409 - Colon, Giovanni; E543 - SINGSON, SONNY; F608 - Martin, Kyle; F620 - Knight, Michelle; F627 - OConner, Donald; F651 - Gracia, Benigno; F652 - English, Janine; F664 - shelby, Jennie; RV07 - BLAYLOCK, Fred
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
0110 - Watkins, Ventoure; 1113 - williams, Arkadi; 1327 - Owen, Terry; 1335 - Brewer, David; 1338 - Smith, Ramirez; 229 - Hawkins, Sophia L.; 266 - LUCAS, LAINEY; 343 - Gibson marine group llc gibson, william; 701 - Dalton, Colette; 704 - Figueroa, Crystalina; 981 - Lancaster, Byron
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 are required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
March 7, 14, 2025

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: March 7, 2025.</p> <p>ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612</p> <p>Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com March 7, 14, 202525-00680H</p>

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>creditor as specified under s. 732.2211, Florida Statutes.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is March 7, 2025.</p> <p>Personal Representative: William Brab 762 Bravington Way Lexington, KY 40503</p> <p>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, 202525-00681H</p>

SECOND INSERTION	
<p>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; 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.</p> <p>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:</p> <p>Lot 12 of NORTHTON GROVES</p>	<p>SUBDIVISION, according to the Plat thereof as recorded in Plat Book 99, Page(s) 60, of the Public Records of Hillsborough County, Florida.</p> <p>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.</p> <p>For Informational Purposes Only:</p> <p>Site Address: 8523 Northton Groves Blvd, Odessa, FL 33556 Mailing Address: 8523 Northton Groves Blvd, Odessa, FL 33556</p> <p>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> <p>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.</p> <p>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.</p> <p>/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, 202525-00605H</p>

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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.</p> <p>The date of first publication of this notice is March 7, 2025.</p> <p>Personal Representative: Mark Pickard 1902 Richter Lane Plant City, Florida 33565</p> <p>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, 202525-00673H</p>

SECOND INSERTION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A personal representative or curator</p>	<p>has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is March 7, 2025.</p> <p>Lori K. Branham 903 Lake Thomas Lane Lutz, FL 33548</p> <p>Personal Representative SHUMAKER, LOOP & KENDRICK, LLP Attorneys for Personal Representative Luis A. Silva, Esquire 101 E. Kennedy Blvd., Suite 2800 Tampa, Florida 33602 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Florida Bar No. 1004224 Email Addresses: lsilva@shumaker.com tmccintyre@shumaker.com #32500048v1 March 7, 14, 202525-00684H</p>

SECOND INSERTION	
<p>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.</p> <p>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:</p> <p>Lot 35, Block 1, WESTCHASE</p>	<p>SECTION "377", according to the map of plat thereof as recorded in Plat Book 81, Page 10, Public Records of Hillsborough County, Florida.</p> <p>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.</p> <p>For Informational Purposes Only:</p> <p>Site Address: 10132 Downey Lane, Tampa, FL 33626 Mailing Address: 10132 Downey Lane, Tampa, FL 33626</p> <p>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> <p>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.</p> <p>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.</p> <p>/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, 202525-00604H</p>

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24CA005486 Division: C SOUTH COAST LENDERS, INC. a Florida corporation, Plaintiff, v. SUMMIT HOMES USA INC., a Florida corporation; and UNKNOWN TENANT(S)/ OWNER(S), Defendants.</p> <p>NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, February 4, 2025 this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor Crist, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:</p> <p>A portion of the North 400.62 feet of the South 1936.62 feet of the West 1/2 of the Southeast 1/4 of Section 6, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:</p> <p>Commence at the Southwest corner of stated Section 6; thence North along the West boundary of said Section 6, a distance of 1536.00 feet; thence North 89 degrees 58'00" E, a distance of 25.00 feet to a point on the East R/W line of Valrico Road and the Point of Beginning; thence continue North 89 degrees 58'00" E, a distance of 1358.21 feet to the East boundary of the West 1/2 of the Southwest 1/4 of said Section 6; thence North 00 degrees 15'55" E, a distance of 400.62 feet; thence S 89 degrees 58'00" W, a distance of 530.54 feet; thence South, a distance of 250.62 feet; thence S 89 degrees 58'00" W, a distance of 46.00 feet; thence South, 125.00 feet; thence S 89 degrees 58'00" W, a distance of 783.00 feet to the East R/W line of said Valrico</p>	<p>Road; thence along said R/W line the following two (2) courses; 1.) South 05 degrees 42'38" W, a distance of 5.52 feet; 2.) South, a distance of 19.51 to the Point of Beginning.</p> <p>Together with that certain 1990 Palm Manufactured Home bearing Vehicle Identification Numbers PH093370A and PH093370B.</p> <p>Property Address: 2643 N VAL-RICO ROAD SEFFNER, FL 33584</p> <p>at public sale, to the highest and best bidder for cash at www.hillsborough.realforeclose.com; at 10:00 a.m. on APRIL 1, 2025 in accordance with Section 45.031 Florida Statutes.</p> <p>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.</p> <p>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.</p> <p>YESNER LAW, P.L. Shawn M. Yesner, Esq. FBN: 0155225 Lauryn V. Fabrizio, Esq. FBN: 1015838 Countryside Colonial Center 2753 S.R. 580, Suite 106 Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950 Email: Shawn@YesnerLaw.com Email: Lauryn@YesnerLaw.com Email: Julia@YesnerLaw.com March 7, 14, 202525-00678H</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 29-2024-CA-000456 DIVISION: P SOUTHSTATE BANK, N.A., a national banking association, Plaintiff, vs. OATH BREWING LLC, a Florida limited liability company, 13 SHOTS LLC, a Florida limited liability company, SLICE OF FREEDOM PIZZERIA L.L.C., a Florida limited liability company, JERROD HAYES, an individual, ELICIA HAYES, an individual, HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, UNKNOWN PARTIES IN POSSESSION OF 304 ACACIA DRIVE, PLANT CITY, FLORIDA 33566, and UNKNOWN PARTIES IN POSSESSION OF 3905 CASON ROAD, PLANT CITY, FLORIDA 33566, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure dated June 19, 2024 (the "Judgment") and Order Rescheduling Foreclosure Sale (the "Order") dated February 24, 2025, entered in Civil Case No. 29-2024-CA-000456, in the Circuit Court in and for Hillsborough County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, is Plaintiff, and OATH BREWING LLC, a Florida limited liability company, 13 SHOTS LLC, a Florida limited liability company, SLICE OF FREEDOM PIZZERIA L.L.C., a Florida limited liability company, JERROD HAYES, an individual, ELICIA HAYES, an individual, HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, UNKNOWN PARTIES IN POSSESSION OF 304 ACACIA DRIVE, PLANT CITY, FLORIDA 33566, and UNKNOWN PARTIES IN POSSESSION OF 3905 CASON ROAD, PLANT CITY, FLORIDA 33566, are Defendants, Victor D. Crist, as the Clerk of the Circuit Court, will offer for sale and sell to the highest and best bidder (as described below) for cash via electronic sale at www.hillsborough.realforeclose.com at 10:00 a.m. on March 31, 2025, in accordance with Chapter 45, Florida Statutes, the following described real property (collectively the "Property") set forth in said Judgment located in Hillsborough County, Florida:</p> <p>LOTS 2, 3, 5, 6, 7, 8, 10, 11 AND THE EAST 1/3 OF LOTS 4 AND 9, BLOCK 4, DEVANE & THOMAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RE-</p>	<p>CORDS OF HILLSBOROUGH COUNTY, FLORIDA having an address of 304 Acacia Drive, Plant City, Florida 33563.</p> <p>The "highest and best bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Property and who completes the sale in a timely fashion. The one who bids the largest amount of money to purchase the Property shall be permitted to complete the sale by delivering to the Clerk, the balance of final bid amount plus doc stamps and court registry fees no later than 12:00 PM EST, the next business day following the sale.</p> <p>Said sale will be made pursuant to and in order to satisfy the terms of the Judgment and Order.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: February 26, 2025 AKERMAN LLP By: /s/ John L. Dicks II John L. Dicks II Florida Bar No.: 89012 Primary Email: john.dicks@akerman.com Secondary Email: judy.mearthur@akerman.com 401 E. Jackson Street, Suite 1700 Tampa, Florida 33602 Telephone (813) 223-7333 - and - Howard J. Harrington Florida Bar No. 0118719 Primary Email: jay.harrington@akerman.com Secondary Email: maggie.hearon@akerman.com Secondary Email: jennifer.meehan@akerman.com 50 North Laura Street, Suite 3100 Jacksonville, Florida 32202 Telephone: (904) 798-3700 Facsimile: (904) 798-3730 Attorneys for SouthState Bank, N.A 80184634;1 March 7, 14, 202525-00610H</p>

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 2023-CA-013224</p> <p>CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOSHUA ALLEN LINSCHOTEN, et al., Defendant(s).</p> <p>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:</p> <p>Lot 9, Block 6, Map or Plat entitled "Cypress Creek Phase 2" As</p>	<p>recorded in Plat Book 109, Page 282 through 304, Of the Public Records of Hillsborough County, Florida.</p> <p>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.</p> <p>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.</p> <p>DATED: February 27, 2025</p> <p>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</p> <p>March 7, 14, 2025 25-00624H</p>
SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 2024CC003931</p> <p>CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. TOLANA LYNETTE MATHIS, Defendant.</p> <p>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:</p> <p>Lot 15 , in Block 6 of CYPRESS CREEK PARCEL J PHASES 1 AND 2, according to the plat</p>	<p>thereof, As recorded in Plat Book 132, Page 295, of the Public Records of Hillsborough County, Florida</p> <p>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.</p> <p>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.</p> <p>DATED: February 28, 2025</p> <p>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</p> <p>March 7, 14, 2025 25-00629H</p>
SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-008056</p> <p>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 SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to Final Judgment. Final Judgment was awarded on February 26, 2025 in Civil Case No. 24-CA-008056, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1 is the Plaintiff, and 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 SAID UN-</p>	<p>KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>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:</p> <p>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.</p> <p>Property Address: 1649 PROWMORE DR BRANDON, FL 33511</p> <p>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.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated this 3rd day of March, 2025.</p> <p>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</p> <p>March 7, 14, 2025 25-00653H</p>
SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-009506</p> <p>DIVISION: B</p> <p>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).</p> <p>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</p> <p>Last Known Address: Unknown</p> <p>Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>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.</p> <p>A/K/A 1202 E. CHELSEA STREET TAMPA FL 33603</p>	<p>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.</p> <p>**See the Americans with Disabilities Act</p> <p>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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 25 day of February, 2025.</p> <p>VICTOR D. CRIST Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By: Isha Tirado-Baker Deputy Clerk</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-032382 March 7, 14, 2025 25-00637H</p>
SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 24-CA-009290</p> <p>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</p> <p>Last Known Address: Unknown</p> <p>Current Address: Unknown</p> <p>MARISA CACERES</p> <p>Last Known Address: 8435 US Highway 301 Apt. 417 Riverview, FL 33578</p> <p>Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE COUNTY OF HILLSBOROUGH, AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>WEST 1/2 OF THE WEST 1/2 OF LOT 6 BLOCK 2 OF REVISED MAP OF HOMESTEAD SUBDIVISION, ACCORDING TO MAP OR PLAT</p>	<p>THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>A/K/A 1010 EAST 28TH AVE TAMPA FL 33605</p> <p>has been filed against you and you are required to file written defenses by March 31, 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.</p> <p>**See the Americans with Disabilities Act</p> <p>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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 21st day of February, 2025.</p> <p>Clerk of the Circuit Court (SEAL) By: Mustafa Divan Deputy Clerk</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-034195 March 7, 14, 2025 25-00619H</p>
SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 2017-CA-007363</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-B, Plaintiff, vs. RACHEL L. STEELE A/K/A RACHEL LEIGH STEELE A/K/A RACHEL STEELE; et al, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated February 24, 2025 entered in Civil Case No. 2017-CA-007363 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-B, is Plaintiff and RACHEL L. STEELE A/K/A RACHEL LEIGH STEELE A/K/A RACHEL STEELE; et al, are Defendant(s).</p> <p>The Clerk, VICTOR D. CRIST, will sell to the highest bidder for</p>	<p>cash, online at www.hillsborough.realforeclose.com at public sale on July 17, 2025, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:</p> <p>Legal Description: A portion of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 27 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:</p> <p>Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 27 South, Range 17 East, Hillsborough County, Florida, thence South 00 degrees 50 minutes 55 seconds East along the West boundary of the Northeast 1/4 of said Northeast 1/4 of said Section 26, a distance of 33.0 feet to a point on the South Right-of-Way line of North Mobley Road, thence South 89 degrees 56 minutes 17 seconds East along said Right-of-Way line a distance of 175.84 feet for a Point of Beginning; thence continue South 89 degrees 56 minutes 17 seconds East along said Right-of-Way line a distance of 155.84</p>
SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 23-CA-013243</p> <p>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, v. ZACHARIAH MARSHALL, ET AL., Defendant(s),</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated November 6, 2024 entered in Civil Case No. 23-CA-013243 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-SLI, WITHOUT RECOURSE; TD BANK, N.A., SUCCESSOR IN INTEREST TO RIVERSIDE NATIONAL BANK OF FLORIDA are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on April 4, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 13, BLOCK 3, BRANDON EAST SUBDIVISION, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 35 OF THE PUBLIC</p>	<p>RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3817 Twilight Dr., Valrico, FL 33594</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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: NS23019-JMV</p> <p>March 7, 14, 2025 25-00654H</p>
SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case #: 24-CA-000061</p> <p>DIVISION: H</p> <p>PNC Bank, National Association Plaintiff, -vs.- Laura G. Ross; Mary C. Nesvig; Unknown Spouse of Laura G. Ross; Unknown Spouse of Mary C. Nesvig; City of Tampa, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-000061 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein PNC Bank, National Association, Plaintiff and Laura G. Ross are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on May 1, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>THE WEST 44 FEET OF LOTS 1 AND 2 OF THE WEST 50 FEET OF LOT 3 LESS THE NORTH 5 FEET OF THE EAST 6 FEET THEREOF AND THE EAST 6 FEET OF LOTS 19 AND 20, ALL IN BLOCK 1, ROANOKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH LOT 3, LESS THE SOUTH 56</p>	<p>FEET OF THE EAST 90 FEET AND LESS THE NORTH 5 FEET OF THE EAST 96 FEET, BLOCK 1, ROANOKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."</p> <p>*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com*</p> <p>Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.</p> <p>LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 23-330389 FC01 NCM</p> <p>March 7, 14, 2025 25-00643H</p>
SECOND INSERTION	
<p>cash, online at www.hillsborough.realforeclose.com at public sale on July 17, 2025, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:</p> <p>Legal Description: A portion of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 27 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:</p> <p>Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 27 South, Range 17 East, Hillsborough County, Florida, thence South 00 degrees 50 minutes 55 seconds East along the West boundary of the Northeast 1/4 of said Northeast 1/4 of said Section 26, a distance of 33.0 feet to a point on the South Right-of-Way line of North Mobley Road, thence South 89 degrees 56 minutes 17 seconds East along said Right-of-Way line a distance of 175.84 feet for a Point of Beginning; thence continue South 89 degrees 56 minutes 17 seconds East along said Right-of-Way line a distance of 155.84</p>	<p>feet, thence South 00 degrees 50 minutes 55 seconds East, a distance of 1321.31 feet to a point on the South boundary of Northeast 1/4 of the Northeast 1/4 of said Section 26, thence South 89 degrees 43 minutes 28 seconds West along said South boundary a distance of 165.83 feet, thence North 10 degrees 21 minutes 45 seconds East a distance of 542.02 feet, thence North 24 degrees 14 minutes 50 seconds West a distance of 240.18 feet, thence North 00 degrees 50 minutes 55 seconds West a distance of 570.03 feet to the Point of Beginning.</p> <p>Property Address: 7732 North Mobley Road, Odessa, Florida 33556</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation</p>
SECOND INSERTION	
<p>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.</p> <p>DATED this 4th day of March 2025.</p> <p>LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Mathew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424</p> <p>March 7, 14, 2025 25-00672H</p>	

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 - Lefayt, 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 - Alvarnaz, 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.	
01019 - 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 - Noltan, 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-louissaint, Olguine; 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 - Schwyhart, Jo Ane	
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 - Fedrick, 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, Saundra; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J113 - Davis, Patrice; K005 - buie, Starr; K009 - Ayesh, Ibtisam; K019 - Guzman, Edgargo; K050 - Serrano, Emmanuel; K055 - Powell, Gina; K085 - Farese, 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 - Dantzler, Tonja; 0082 - Smith, Jasmine; 0092 - Galoway, Joanne; 0125 - Bunting, Ronnie; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0215 - Bryant, Roosevelt; 0219 - Braumuller, 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, Shajuana; 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 - Follin, Devon; 0881 - Creaser, Brandy; 0885 - Cargile, Jeffery; 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, Brannum; 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 - braxton, 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 - Mothershead, 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, Bejay; 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, jasmar; 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, Kieyuana; C058 - hillman, marino; D001 - coffin, raven; E023 - williams, april; E026 - Smith, Constanica; E030 - Hayes, Devaughn; E033 - Walter, Kaaliyah; E038 - Boswell, Lashiya; E042 - Williams, Heaven; E073 - anderson, mooses; E103 - johnson, Quinette; E104 - conner, robert; E138 - graham, Nana; E142 - DANIELS, YEREDA E; E178 - bythewood, Shatavia; E192 - Harper, Jacquelyn; 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, Olguine; H040 - Johnson, Kurtisha; H050 - Riggins, Carolyn; H060 - Burnett, Sequita; H065 - Santos, Keomi; J007 - Mitchell, Kortney; J008 - Thomas, Latashia; J009 - Robinson, Dolamyke; J024 - Jackson, Roshawnda; J029 - Smith, Terriel; J032 - Roberson, JaBarri; 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.	
March 7, 14, 2025	25-00635H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION File Number: 24-CP-003466 IN RE: ESTATE OF TIMOTHY RENNARD GREEN, Deceased.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: March 7, 2025 Personal Representative: Jonovan Terrell-James Stafford 7624 Tangle Rush Drive Gibsonton, FL 33534 Attorney for Personal Representative: Agnes Mombrun Geter, Esq. Florida Bar No. 77001 MOMBRUN LAW, PLLC 2850 34th St N, #350 St. Petersburg, FL 33713 agnes@mombrunlaw.com priscila@mombrunlaw.com info@mombrunlaw.com Telephone: 321.216.2040 Facsimile: 321.216.2070 March 7, 14, 2025
	25-00616H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000146 Division B IN RE: ESTATE OF MARGARET HILDA REIFSNYDER A/K/A MARGARET H. REIFSNYDER A/K/A MARGARET VIEWEG REIFSNYDER A/K/A MARGARET V. REIFSNYDER, Deceased.	The administration of the estate of Margaret Hilda Reifsnyder a/k/a Margaret H. Reifsnyder a/k/a Margaret Vieweg Reifsnyder a/k/a Margaret V. Reifsnyder, deceased, whose date of death was May 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, 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 oth-
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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000237 Division A IN RE: ESTATE OF CAROL L. RODGERS A/K/A CAROL L. DAVIS A/K/A CAROL L. SLOAN Deceased.	The administration of the estate of Carol L. Rodgers, a/k/a Carol L. Davis, a/k/a Carol L. Sloan, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is located at 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF
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THIRD INSERTION	
Public Notice Effective March 15, 2025, Satish Chander Kapoor, MD, will no longer be providing care at Optum. Patients of Dr. Chander Kapoor may continue care at Optum – Valrico. Patients can obtain copies of their medical records at: Optum – Valrico 1082 E. Brandon Blvd. Brandon, FL 33511 Phone: 1-813-689-9900 Feb. 28; Mar. 7, 14, 21, 2025	
	25-00558H

SECOND INSERTION	
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

SECOND INSERTION	
Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL The following vessel, to wit: has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit 1989 Glasstream FL1065GW located Cockroach Bay, Hillsborough County, FL and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner. All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is March 7, 2025. FWCDLE 167FO (8/22) March 7, 14, 2025	
	25-00662H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000063 Probate Division “A” IN RE: ESTATE OF MADISON GLENN JONES, Deceased.	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. 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: ASHLEIGH MITCHELL JONES c/o Robert L. Lancaster, Esq. CUMMINGS & LOCKWOOD LLC P.O. Box 413032 Naples, Florida 34101-3032 Attorney for Personal Representative: ROBERT L. LANCASTER, ESQ. Florida Bar Number: 0462519 CUMMINGS & LOCKWOOD LLC P.O. Box 413032 Naples, Florida 34101-3032 Telephone: (239) 262-8311 E-Mail: rlancaster@cl-law.com Secondary E-Mail: msmith@cl-law.com 8677541.1.docx 2/26/2025 March 7, 14, 2025
	25-00615H

ESTHER GROSSMAN 3903 Rosecrest Avenue Baltimore, Maryland 21215 Attorney for Personal Representative: LORI VELLA Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 North Dale Mabry Highway Suite 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: AttorneyLori@lorivella.com March 7, 14, 2025	25-00648H
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--- 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

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

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.

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH 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)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-000503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff and Mervyn F. Liddell are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on April 24, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK A, THE LAKES
AT VAN DYKE FARMS, AC-
CORDING TO THE MAP OF
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 64, PAGE

4, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff

750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtbbi@logs.com

By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
22-325754 FCO1 ALW
March 7, 14, 2025

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-002779
Division B
IN RE: ESTATE OF
VIRGINIA LEES ANDERSON
Deceased.

The administration of the estate of VIRGINIA LEES ANDERSON, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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:
LINDA ANDERSON
986 San Carlos Court NE
St. Petersburg, FL 33702
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
March 7, 14, 2025

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-000198
IN RE: THE ESTATE OF
BRUNA RAMIREZ HERNANDEZ ,
Deceased.

The administration of The Estate of BRUNA RAMIREZ HERNANDEZ, whose date of death was December 13,2024, 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:
EVA ROBLEDO RAMIREZ
whose address is 12040 Bull Frog
Creek Rd., Gibsonton, FL 33534

/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

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.

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,

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No.: 23-CA-015858
Division: C

AYERSWORTH GLEN
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
ANDREA LYNNE JOHNSON;
UNKNOWN SPOUSE OF ANDREA
LYNNE JOHNSON; UNKNOWN
TENANT #1; and UNKNOWN
TENANT #2 as unknown tenants in
possession,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 02/21/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, et al., are the Defendants, VICTOR D. CRIST, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on April 22nd, 2025 the following described property as set forth in said Final Judgment:

LOT 26, BLOCK 14, AYER-
SWORTH GLEN, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOK 111, PAGE 166, OF

SECOND INSERTION

THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
Folio: 077952-6336
a.k.a 10829 Carloway Hills Dr
PIN: U-29-31-20-98M-
000014-00026.0

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

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esquire
Florida Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, FL 33711
Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos2@zp-legal.com
March 7, 14, 2025

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.

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:
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@atacauselaw.com
Secondary E-Mail:
ashley.cribbis@atacauselaw.com
March 7, 14, 2025

SECOND INSERTION

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

CASE NO: 24-CC-038269
RIVER WALK TOWNHOMES
ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
GREGORY GALASSO; UNKNOWN
SPOUSE OF GREGORY GALASSO;
AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 3, Block 16, RIVER WALK, according to the Plat thereof as recorded in Plat Book 102, Pages 276 through 286, inclusive, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 9308 River Rock Lane, Riverview, FL 33578 at public sale, to the highest and best bidder, for cash, via the Internet at www.hillsborough.realforeclose.com at 10:00 A.M. on March 28, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs 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.

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email:

Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
March 7, 14, 2025