

HILLSBOROUGH COUNTY LEGAL NOTICES

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 837444 from the Hillsborough County Public Schools, Operations Division, 1202 East Palm Avenue, Tampa, FL 33605. The application was received on Wednesday, November 24, 2021. Proposed activities include: a new PK8 School and its associated infrastructure. The project name is the Hillsborough County Manhattan PK-8 and is approximately 12.94 acres of land, located in Section 4, Township 30 South, Range 18 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.

January 21, 2022

22-00181H

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 10th day of February, 2022 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Shipley-Reece, Brandy R. suitcase, washer, fan sale is subject to cancellation in the event of settlement between owner and obligated party.

January 21, 28, 2022

22-00189H

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 MR. ROOPER PLUMBING OF TAMPA : Located at 249 S 78th St : Hillsborough County in the City of Tampa : Florida, 33619-4225 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this January day of 13, 2022

JEGANEX, LLC

January 21, 2022

22-00185H

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 A&M Soft Wash located at 3176 Grand Pavilion Dr., in the County of Hillsborough, in the City of Tampa, Florida 33613 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 12th day of January, 2022.

Ayden William Mullin

January 21, 2022

22-00186H

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 Outpatient Services at Westshore located at 1411 N. Westshore Blvd., Suites 100 & 115, in the County of Hillsborough in the City of Tampa, Florida 33607 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 12th day of January, 2022.

Florida Health Sciences Center, Inc.

d/b/a Tampa General Hospital,

John Couris, President/CEO

January 21, 2022

22-00187H

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 Kirisuto Web located at 1530 River Dr Apt K101, in the County of Hillsborough, in the City of Tampa, Florida 33603 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 18th day of January, 2022.

Lionel Christian Djanichi Nkouimi

January 21, 2022

22-00225H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1621260200

File No.: 2022-161

Certificate No.: 2019 / 16236

Year of Issuance: 2019

Description of Property:

IDLEWILD ON THE HILLSBOROUGH THAT PART OF LOT 7 BLOCK 6 BEG NW COR OF LOT 7 RUN E ALG N LINE 180 FT TO NE COR THEREOF THN S 54 DEG 12 MIN 25 SEC W 85.48 FT THN S 90 DEG W 110 FT TO W LINE OF LOT 7 THN N 50 FT TO BEG

PLAT BK / PG: 4 / 106

SEC - TWP - RGE: 36 - 28 - 18

Name(s) in which assessed:

JAMES F ALVERSON

EVELYN JOHNSON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00204H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0737030070

File No.: 2022-164

Certificate No.: 2019 / 8828

Year of Issuance: 2019

Description of Property:

COM AT SE COR OF SW 1/4 THN N 89 DEG 42 MIN 03 SEC W 257.10 FT THN N 00 DEG 08 MIN 22 SEC E 35.51 FT TO NLY R/W OF BLOOMINGDALE AVE

THN N 89 DEG 49 MIN 18 SEC W 241.80 FT THN N 89 DEG 33 MIN 12 SEC W 272.10 FT THN N 89 DEG 34 MIN 28 SEC W 272.20 FT THN N 89 DEG 33 MIN 12 SEC W 84.55 FT TO POB

THN N 89 DEG 33 MIN 12 SEC W 152.18 FT THN N 43 DEG 56 MIN 06 SEC W 47.57 FT TO ELY R/W LINE OF PATTERSON RD

THN N 00 DEG 00 MIN 46 SEC W 144.56 FT THN N 89 DEG 59 MIN 14 SEC E 186.62 FT THN S 00 DEG 26 MIN 48 SEC W 180.05 FT TO POB

SEC - TWP - RGE: 04 - 30 - 20

Name(s) in which assessed:

BVM THE BRIDGES LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00207H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1976740200

File No.: 2022-162

Certificate No.: 2019 / 18578

Year of Issuance: 2019

Description of Property:

YBOR CITY PLAN OF AN ADDITION N 30 FT OF LOTS 1 AND 1 1/2 BLOCK 122

PLAT BK / PG: 1 / 83

SEC - TWP - RGE: 18 - 29 - 19

Name(s) in which assessed:

RICARDO SAN PEDRO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00205H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0138130000

File No.: 2022-160

Certificate No.: 2019 / 1365

Year of Issuance: 2019

Description of Property:

EAST NORTH TAMPA LOT 4 BLOCK 8

PLAT BK / PG: 1 / 128

SEC - TWP - RGE: 12 - 27 - 18

Name(s) in which assessed:

ESTATE OF LESLEY WILSON

LESLEY WILSON

TODD SCHREIER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00203H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0255770000

File No.: 2022-163

Certificate No.: 2019 / 2577

Year of Issuance: 2019

Description of Property:

GROVE PARK ESTATES UNIT NO 7 LOT 17 BLOCK 13

PLAT BK / PG: 36 / 78

SEC - TWP - RGE: 27 - 28 - 18

Name(s) in which assessed:

DAVID F BIALOGLOWY

JENNIFER S BIALOGLOWY

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00206H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0414430000

File No.: 2022-165

Certificate No.: 2019 / 4898

Year of Issuance: 2019

Description of Property:

EAST LAKE PARK UNIT THREE

LOT 348 LESS R/W

PLAT BK / PG: 34 / 71

SEC - TWP - RGE: 02 - 29 - 19

Name(s) in which assessed:

WEST COAST LAND CO INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00208H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0765072000

File No.: 2022-167

Certificate No.: 2019 / 9219

Year of Issuance: 2019

Description of Property:

BEG AT NW COR OF LOT 1

BLOCK 1 OF LEE COMMERCIAL GROVES PB 10 PG 30 THN N 40.44 FT THN N 75 DEG 31 MIN 53 SEC E 31.76 FT THN N 89 DEG 21 MIN 58 SEC E 63.09 FT THN N 56 DEG 32 MIN 26 SEC E 32.51 FT THN S 58 DEG 46 MIN 59 SEC E 36.32 FT THN N 71 DEG 13 MIN E 32.07 FT THN S 89 DEG 23 MIN 29 SEC E

SEC - TWP - RGE: 20 - 30 - 20

Name(s) in which assessed:

RIVERVIEW LAKES INVESTMENTS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas,

Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00210H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1580370000

File No.: 2022-155

Certificate No.: 2019 / 15886

Year of Issuance: 2019

Description of Property:

BONITA LOT 12 AND S 1/2 OF ALLEY ABUTTING BLOCK 23

PLAT BK / PG: 2 / 71

SEC - TWP - RGE: 06 - 29 - 19

Name(s) in which assessed:

TNF OF TAMPA BAY LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

Jan. 21, 28; Feb. 4, 11, 2022

22-00

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0489360100
File No.: 2022-166
Certificate No.: 2019 / 5782
Year of Issuance: 2019

Description of Property: SOUTH TAMPA SUBDIVISION PT OF TRACTS 1 8 9 AND 16 SEC 2 TWP 30 RGE 19 OF SOUTH TAMPA SUB DESC AS FOLL: BEG AT W LINE OF SW 1/4 OF SD SEC 2 AND S R/W LINE MADISON AVE RUN S 89 DEG 25 MIN 22 SEC E 158.29 FT TO NW COR OF TRACT 4 THN S 00 DEG 12 MIN 00 SEC W 2598.53 FT TO SW COR TRACT 17 THN N 89 DEG 21 MIN 14 SEC W 165.96 FT TO SW COR OF SEC 2 THN N 00 DEG 22 MIN 10 SEC E 2598.29 FT TO POB LESS THE FOLLOWING MORE PARTICULARLY DESC AS: A TRACT OF LAND DESC AS BEING PT OF TRACTS 1 & 8 LOCATED IN SE 1/4 OF SEC 3-30-19 SD TRACT OF LAND LYING SW 1/4 OF SEC 2-30-19 TOG WITH A PORTION OF UN-NAMED R/W LYING ADJACENT TO AND ELY OF SD TRACTS 1 & 8 SD TRACT OF LAND BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE INTERS OF ELY BDRY OF SD UN-NAMED R/W AND SLY R/W LINE OF MADISON AVE A 130 FT WIDE R/W THN ON THE ELY BDRY OF SD UN-NAMED R/W S 0 DEG 12 MIN 13 SEC W A DIST OF 950.02 FT THN DEPARTING SD ELY BDRY N 89 DEG 26 MIN 02 SEC W A DIST OF 161.01 FT TO A PT ON WLY BDRY SD BDRY BEING W BDRY OF SD SEC 2 THN ON SD WLY BDRY N 0 DEG 22 MIN 10 SEC E A DIST OF 950.01 FT TO PT ON SD SLY R/W LINE OF MADISON AVE THN ON SD SLY R/W LINE S 89 DEG 26 MIN 02 SEC E A DIST OF 158.26 FT TO POB LESS THE FOLLOWING MORE PARTICULARLY DESC AS: THAT PORTION OF TRACTS 8 9

AND 16 LYING WITHIN SW 1/4 OF SEC 2 TWP 30 RGE 19 TOG WITH A 30 FT WIDE PL R/W INCLUDING INTERS AREA LYING BETWEEN E LINE OF SD TRACTS 8 AND 9 AND W LINE OF TRACTS 5 AND 12 AND A 15 FT WIDE PL R/W ADJ TO AND CONTIGUOUS WITH E LINE OF SD TRACT 16 ALSO TOG WITH THAT PORTION OF A 30 FT WIDE PL R/W LYING BETWEEN S LINE OF SD TRACT 8 AND N LINE OF SD TRACT 9 TOG WITH N 15 FT OF THAT PORTION OF A 30 FT WIDE PL R/W INCLUDING A PORTION OF N 15 FT OF INTERS AREA ADJ TO AND CONTIGUOUS WITH S LINE OF SD TRACT 16 ALL LYING AND BEING IN SW 1/4 OF 2-30-19 BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT 1/2 " IRON ROD AND CAP FOUND (LB#5985) AT INTERS OF S R/W LINE OF MADISON AVE (ST RD 676A) 130 FT WIDE R/W WITH E LINE OF 30 FT WIDE PL R/W SD PT BEING NW COR OF TRACT 4 THN LEAVING SD S R/W LINE RUN S 0 DEG 12 MIN 13 SEC W ALG E R/W LINE OF SD 30 FT WIDE PL R/W AND W LINE OF SD TRACTS 4 AND 5 A DIST OF 950.03 FT TO POB SD PT LYING 0.95 FT E OF A 1/2 " IRON ROD AND CAP (LB#021) FOUND THN CONT S 0 DEG 12 MIN 13 SEC W ALG SD E R/W LINE A DIST OF 983.06 FT TO NW COR OF TR 13 SD PT BEING ON NW LINE OF THAT CERTAIN TR OF LAND DEEDED TO HILLSBOROUGH COUNTY FOR DELANEY CREEK POP OFF CANAL ALSO BEING NW R/W LINE OF DELANEY CREEK POP-OFF CANAL REC IN OR BK 1684 PG 387 THN LEAVING SD E R/W LINE RUN N 89 DEG 42 MIN 05 SEC W ALG NW LINE OF SD TR OF LAND DEEDED TO HILLSBOROUGH COUNTY AND NW R/W LINE OF SD DELANEY CREEK POP OFF CANAL A DIST OF 15 FT TO INTERS WITH CENTERLINE OF SD 30 FT WIDE PL R/W THN LEAVING SD NW LINE RUN S 0 DEG 12 MIN 13 SEC W ALG W LINE OF SD TR OF LAND DEEDED TO HILLS-

BOROUGH COUNTY AND SD CENTERLINE P/L WITH AND 15 FT W OF W LINE OF SD TR 13 A DIST OF 664.31 FT TO A 5/8 " IRON ROD AND CAP SET (PSM #5347) ON S LINE OF SW 1/4 OF SD SEC 2 TWP 30 RGE 19 SD PT BEING 15 FT S AND 15 FT W OF SW COR OF SD TR 13 THN LEAVING SD W LINE AND SD CENTERLINE RUN N 89 DEG 41 MIN 16 SEC W ALG S LINE OF SD SW 1/4 P/L WITH AND 15 FT S OF S LINE OF TR 16 A DIST OF 150.79 FT TO A 1-1/2 " IRON PIPE FOUND AT SW COR OF SD SW 1/4 SD PT BEING SEC COR COMMON W SEC 2 3 10 AND 11 TWP 30 RGE 19 THN LEAVING SD COMMON SEC COR RUN N 0 DEG 22 MIN 10 SEC E ALG W LINE OF SD SW 1/4 A DIST OF 1648.11 FT TO 1/2 " IRON ROD AND CAP (LB#021) FOUND THN LEAVING SD W LINE RUN S 89 DEG 25 MIN 37 SEC E A DIST OF 161.01 FT TO POB PLAT BK / PG: 6 / 3 SEC - TWP - RGE: 19 - 30 - 20 Name(s) in which assessed: VINAY MGNT CO TRUST NO. 2/30/19 DATED DECEMBER 5, 2008 LAND TRUST SERVICE CORPORATION

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Jan. 21, 28; Feb. 4, 11, 2022
22-00209H

Notice of Trustee's Sale
TS No. LO-52345-FL
APN 165833-0000 U.S. Department Of Housing And Urban Development Notice Of Default And Foreclosure Sale Recorded in accordance with 12 USCA 3764 (C) Whereas, on 5/22/2008, a certain Mortgage was executed by Llewellyn A Gayle, an unmarried man as mortgagor in favor of Priority Mortgage Corporation as lender, and None Shown as trustee, and was recorded on 6/3/2008, as Instrument No. 2008196383, in Book 18668, Page 1076-1085, in the Office of the County Recorder of Hillsborough County, Florida; and Whereas, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Mortgage is now owned by the Secretary, pursuant to an Assignment of Mortgage dated 8/24/2017, recorded on 9/6/2017, as instrument number 2017353936, book 25217, page 772, in the Office of the County Recorder, Hillsborough, Florida; and Whereas, a default has been made in the covenants and conditions of the Mortgage in that the payment due on 12/20/2019, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 1/12/2022 is \$242,324.54; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C Tatman APC as Foreclosure Commissioner, recorded on 12/22/2020 as instrument number 2020546454, book XX, page XX notice is hereby given that on 2/17/2022 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 449, Meadow Brook, according to the plat thereof as recorded in Plat Book 11, Page 71, of the Public of Hillsborough County, Florida. Commonly known as: 203 W Ida St, Tampa, FL 33603 The sale will be held at front entrance to

the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602. The Secretary of Housing and Urban Development will bid an estimate of \$242,324.54. For sales information visit mkconsultantsinc.com or call 877-440-4460 There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$24,232.45 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$24,232.45 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion or the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$242,324.54, as of 2/16/2022, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 1/12/2022 Law Offices of Jason C Tatman APC U.S. Dept. of HUD Foreclosure Commissioner By: /s/ Jason C Tatman 5677 Oberlin Dr., Ste 210, San Diego, CA 92121 (858) 201-3590 Fax (844) 252-6972 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of San Diego On 1/12/2022 before me, Baron Tannelle III, a Notary Public, personally appeared Jason C. Tatman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal /s/ Baron Tannelle III Notary Public My Comm. Expires July 27, 2022
Jan. 21, 28; Feb. 4, 2022 22-00217H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1313530000
File No.: 2022-168
Certificate No.: 2019 / 13639
Year of Issuance: 2019

Description of Property: GANDY GARDENS 1 E 60.5 FT OF LOT 29 AND W 2.5 FT OF LOT 30 BLOCK 4 PLAT BK / PG: 31 / 93 SEC - TWP - RGE: 08 - 30 - 18 Name(s) in which assessed: RITA FEUENTES, RITA FUENTES

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Jan. 21, 28; Feb. 4, 11, 2022
22-00211H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0452993024
File No.: 2022-169
Certificate No.: 2019 / 5284
Year of Issuance: 2019

Description of Property: GREEN RIDGE ESTATES UNIT NO 1 LOT 13 BLOCK 14 PLAT BK / PG: 45 / 80 SEC - TWP - RGE: 25 - 29 - 19 Name(s) in which assessed: KRYSTAL BURNEY LEVY VONDA BURNEY VONDA D BURNEY EDWARD BURNEY

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Jan. 21, 28; Feb. 4, 11, 2022
22-00212H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0654330526
File No.: 2022-170
Certificate No.: 2019 / 7986
Year of Issuance: 2019

Description of Property: ASHLEY OAKS MOBILE HOME PARK A CONDOMINIUM LOT 13 PLAT BK / PG: 12 / 63 SEC - TWP - RGE: 06 - 29 - 20 Name(s) in which assessed: DONNETTE MARIE CER-VANTES

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Jan. 21, 28; Feb. 4, 11, 2022
22-00213H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0720270000
File No.: 2022-172
Certificate No.: 2019 / 8625
Year of Issuance: 2019

Description of Property: CLAIR MEL CITY UNIT NO 51 LOT 14 BLOCK 2 PLAT BK / PG: 36 / 31 SEC - TWP - RGE: 30 - 29 - 20 Name(s) in which assessed: PATRICIA ALGAZE AGNES SULLIVAN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Jan. 21, 28; Feb. 4, 11, 2022
22-00214H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0424190000
File No.: 2022-174
Certificate No.: 2019 / 5020
Year of Issuance: 2019

Description of Property: OAKLAND HILLS ADDITION E 1/2 OF LOT 1 AND E 1/2 OF LOT 16 LESS W 14 FT OF S 60.5 FT PLAT BK / PG: 24 / 93 SEC - TWP - RGE: 11 - 29 - 19 Name(s) in which assessed: COREY BAKER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/3/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Jan. 21, 28; Feb. 4, 11, 2022
22-00215H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 02/04/22 at 9:00 A.M.

1HGCP26349A077369
2009 HONDA ACCORD
2FMDK49C58BB27400
2008 FORD EDGE
JTHBF30G930102292
2003 LEXUS ES 350

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 02/04/22 at 09:00 A.M.

L5YACBPZSM1160437
2021 ZHNG

Terms of the sale are CASH. NO REFUNDS! Vehicle(s) are sold "AS IS". National Auto Service Centers, Inc. reserves the right to accept or reject any and/or all bids.

NATIONAL AUTO SERVICE CENTERS

2309 N 55th St, Tampa, FL 33619

Terms of the sale are CASH. NO REFUNDS! Vehicle(s) are sold "AS IS". National Auto Service Centers, Inc. reserves the right to accept or reject any and/or all bids
January 21, 2022 22-00236H

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

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 Home Tango located at 201 N. Franklin St. Suite 3440, 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 Hillsborough, Florida, this 13th day of January, 2022.
Loan Flight Lending LLC
January 21, 2022 22-00230H

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 Cruise Car located at 4406 Madison Industrial Lane, Building A, in the County of Hillsborough, in the City of Tampa, Florida 33619 intends to register the said names with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Pinellas, Florida, this 19th day of January, 2022.
ICON EV CC, LLC
January 21, 2022 22-00234H

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FRONT OFFICE GURU located at 7616 W COURTNEY CAMPBELL CAUSEWAY, Unit 209 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of January, 2022.
FRONT OFFICE GURU, LLC
Denise D Bills
January 21, 2022 22-00235H

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 XR Fitness Solutions located at 601 North Ashley Dr STE 1100-3028, 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 19th day of January, 2022.
Digital Berry Enterprises Inc
January 21, 2022 22-00238H

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fix Your Front Desk located at 7616 W COURTNEY CAMPBELL CAUSEWAY, UNIT 209 in the City of TAMPA, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of January, 2022.
FRONT OFFICE GURU, LLC
Denise D Bills
January 21, 2022 22-00239H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 21-CP-003032 Division A IN RE: ESTATE OF JAMES EDWARD BYRNE Deceased.

The administration of the testate estate of JAMES EDWARD BYRNE, deceased, whose date of death was July 1, 2018, File Number 21-CP-003032 (UCN: 292021CP003032A001HC), is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, P.O. Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 21, 2022.

Personal Representative:
John M. Byrne
6147 Yeats Manor Drive
Tampa, FL 33616
Attorney for Personal Representative:
Luke G. Sherlock III, Esq.
Florida Bar No. 583448
1166 W. Newport Center Drive,
Suite 308
Deerfield Beach, Florida 33442
Telephone: (561) 4144604
Luke.Sherlock@gmail.com
January 21, 28, 2022 22-00183H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-004528 IN RE: ESTATE OF ANN R. MASON Deceased.

The administration of the estate of ANN R. MASON, deceased, whose date of death was November 12, 2021; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: January 21, 2022.

BRADLEY J. MASON
Personal Representative
5844 Pine Ridge Circle
Vero Beach, FL 32967
JERRY W. ALLENDER
Attorney for Personal Representative
Email: jallerder@allenderlaw.com
Secondary Email:
joan@allenderlaw.com
Florida Bar No. 110030
ALLENDER & ALLENDER, P.A.
719 Garden Street
Titusville, FL 32796
Telephone: (321) 269-1511
Facsimile: (321) 264-7676
21-388-JG
January 21, 28, 2022 22-00184H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000017 Division Probate IN RE: ESTATE OF KARIN THORBECKE STEPHEN (a/k/a KARIN T. STEPHEN) Deceased.

The administration of the estate of KARIN T. STEPHEN, deceased, whose date of death was November 4, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 January 21, 2022.

Personal Representative:
KATIA S. MOORE
4851 W Gandy Blvd., Lot Sunset 16,
Tampa, FL 33611
Attorney for Personal Representative:
STACEY PRINCE-TROUTMAN, Esq.
Florida Bar No. 615471
E-mail Addresses:
stacey.prince-troutman@akerman.com,
allison.tripp@akerman.com
MELISSA A. RODRIGUEZ, Esq.
Florida Bar: 120511
melissa.a.rodriguez@akerman.com
Akerman LLP
P.O. Box 231
Orlando, Florida 32802-0231
Telephone: (407) 423-4000
61109767:1
January 21, 28, 2022 22-00200H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-4160 Division W IN RE: ESTATE OF MARILYN E. LIVINGSTON A/K/A MARILYN LIVINGSTON Deceased.

The administration of the estate of Marilyn E. Livingston a/k/a Marilyn Livingston, deceased, whose date of death was August 15, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 January 21, 2022.

Personal Representative:
Lois Deloy Livingston
8102 Knights Griffin Road
Plant City, Florida 33565
Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry, Esquire, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
January 21, 28, 2022 22-00195H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that PPV of Florida, LLC, 541 Sexton Drive NW, Bldg G, Olympia, WA 98502, desiring to engage in business under the fictitious name of Valrico Animal Clinic, with its principal place of business in the State of Florida in the County of Hillsborough will file an Application for Registration of Fictitious Name with the Florida Department of State. January 21, 2022 22-00229H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 21-CP-004675 Division: A IN RE: ESTATE OF MICHAEL CYRIEL VAN HOEDT Deceased.

The administration of the Estate of Michael Cyriel Van Hoedt, deceased, whose date of death was November 6, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 January 21, 2022.

Personal Representative:
Amy Sachs
401 Stonebriar Drive
Troy, Illinois 62294
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
2202 N. Westshore Boulevard
Suite 200
Tampa, FL 33607
Telephone: (813) 639-7658
E-Mail: elaine@estatelawtampa.com
January 21, 28, 2022 22-00191H

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 The Front Office Guru Training Academy located at 7616 W COURTNEY CAMPBELL CAUSEWAY, UNIT 209 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of January, 2022.
FRONT OFFICE GURU, LLC
Denise D Bills
January 21, 2022 22-00240H

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2011 PALH mobile home bearing Vehicle Identification Numbers PH0917955AF and PH0917955BFL and all personal items located inside the mobile home. Last Tenant: Ricky Alex Damiron, Margarita Santiago and Adrienne Mary Rodriguez. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000. January 21, 28, 2022 22-00241H

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2011 PALH mobile home bearing Vehicle Identification Numbers PH0616951AFL and PH0616951BFL and all personal items located inside the mobile home. Last Tenant: Jorge Luis Torres Rodriguez and Nydia M. Colon. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000. January 21, 28, 2022 22-00242H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-004622 Division A IN RE: ESTATE OF DENNIS CARLSON Deceased.

The administration of the Estate of DENNIS CARLSON, deceased, whose date of death was November 6, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, 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 the 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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is January 21, 2022.

Personal Representative:
Pamela Gonzalez
6507 Barcellona Rd
Lakeland, FL 34637
Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
January 21, 28, 2022 22-00192H

FIRST INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-003753 Division B IN RE: ESTATE OF JAMES P. AHEARN, Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the Court is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is July 5, 2021. The date of first publication of this Notice is: January 21, 2022.

Personal Representative:
Carol M. Ahearn
6805 Lockington Court,
Tampa, FL 33625
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Secondary email:
david@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
January 21, 28, 2022 22-00231H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 22-CC-000512 PAY YOUR MORTGAGE, LLC, Plaintiff, v. UNI TRUSTEE SERVICES, LLC, as Trustee of the 611 Valencia Park Drive Land Trust, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 13, 2022 entered by the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in Case No. 22-CC-512 in which Pay Your Mortgage, LLC is the Plaintiff and UNI Trustee Services, LLC, as Trustee of the 611 Valencia Park Drive Land Trust is the Defendant.

The Clerk, CINDY STUART, will sell to the highest bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on March 4, 2022 the following described property as set forth in said Final Judgment, to wit:

Lot 34, Block 2, Oak Glen, according to Map or Plat thereof as recorded in Plat Book 79, Page 26 of the Public Records of Hillsborough County, Florida More commonly known as: 611 Valencia Park Dr, Seffner, FL 34584

Any person claiming an interest in the surplus from the sale, if any, other than the 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 the sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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.

January 21 & 28, 2022
/s/ Jake C. Blanchard
Jake C. Blanchard, Esq.
Blanchard Law, PA
1501 Belcher Rd. S., Unit 6B
Largo, FL 33771
Tel: 727-531-7068
jake@jakeblanchardlaw.com
service@jakeblanchardlaw.com
Fla. Bar No.: 0055438
Counsel for Plaintiff
January 21, 28, 2022 22-00178H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 22-CC-2096 BCP MANAGEMENT, LLC, Plaintiff, v. GERLINDE NELSON, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 13, 2022 entered by the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in Case No. 22-CC-2096 in which BCP Management, LLC is the Plaintiff and Gerlinde Nelson is the Defendant.


The Clerk, CINDY STUART, will sell to the highest bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on March 4, 2022 the following described property as set forth in said Final Judgment, to wit:

Lot 15, in Block 190, and West 1/2 closed alley abutting thereon, PORT TAMPA CITY SUBDIVISION, according to the Plat or Map thereof as recorded in Plat Book 1, Page 56 of the Public Records of Hillsborough County, Florida

More commonly known as 7404 S. Elliott St., Tampa, FL 33616
Any person claiming an interest in the surplus from the sale, if any, other than the 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 the sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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.

January 21 & 28, 2022
/s/ Jake C. Blanchard
Jake C. Blanchard, Esq.
Blanchard Law, PA
1501 Belcher Rd. S., Unit 6B
Largo, FL 33771
Tel: 727-531-7068
jake@jakeblanchardlaw.com
service@jakeblanchardlaw.com
Fla. Bar No.: 0055438
Counsel for Plaintiff
January 21, 28, 2022 22-00179H



What changes were made to public notice advertising?

Florida House Bill 35 makes two major changes to legal ad and public notice publication in qualified newspapers.

First, the bill expands the types of newspapers that qualify for the posting of public notices. The bill ends or phases out the current periodicals permit and allows legal notices to be published in free newspapers.

Second, the bill allows "government agencies" to opt to publish government notices on a qualified newspaper website instead of in print.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT, IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
Case No. 2021-CP-3776
Division: Probate-B
In re: The Estate of
Christopher Allen Butler,
Deceased.

Administration of the estate of CHRISTOPHER ALLEN BUTLER, who died on September 19, 2021, is pending as File No. 2021-CP-3776 in the Circuit Court for Hillsborough County, Florida, Probate Division B, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL CLAIMS AGAINST THE ESTATE SHALL BE FILED WITH THE COURT WITHIN THE TIME LIMITS OF SECTION 733.702, FLORIDA STATUTES, OR FOREVER BARRED.

THE DATE OF FIRST PUBLICATION IS January 21, 2022.

Rosemary M. Gamble
Personal Representative
25465 77th Road
O'Brien, FL 32071

/s/ James J. Claus
Attorney for the Personal Representative
4516 NW 37th Terrace
Gainesville, FL 32605
January 21, 28, 2022 22-00226H

FIRST INSERTION

NOTICE TO CREDITORS
RE: DULCE MARIA BAEZ,
Deceased
TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEDENT
The above-named Decedent, estab-
lished a Living Trust, entitled BAEZ
TRUST Dated MAY 31, 2017.

The name(s) and address(es) of the
Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the decedent and
other persons having claims or de-
mands against decedent's Trust (and/
or estate) must file their claims with
the Trustee listed below WITHIN THREE
MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

The date of the first publication of
this Notice is January 21, 2022.

MARIA MORRALL,
Co-Trustee

12812 Miramar Pl.,
Tampa, FL 33625

813-963-0642

OSMARO BAEZ,
Co-Trustee

14110 Gulf Blvd., Unit 402,
Madeira Beach, FL 33708

813-966-3646

January 21, 28, 2022 22-00182H

FIRST INSERTION

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

CASE NO. 14-CA-012381

**ASTOR INDY LLC, as successor in
interest to WELLS FARGO BANK,
N.A.**

Plaintiff, v.
HAROUT N. NALBANDIAN; and
LIZZETE NALBANDIAN,
Defendants.

NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment of
Reformation and Foreclosure entered
on March 8, 2017, in the above-styled
cause now pending in said Court, that
I will sell to the highest and best bidder
for cash in the manner provided at
www.hillsborough.realforeclose.com
in accordance with Florida law at 10:00
a.m. EST on February 14, 2022, the real
property and personal property located
in Hillsborough County, Florida, and
described as follows:

Lot 26, Block 3, Logan Gate Vil-
lage - Phase IV, Unit 2, according
to the Plat thereof as recorded in
Plat Book 56, Page 71, Public
records of Hillsborough County,
Florida.
A/K/A 6402 Reef Circle, Tampa,
FL 33625

Said sale will be made pursuant to and
in order to satisfy the terms of said Final
Judgment of Foreclosure. 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 re-
ports the surplus as unclaimed.

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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.

Respectfully submitted this 14th day
of January, 2022.

BALCH & BINGHAM LLP
/s/ Jeremy W. Gregory
Jeremy W. Gregory
Florida Bar No. 102645

One Independent Drive, Suite 1800
Jacksonville, FL 32202
Telephone: (904) 348-6875

Facsimile: (866) 501-9968

Counsel for Plaintiff, Astor Indy LLC
January 21, 28, 2022 22-00196H

FIRST INSERTION

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

CASE No. 21-CA-008585

DIV: J

**REVERSE MORTGAGE FUNDING
LLC,**
Plaintiff vs.
**UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST LULA
HUNTER, DECEASED, et al.,**
Defendants

TO: UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES, ASSIGN-
EES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER PART-
TIES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
LULA HUNTER, DECEASED
1012 E 21ST AVE
TAMPA, FL 33605

YOU ARE HEREBY NOTIFIED
that an action to foreclose a mort-
gage on the following described prop-
erty located in Hillsborough County,
Florida:

LOT 16 IN BLOCK 3 OF LA
PALOMA, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 3,
PAGE 5, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

has been filed against you, and you
are required to serve a copy of your
written defenses, if any, to this action,
on Greenspoon Marder, LLP, Default
Department, Attorneys for Plaintiff,
whose address is Trade Centre South,
Suite 700, 100 West Cypress Creek
Road, Fort Lauderdale, FL 33309, and
file the original with the Clerk within 30
days after the first publication of this
notice in BUSINESS OBSERVER, on or
before February 15, 2022; otherwise a
default and a judgment may be entered
against you for the relief demanded in
the Complaint.

IMPORTANT

In accordance with the Americans
with Disabilities Act, persons needing
a reasonable accommodation to partic-
ipate in this proceeding should, no
later than seven (7) days prior, contact
the Clerk of the Court's disability co-
ordinator at 601 E KENNEDY BLVD,
TAMPA, FL 33602 - , 813-276-8100.
If hearing or voice impaired, contact
(TDD) (800)955-8771 via Florida Relay
System.

WITNESS MY HAND AND SEAL
OF SAID COURT on this 14th day of
January, 2022.

CINDY STUART
As Clerk of said Court
(SEAL) By: Kineta Nash
As Deputy Clerk

Prepared by:
Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(58341.1171)
January 21, 28, 2022 22-00221H

FIRST INSERTION

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

Case No. 20-CA-002407

Wells Fargo Bank, N.A.

Plaintiff, vs.

**Nathan J. Roesener; Summerfield
Master Community Association, Inc.**
Defendants.

TO: Laura A. Lenihan
Last Known Address: 2370 5965 Lane
Olathe, CO. 81425

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

LOT 13, BLOCK D, CLUBHOUSE
ESTATES AT SUMMERFIELD
UNIT THREE, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 75,
PAGE 8, OF THE PUBLIC RE-
CORDS 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 Julie York, Es-
quire, Brock & Scott, PLLC, the Plain-
tiff's attorney, whose address is 2001
NW 64th St, Suite 130 Ft. Lauderdale,
FL 33309, within thirty (30) days of
the first date of publication on or before
02/15/2022, and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

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

If you are a person with a disability
who needs an accommodation in
order to access court facilities or
participate in a court proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
To request such an accommodation,
please contact Court Administration
at least 7 days before your scheduled
court appearance, or immediately upon
receiving a notification of a scheduled
court proceeding if the time before
the scheduled appearance is less than
7 days. 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 01/18/2022.

Cindy Stuart
As Clerk of the Court
(SEAL) By: JEFFREY DUCK
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC,
the Plaintiff's attorney
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
File # 20-F00460
January 21, 28, 2022 22-00228H

FIRST INSERTION

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

CASE No. 21-CA-007414

BANK OF AMERICA, N.A.,
PLAINTIFF, VS.
ALPHERIA LEE WRIGHT , ET AL.
DEFENDANT(S).

To: ALPHERIA LEE WRIGHT
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:

4902 S 84th St, Tampa, FL 33619

To: UNKNOWN SPOUSE OF
ALPHERIA LEE WRIGHT
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:

4902 S 84th St, Tampa, FL 33619
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property located in
Hillsborough County, Florida:

LOT 23, BLOCK 24, PRO-
GRESS VILLAGE UNIT 2, AC-
CORDING TO MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 36, PAGE 50 OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA

has been filed against you, and you
are required to serve a copy of your written
defenses, if any, to this action, on Trom-
berg, Morris & Poulin, PLLC, attorneys
for Plaintiff, whose address is 1515
South Federal Highway, Suite 100, Boca
Raton, FL 33432, and file the original
with the Clerk of the Court, within 30
days after the first publication of this
notice, either before 02/15/2022 or
immediately thereafter, otherwise a de-
fault may be entered against you for the
relief demanded in the Complaint.

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

If you are a person with a disability
who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact ADA Coordinator Hill-
sborough County, ADA Coordinator at
813-272-7040 or at ADA@fjud13.org,
800 E. Twiggs Street, Tampa, FL 33602
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.

Date: 01/18/2022

Clerk of the Circuit Court
(SEAL) By: JEFFREY DUCK
Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC
attorneys for Plaintiff
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Our Case #: 21-000302-FHA-REV
(19-001207)\21-CA-007414\PHH
January 21, 28, 2022 22-00237H

FIRST INSERTION

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

Case No. 21-CA-000699

UV GROUP PROPERTIES, LLC
Plaintiff, v.
American Real Estate Acquisitions,
LLC, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated December 6th, 2021 entered in
Case No.: 21-CA-000699 of the Circuit
Court of the Thirteenth Judicial Circuit
in and for Hillsborough County, Florida,
wherein UV GROUP PROPERTIES,
LLC, is Plaintiff, AMERICAN REAL
ESTATE ACQUISITIONS, LLC, an
Ohio limited liability company, KEITH
JOHN FESSEY, individually, CITY
OF TAMPA, FLORIDA, a municipal
governmental entity of the State of
Florida, and MATTHEW E. KELSEY,
individually, are defendants, the Clerk,
Cindy Stuart, will set to the highest
and best bidder for cash, beginning at
10:00 am., https://www.hillsborough.
realforeclose.com/, in accordance with
Chapter 45, Florida Statutes, on the 1st
day of February, 2022, the following
described property as set forth in said
Final Judgment, to wit:

Lots 33, 34, and 35, Block 5 of
MAP OF HILLSBORO HIGH-
LANDS, according to the Plat
thereof as recorded in Plat Book
10, Page(s) 16, of the Public Re-
cords of HILLSBOROUGH
County, Florida.
Property Address: 9415 N. Mary

Avenue, Tampa, Florida 22612.
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 with the
Clerk within sixty (60) days after the
sale. If you fail to file a claim, you will
not be entitled to any remaining funds.
After sixty (60) days, only the owner of
record as of the date of the Lis Pendens
may claim the surplus.

If you are a person with a disability
who needs any accommodation in order
to access court facilities or to 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 the
13th Judicial Circuit Court's ADA Coordi-
nator at least seven days before your
scheduled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. If you are
hearing or voice impaired, call 711. The
Court's ADA Coordinator web page link
below details the nature of the accom-
modations that can be provided by the
Florida Courts under the ADA.

Dated this 14th day of January, 2022.

Law Offices of Shaun M. Zaciewski, P.A.
Attorney for Plaintiff

175 SW 7th Street, Suite 1611

Miami, FL 33130

Tel: (786) 353-0195

By: /s/ Shaun Zaciewski

SHAUN M. ZACIEWSKI, ESQ.

Florida Bar No. 28698

Shaunz@Zaciewskilaw.com

January 21, 28, 2022 22-00197H

FIRST INSERTION

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

CASE NO. 18-CA-006427

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE,
FOR CARRINGTON MORTGAGE
LOAN TRUST, SERIES 2005-NC3
ASSET BACKED PASS-THROUGH
CERTIFICATES,**
Plaintiff, vs.

**MONIQUE HENDERSON; ESTATE
CORA L. GOVAN A/K/A CARRIE
L. GOVAN A/K/A CARRIE LEE
GOVAN; KENT HENDERSON, et al.**
Defendants

NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment of
Foreclosure entered September 21,
2021 in Case No. 18-CA-006427 in the
Circuit Court of the Thirteenth Judicial
Circuit in and for HILLSBOROUGH
County, Florida. DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS
TRUSTEE, FOR CARRINGTON
MORTGAGE LOAN TRUST,
SERIES 2005-NC3 ASSET BACKED
PASS-THROUGH CERTIFICATES
("Plaintiff") and MONIQUE
HENDERSON; UNKNOWN HEIRS
OF CORA L. GOVAN A/K/A CARRIE
L. GOVAN A/K/A CARRIE LEE
GOVAN; KENT HENDERSON;
YVONNE LASHON MC CRAY A/K/A
YVONNE L. MC CRAY; FRANKIE
CORBETT; UNKNOWN TENANT
IN POSSESSION OF SUBJECT
PROPERTY ("Defendants"). Cindy
Stuart, 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 15TH day
of FEBRUARY 2022, the following
described property as set forth in said
Final Judgment, to wit:

LOT 11, BLOCK 14, BELMONT

HEIGHTS, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 4, PAGE 83, PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

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

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 the Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed:
Complete the Request for Accommo-
dations Form and submit to 800 E.
Twiggs Street, Room 604 Tampa, FL
33602. Please review FAQs for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone
or e-mail: Administrative Office of the
Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fjud13.org.

Dated this 14th day of January, 2022.

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/ Ian D. Jagendorf

Ian Jagendorf, Esq.

Florida Bar #: 033487

CR11660-18/tro

January 21, 28, 2022 22-00218H

FIRST INSERTION

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

CASE NO.: 21 CA 004480

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF LSF9
MASTER PARTICIPATION TRUST,
Plaintiff, vs.**
LORRAINE BURRUEZO A/K/A
LORRAINE J. BURRUEZO; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on November 12, 2021 in Civil
Case No. 21 CA 004480, of the Circuit
Court of the THIRTEENTH Judicial
Circuit in and for Hillsborough County,
Florida, wherein, U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF LSF9 MAS-
TER PARTICIPATION TRUST is the
Plaintiff, and LORRAINE BURRUEZO
A/K/A LORRAINE J. BURRUEZO;
UNKNOWN SPOUSE OF LORRAINE
BURRUEZO A/K/A LORRAINE J.
BURRUEZO; SPRINGLEAF HOME
EQUITY, INC, F/K/A AMERICAN
GENERAL HOME EQUITY, INC.;
STATE OF FLORIDA, DEPARTMENT
OF REVENUE; WINDSOR PARK OF
TAMPA HOMEOWNER'S ASSOCIA-
TION, INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2; ANY AND
ALL UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO
ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS are Defendants.

The Clerk of the Court, Cindy
Stuart will sell to the highest bid-
der for cash at www.hillsborough.
realforeclose.com on February 11,
2022 at 10:00:00 AM EST the fol-
lowing described real property as set
forth in said Final Judgment, to wit:

LOT 91, BLOCK 2 CHAPMAN
MANORS, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 63,
PAGE 20 OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILI-
TIES ACT: If you are a person with
a disability who needs any accommo-
dation 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 im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 14 day of January, 2022.

ALDRIDGE PITE, LLP
Attorney for Plaintiff

1615 South Congress Avenue, Suite 200
Delray Beach, FL 33445

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: Digitally signed by
Zachary Ullman

Date: 2022-01-14
14:10:01

Zachary Y. Ullman Esq
FBN: 106751

FIRST INSERTION

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

Case #: 19-CA-012531 DIVISION: H

TruHome Solutions, LLC Plaintiff, -vs.- Seward Morales; Unknown Spouse of Seward Morales; United States of America Acting through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named

Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-012531 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein TruHome Solutions, LLC, Plaintiff and Seward Morales are defendant(s), I, Clerk of Court, Cindy Stuart, 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 February 24, 2022, the following described property as set forth in said Final Judgment, to-wit:

LOT 18 AND 19, BLOCK 3, JOSIAH RICHARDSON'S NORTH ARLINGTON HEIGHTS, ACCORDING TO

THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 51, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

"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."

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway, Suite 360

Boca Raton, Florida 33431 Telephone: (813) 880-8888 Ext. 55153 Fax: (813) 880-8800

For Email Service Only: FLService@logs.com

For all other inquiries: mflicker@logs.com

By: /s/ Jennifer Kopf Jennifer Kopf, Esq. FL Bar # 50949

19-321604 FCO1 THS January 21, 28, 2022 22-00227H

FIRST INSERTION

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

CASE NO.: 18-CA-009786 (E) CALIBER HOME LOANS, INC., Plaintiff, vs. DEBRA DIAZ; UNKNOWN SPOUSE OF DEBRA DIAZ; OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 29, 2019 and an Order Rescheduling Foreclosure Sale dated January 12, 2022, entered in Civil Case No.: 18-CA-009786 (E) of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CALIBER HOME LOANS, INC., Plaintiff, and DEBRA DIAZ; OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC, are Defendants.

CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 16th day of February, 2022, the following described real property as set forth in said Judgment, to wit: BEING KNOWN AND DESIGNATED AS LOT 10, BLOCK B AS SHOWN ON PLAT ENTITLED "OSPREY LANDING" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IN BOOK 125, PAGE 145-149.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim

you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are 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@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

Dated: January 13, 2022

/s/ Brian L. Rosaler

By: Brian L. Rosaler Florida Bar No.: 0174882.

Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A.

1701West Hillsboro Boulevard Suite 400

Deerfield Beach, FL 33442

Telephone: (954) 360-9030

Facsimile: (954) 420-5187

18-46827

January 21, 28, 2022 22-00174H

FIRST INSERTION

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

CASE NO.: 29-2021-CA-008604 DIVISION: A

AMERICAN ADVISORS GROUP, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, YOEL K. BUSH AKA YOEL K. BUSH, SR., DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, YOEL K. BUSH AKA YOEL K. BUSH, SR., DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOTS 23 AND 24, BLOCK 35, TEMPLE CREST SUBDIVISION UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 62 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

A/K/A 4303 E GROVE VIEW AVE TAMPA FL 33617 has been filed against you and you are required to file written defenses by February 21, 2022, 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.

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

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.

WITNESS My hand and the seal of this court on this 18th day of January, 2022.

Cindy Stuart Clerk of the Circuit Court (SEAL) By: Kineta Nash Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 21-006259 January 21, 28, 2022 22-00233H

FIRST INSERTION

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

CASE NO. 20-CA-001524

NATIONS LENDING CORPORATION, Plaintiff, vs. JOSHUA DAVID SIMPSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 06, 2022, and entered in 20-CA-001524 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONS LENDING CORPORATION is the Plaintiff and JOSHUA DAVID SIMPSON; UNKNOWN SPOUSE OF JOSHUA DAVID SIMPSON; AND CARRIAGE POINTE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 10, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 69, BLOCK "C", OF CARRIAGE POINTE, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 270 THROUGH 281, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7743 CARRIAGE POINTE DR, GIBSONTON, FL 33534.

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

45.031.

IMPORTANT

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

Dated this 18 day of January, 2022.

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/Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216

Communication Email: ashbruneus@raslg.com

19-405809 - EuE January 21, 28, 2022 22-00232H

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 19-CA-008277

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.

DONALD KENNETH SPIVEY, JR. A/K/A DONALD K. SPIVEY, JR., PATRICIA SPIVEY A/K/A PATRICIA A. SPIVEY F/K/A PATRICIA ANNETTE EVERSON F/K/A PATRICIA ANNETTE SHEPPARD et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated January 6, 2022, entered in Case No. 19-CA-008277 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DONALD KENNETH SPIVEY, JR. A/K/A DONALD K. SPIVEY, JR.; PATRICIA SPIVEY A/K/A PATRICIA A. SPIVEY F/K/A PATRICIA ANNETTE EVERSON F/K/A PATRICIA ANNETTE SHEPPARD; MIDFLORIDA CREDIT UNION, SUCCESSOR IN INTEREST TO BAY GULF CREDIT UNION; UNITED STATES OF AMERICA, ON BEHALF OF THE DEPARTMENT OF THE SMALL BUSINESS ADMINISTRATION; CENTRAL POWER SYSTEMS OF FLORIDA, LLC F/K/A CENTRAL POWER SYSTEMS OF FLORIDA, LTD; and UNITED STATES OF AMERICA, ON BEHALF OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are the Defendants.

The Clerk of the Court, CINDY STUART, will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, at public sale on February 24, 2022, at 10:00 AM electronically online at the following website: www.hillsborough.realforeclose.com, the following-described real property as set forth in said

Uniform Final Summary Judgment, to wit:

LOT 2, BLOCK B, PHILIPS ESTATES SUBDIVISION, UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 11, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, including the buildings, appurtenances, and fixtures located thereon.

Property Address: 104 Phillips Drive, Seffner, FL 33584

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

IMPORTANT

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is

needed; if you are hearing or voice impaired, call 711.

Clerk of the Circuit Court ADA Coordinator 601 E. Kennedy Blvd. Tampa, FL 33602 Phone: (813) 276-8100, Extension 7041

E-Mail: ADA@hillsclerk.com

Dated this 13th of January 2022.

Respectfully submitted, HOWARD LAW GROUP

4755 Technology Way, Suite 104

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail: Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein Harris S. Howard, Esq. Florida Bar No.: 65381

E-Mail: Harris@HowardLaw.com

Matthew B. Klein, Esq. Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com

January 21, 28, 2022 22-00175H

FIRST INSERTION

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

Case No. 19-CA-004983 DIV: F

U.S. Bank National Association, as indenture trustee, for CIM Trust 2016-4, Mortgage-Backed Notes, Series 2016-4 Plaintiff, vs. Richard C. Bliss a/k/a Richard Bliss; et al Defendants.

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Richard C. Bliss a/k/a Richard Bliss, Deceased Last Known Address: Unknown

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

THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY ON THE SOUTH BOUNDARY LINE. TOGETHER WITH: 1973 USCO MOBILE HOME SERIAL# GCEHBDVSH2883B SWMH ALSO INCLUDING THE EASEMENT RECORDED IN O.R. BOOK 19525, AT PAGE 1464.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before February 14, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. 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 January 12, 2022.

Cindy Stuart As Clerk of the Court (SEAL) By Kineta Nash As Deputy Clerk

Julie York, Esquire Brock & Scott, PLLC. the Plaintiff's attorney 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 17-F04105

January 21, 28, 2022 22-00180H

FIRST INSERTION

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

CASE NO. 21-CC-118774

DIV: L

LONGBRIDGE FINANCIAL LLC, Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL DYER AKA MICHAEL DENNY DYER, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL DYER AKA MICHAEL DENNY DYER, DECEASED 3103 N 17TH STREET TAMPA, FL 33605

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

THE NORTH 1/2 OF LOT 10, BLOCK 3, KNOWLES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 12 OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before February 14, 2022; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at 601 E KENNEDY BLVD, TAMPA, FL 33602- , 813-276-8100. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 13th day of January 2022.

CINDY STUART As Clerk of said Court (SEAL) By: Kineta Nash As Deputy Clerk

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (34407.1792)

January 21, 28, 2022 22-00194H

FIRST INSERTION

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

CASE No. 21-CA-009757

DIV: F

NATIONSTAR MORTGAGE LLC Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DANIEL JERRY HELMS, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DANIEL JERRY HELMS, DECEASED 8305 PURVIS ROAD LITHIA, FL 33547

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

THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 195 FEET

THEREOF AND LESS THE SOUTH 153 FEET THEREOF.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before February 14, 2022; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at 601 E KENNEDY BLVD, TAMPA, FL 33602- , 813-276-8100. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 13th day of January 2022.

CINDY STUART As Clerk of said Court (SEAL) By: Kineta Nash As Deputy Clerk

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (33585.2867)

FIRST INSERTION

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

CASE NO.: 18-CA-008685
JPMORGAN CHASE BANK, N.A., Plaintiff, vs.

SONIA M. SIMMS; JAMES E. SIMMS; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 2, 2019 in Civil Case No. 18-CA-008685, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, JPMORGAN CHASE BANK, N.A. is the Plaintiff, and SONIA M. SIMMS; JAMES E. SIMMS; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR

ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 7, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 75, BOWAN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain as-

sistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 18 day of January, 2022.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue
Suite 200
Delray Beach, FL 33445
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Digitally signed by Zachary Ullman
Date: 2022-01-18 09:31:15
Zachary Y. Ullman Esq
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1221-5305B
January 21, 28, 2022 22-00224H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 21-CA-001866
THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11, Plaintiff, vs.

MICHAEL A. KIRKER; UNKNOWN SPOUSE OF MICHAEL A. KIRKER; HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT, HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 11, 2021 and entered in Case No. 21-CA-001866, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein THE BANK OF

NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 is Plaintiff and MICHAEL A. KIRKER; UNKNOWN SPOUSE OF MICHAEL A. KIRKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT, HILLSBOROUGH COUNTY, FLORIDA; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on February 15, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 16 AND THE SOUTHERLY 16.61 FEET OF LOT 17, BLOCK 16, APOLLO BEACH UNIT ONE, PART ONE AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 18th day of January, 2022.

Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
8201 Peters Road,
Suite 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 20-00807 SPS
January 21, 28, 2022 22-00223H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 18-CA-009476
DIVISION: B
RF-Section I

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-8CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8CB, Plaintiff, vs.

COA INVESTMENTS III, LLC; JESSICA J. FUENTES SILVA; MARIA FUENTES; TRAPNELL RIDGE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 11, 2022, and entered in Case No. 18-CA-009476 of the Circuit Court in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK

OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-8CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8CB is Plaintiff and COA INVESTMENTS III, LLC; JESSICA J. FUENTES SILVA; MARIA FUENTES; TRAPNELL RIDGE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on March 7, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 38, BLOCK 3, TRAPNELL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED January 12, 2022.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178337 /VMR
January 21, 28, 2022 22-00177H

FIRST INSERTION

Prepared by:
McMichael Taylor Gray, LLC
Record and Return to:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
File No. FL2021-01196

NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on November 21, 2008, a certain Mortgage was executed by Louise Waterman as mortgagor(s) in favor of James B. Nutter & Company, as mortgagee and was recorded on December 4, 2008, in Book 18989, Page 1470 in the Official Records of Hillsborough County, Florida; and

WHEREAS, the Mortgage was incurred by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated May 29, 2018, and recorded on June 18, 2018, in Book 25849, Page 1232 in the Official Records of Hillsborough County, Florida; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that a Borrower has died and the Property is not the principal residence of at least one surviving borrower, and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of January 31, 2022, is \$280,127.22; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 19, 2021, in Instr. No. 2021528602, notice is hereby given that on February 10, 2022 at 2:00 PM, EST local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOTS 417 AND 418, FERN CLIFFE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Commonly known as: 1915 E Mulberry Dr., Tampa, FL 33604

The sale will be held at the Property. The Secretary of Housing and Urban

Development will bid \$280,335.22.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$28,033.52 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$28,033.52 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD

does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$280,335.22 as of January 31, 2022, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: January 3, 2022
/s/ Audrey J. Dixon
Annalise Hayes DeLuca, Esq.,
FBN:116897
Audrey J. Dixon, Esq.,
FBN: 39288
Ashley Elmore Drew, Esq.,
FBN: 87236
MCMICHAEL TAYLOR GRAY, LLC
Foreclosure Commissioner
3550 Engineering Drive,
Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Fax: 404.745.8121
Email: ServiceFL@mtglaw.com
Jan. 21, 28; Feb. 4, 2022

22-00190H

FIRST INSERTION

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

CIVIL DIVISION: H
CASE NO.: 19-CA-008280
SECTION # RF
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

JOEL MILLAN A/K/A JOEL MESA MILLIAN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF JOEL MILLAN A/K/A JOEL MESA MILLIAN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of January, 2022, and entered in Case No. 19-CA-008280, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JOEL MILLAN A/K/A JOEL MESA MILLIAN UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of

the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 2nd day of June, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 62 OF TOWN N COUNTRY PARK, UNIT NO. 24, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 13th day of January 2022.
By: /s/ Corey Lewis
Corey Lewis, Esq.
Bar Number: 72580
Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
19-02727
January 21, 28, 2022 22-00173H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

VI10257

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

Business Observer

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1-31-2022 at 11 a.m. the following vessel will be sold at public sale for storage charges pursuant to F.S.328.17

1977 30ft S-2 Yach

Hin SSU31101M77A Tag: FL4839DN
Tenant / Owner: JOSEPH C WILSON/
Jason Kinder

sale to be held at Shell Point Marina LLC 3340 W Shell Point Rd RUSKIN, FL 33570 reserves the right to bid/ reject any bid/ vessels may have be released prior to the sale

January 14, 21, 2022 22-00087H

SECOND INSERTION

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

**FILE NO.: 21-CP-001459
DIVISION: A**

IN RE:

**DELORIS HORTON JOHNSON
Deceased.**

The administration of the estate of DELORIS HORTON JOHNSON, deceased, whose date of death was December 26, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2021-CP-001459; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS January 14, 2022.

Personal Representative

ROBERT PATRICK JOHNSON
9723 Cypress Pond Ave.
Tampa, FL 33647

Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
January 14, 21, 2022 22-00092H

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 0773610543

File No.: 2022-101

Certificate No.: 2019 / 9432

Year of Issuance: 2019

Description of Property:

TROPICAL ACRES UNIT NO 5

LOT 21 BLOCK 3

PLAT BK / PG : 43 / 58

SEC - TWP - RGE : 34 - 30 - 20

Name(s) in which assessed:

EDWARD K DUNCAN

LETHA S DUNCAN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Jan. 14, 21, 28; Feb. 4, 2022

22-00118H

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 0830390040

File No.: 2022-96

Certificate No.: 2019 / 10510

Year of Issuance: 2019

Description of Property:

W 270 FT OF E 330 FT OF S 360

FT OF NW 1/4 OF SW 1/4 LESS S

25 FT FOR RD

SEC - TWP - RGE : 31 - 28 - 21

Name(s) in which assessed:

MC INTOSH-WALDEN 2004

INVESTMENTS INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Jan. 14, 21, 28; Feb. 4, 2022

22-00149H

SECOND INSERTION

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

**CASE NO.: 21-CA-008665
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN
TRUST F,
Plaintiff, VS.**

**DANIEL W. MARTIN; et al.,
Defendant(s).**

TO: Daniel W. Martin

Last Known Residence: 10435 Hallmark Boulevard Riverview FL 33569

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

LOT 41, BLOCK 10 OF SOUTH POINTE, PHASE 2A - 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE(S) 77-

THROUGH 77-9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 02/14/22, 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

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 1032200000

File No.: 2022-114

Certificate No.: 2019 / 12564

Year of Issuance: 2019

Description of Property:

BOUR LANDS LOTS 1 TO 4

INCL BLOCK 7

PLAT BK / PG : 14 / 27

SEC - TWP - RGE : 34 - 28 - 18

Name(s) in which assessed:

NEIL HARRIS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Jan. 14, 21, 28; Feb. 4, 2022

22-00116H

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 0774266214

File No.: 2022-103

Certificate No.: 2019 / 9509

Year of Issuance: 2019

Description of Property:

TROPICAL ACRES SOUTH

UNIT NO 3 LOT 16 BLOCK 18

PLAT BK / PG : 45 / 71

SEC - TWP - RGE : 11 - 31 - 20

Name(s) in which assessed:

FAHMI BAHOUR

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart

Clerk of the Circuit Court

Hillsborough County Florida

BY Travis Hubbard, Deputy Clerk

Jan. 14, 21, 28; Feb. 4, 2022

22-00108H

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 01-11-2022.

As Clerk of the Court

(SEAL) By: JEFFREY DUCK

As Deputy Clerk

ALDRIDGE | PITE, LLP

Plaintiff's attorney

1615 South Congress Avenue,

Suite 200

Delray Beach, FL 33445

1133-2591B

January 14, 21, 2022 22-00169H

**OFFICIAL
COURTHOUSE
WEBSITES:**

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com

**Business
Observer**

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0806471212
File No.: 2022-102
Certificate No.: 2019 / 10228
Year of Issuance: 2019
Description of Property:
GAMELOU ESTATES LOT 6
PLAT BK / PG : 95 / 4
SEC - TWP - RGE : 02 - 28 - 21

Name(s) in which assessed:
RICHARD D SIMPSON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00107H

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0867544238
File No.: 2022-113
Certificate No.: 2019 / 10983
Year of Issuance: 2019
Description of Property:
BUCKHORN HILLS UNIT NO 3
LOT 3 BLOCK 3
PLAT BK / PG : 50 / 44
SEC - TWP - RGE : 32 - 29 - 21

Name(s) in which assessed:
JOHN R JOHNIGAN
KENDRA JOHNIGAN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00115H

SECOND INSERTION

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

CASE NO. 18-CA-010366
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
RONALD B NEWPHER, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 11, 2019 in Civil Case No. 18-CA-010366 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and RONALD B NEWPHER, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.hillsborough.realtaxdeed.com in accordance with Chapter 45, Florida Statutes on the 16th day of February, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 6, Block 15, Avelar Creek North, according to the plat thereof as recorded in Plat Book 111, Pages 233 through 249, of

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 1577560000
File No.: 2022-104
Certificate No.: 2019 / 15851
Year of Issuance: 2019
Description of Property:
STRATHMORE LOTS 12 AND 13
LESS S 5 FT THEREOF BLOCK
19 LESS ROAD R/W
PLAT BK / PG : 11 / 82
SEC - TWP - RGE : 06 - 29 - 19

Name(s) in which assessed:
MOHAMED Z AL-SAMKARI
MOUHAMED Z AL-SAMKARI

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00109H

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 1078560000
File No.: 2022-105
Certificate No.: 2019 / 12812
Year of Issuance: 2019
Description of Property:
DREW PARK RE PLAT OF LOTS
24 AND 25 BLOCK 16
PLAT BK / PG : 29 / 70
SEC - TWP - RGE : 04 - 29 - 18

Name(s) in which assessed:
CHIMENE SWEET/TRUSTEE
CHIMENE SWEET TRUSTEE
CHIMENE LAND TRUST
DATED OCTOBER 31 2008

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00110H

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0681721438
File No.: 2022-107
Certificate No.: 2019 / 8275
Year of Issuance: 2019
Description of Property:
GORNTO LAKE APARTMENTS
LOT 9
PLAT BK / PG : 125 / 150
SEC - TWP - RGE : 20 - 29 - 20

Name(s) in which assessed:
PINAS PROPERTY LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00111H

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 1560060000
File No.: 2022-110
Certificate No.: 2019 / 15657
Year of Issuance: 2019
Description of Property:
PROGRESO LOTS 2 AND 3
BLOCK 5
PLAT BK / PG : 4 / 54
SEC - TWP - RGE : 05 - 29 - 19

Name(s) in which assessed:
SARAH BAKER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00112H

NOTICE OF THIS PUBLIC SALE OR AUCTION

Notice of this Public Sale or Auction, of the contents of the following storage units, located at Century Storage - Riverview Storage, LLC, 11070 Rhodine Road Riverview, FL 33579 will be held on February 16, 2022 at 1:00 pm.

Unit #	Tenant Name
D273	Steven Casoose

Sale is being made to satisfy landlord's lien. Cash Only. Contents to be removed within 48 hours of the sale.
January 14, 21, 2022 22-00088H

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0638090490
File No.: 2022-95
Certificate No.: 2019 / 7800
Year of Issuance: 2019
Description of Property:
N 280.70 FT OF W 73 FT OF E
955 FT OF S 1/2 OF SE 1/4 OF
NW 1/4
SEC - TWP - RGE : 02 - 29 - 20

Name(s) in which assessed:
THOMAS F OLIVER III
THOMAS F OLIVER JR

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

Unless such certificate shall be re-

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0420350000
File No.: 2022-111
Certificate No.: 2019 / 4962
Year of Issuance: 2019
Description of Property:
W 50 FT OF E 185 FT OF S 1/2
OF N 1/2 OF NE 1/4 OF SW 1/4
OF NE 1/4 LESS S 25 FT FOR RD
SEC - TWP - RGE : 11 - 29 - 19

Name(s) in which assessed:
KAREN NATION

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00113H

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0915805100
File No.: 2022-112
Certificate No.: 2019 / 11624
Year of Issuance: 2019
Description of Property:
S 180 FT OF N 472 FT OF E 1/2
OF SE 1/4 OF SE 1/4 LESS N 150
FT OF E 291 FT THEREOF SEC -
TWP - RGE : 07 - 29 - 22

Name(s) in which assessed:
JUSTIN MOULTON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/24/2022) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 1/6/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Travis Hubbard, Deputy Clerk
Jan. 14, 21, 28; Feb. 4, 2022

22-00114H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA

PROBATE DIVISION
File No. 2021-CP-003271
Division Probate & Trust
IN RE: ESTATE OF
EMILY TERESA BODNAR
Deceased.

The administration of the estate of Emily Teresa Bodnar, deceased, whose date of death was July 21, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

Personal Representative:

Matthew E. Lopes
2044 Dundee Dr SE
Symrna, Georgia 30080

Attorney for Personal Representative:

Kimberly K. Muenther

Email Addresses:
kim@kmedlerlaw.com,
kkmuenther@gmail.com

Florida Bar No. 0078340

The Law Offices of
Kimberly K. Muenther, P.A.

9040 Town Center Parkway
Lakewood Ranch, Florida 34202

Telephone: (941)-567-1671

January 14, 21, 2022 22-00122H

SECOND INSERTION

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

PROBATE DIVISION
File No. 21-CP-004678
IN RE: ESTATE OF
JINO DICLAUDIO,
Deceased.

The administration of the estate of JINO DICLAUDIO, deceased, whose date of death was December 11, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 14, 2022.

JOSEPH DICLAUDIO
Personal Representative

8077 Pennsylvania Blvd.
Ft. Myers, FL 33967

JAMES P. HINES, JR.
Attorney for Personal Representative

Florida Bar No. 061492

Hines Norman Hines, PL
315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: jhinesjr@hnh-law.com

Secondary Email:
afriedrich@hnh-law.com

January 14, 21, 2022 22-00164H

SECOND INSERTION

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

PROBATE DIVISION
File No. 22-CP-000011
Division B
IN RE: ESTATE OF
HARRISON REID WITHROW,
Deceased.

The administration of the estate of HARRISON REID WITHROW, deceased, whose date of death was December 12, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Attn: Probate Department, 2nd Floor, 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 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 January 14, 2022.

Personal Representative:

ELLEN L. GESELL

1155 N. Gulfstream Avenue,
Suite 1002

Sarasota, FL 34236

Attorney for Personal Representative:

Attorney JOHN A. MORAN, ESQ.
Florida Bar Number: 718335

P.O. Box 3948

Sarasota, FL 34230

Telephone: (941) 366-0115

Fax: (941) 365-4660

E-Mail: JMoran@dunlapmoran.com

Secondary E-Mail:
DGiura@dunlapmoran.com

January 14, 21, 2022 22-00165H

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
Hillsborough County, Florida

PROBATE DIVISION
File No. 2021CP002083AX
IN RE: ESTATE OF
James Lester Golden, a/k/a
James L. Golden
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of James Lester Golden, also known as James L. Golden,

FOURTH INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NUMBER: 21-CA-005990 DIV: K

MIZRAH MEDINA, AND RICHARD MEDINA, Plaintiffs, vs. COMPASS GROUP, JOSEPH J. HERTMON, AND STATE OF FLORIDA DEPARTMENT OF MOTOR VEHICLES, Defendants.

YOU ARE HEREBY NOTIFIED that an action to quiet title the following property in Hillsborough County Florida:

The Motor vehicle is commonly known as a 1989 Chevrolet Truck and is legally described as:

- Year: 1989
- Make: Chevrolet
- Model: Step Van Truck
- Color: White
- VIN: 1GCHP32K7K3313384
- 1. Compass Group, 9000 Midlantic Drive, Mt. Laurel, NJ 08054
- 2. Joseph J. Hertmon, Hillsborough County, Florida

Has been filed against you and you are required to serve a copy of your written defenses, if any, to MIZRAH MEDINA and RICHARD MEDINA c/o CHEYENNE WHITFIELD located at 10150 Highland Manor Drive, Ste. 200-010, Tampa, Florida 33610 and file the original with the Clerk of Court either before service on the Plaintiffs, or thereafter on January 24, 2022, otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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: December 22, 2021
Cindy Stuart as Clerk of Court (SEAL) By: Kineta Nash as Deputy Clerk

CHEYENNE WHITFIELD
10150 Highland Manor Drive
Ste. 200-010
Tampa, Florida 33610
Dec. 31, 2021; Jan. 7, 14, 21, 2022
21-04053H

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO: 18-CC-014112

VISTA PALMS CLUBHOUSE, LLC, Plaintiff, v. YVONNE P. WILLIAMS, et al., Defendants.

Notice is hereby given that pursuant to a Final Summary Judgment of Foreclosure entered on June 26, 2018, and the Order Rescheduling Foreclosure Sale entered December 22, 2021, in the above-styled cause in the County Court of Hillsborough County, the Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

Lot 1, in Block 24, of SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, according to the Plat thereof, as recorded in Plat Book 123, Page 223, of the Public Records of Hillsborough County, Florida; Address: 16719 Myrtle Sand Drive, Wimauma, Florida 33598 at public sale to the highest and best bidder for cash, in an online sale at <http://hillsborough.realforeclose.com>, on February 25, 2022, at 10:00 a.m., or as soon as possible thereafter, after first having given notice as required by Section 45.031, Florida Statutes.

Any persons with a disability requiring accommodations should call 813-272-5022; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

Dated: January 10, 2022
/s/ Darrin J. Quam
DARRIN J. QUAM, ESQ. (FBN: 995551)
STEARNS WEAVER MILLER, et al
Post Office Box 3299
Tampa, FL 33601
Telephone: (813) 222-5014
dquam@stearnsweaver.com
lwade@stearnsweaver.com
Attorneys for Plaintiff
#10192838 v2
January 14, 21, 2022 22-00150H

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, TRUST AND MENTAL HEALTH DIVISION FILE NO: 20-CP-003279 DIV.: U - East County IN RE: ESTATE OF BRIGID HONORA MARY HIGGINS, Deceased.

The administration of the Estate of Brigid Honora Mary Higgins, deceased, whose date of death was June 16, 2020, File Number 20-CP-003279, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 14 day of January, 2022.

Brittany Edmondson
Personal Representative
5300 Smart Avenue
Kansas City, MO 64124
Gerald L. Hemness, Jr., Esq.
Attorney for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
January 14, 21, 2022 22-00129H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-004294 IN RE: ESTATE OF BORIS A. STERN, Deceased.

The administration of the estate of Boris A. Stern, deceased, whose date of death was August 20, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Attn: Probate, 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 January 14, 2022.

Personal Representative:
Robert N. Stern
931 Norsota Way
Sarasota, FL 34242
Attorney for Personal Representative:
Morris A. LeCompte
Email Addresses:
MLeCompte@MALPA.net
PLecompte@MALPA.net
Florida Bar No. 286761
Morris A. LeCompte
5245 Central Avenue
St. Petersburg, FL 33710
Telephone: 727-896-1000
January 14, 21, 2022 22-00130H

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH SIXTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION FILE NO: 21-CP-003170 DIV.: A (Civil Division E) IN RE: ESTATE OF CONNIE SANGIORGIO, Deceased.

The administration of the Estate of CONNIE SANGIORGIO, deceased, whose date of death was July 9, 2021, File Number 21-CP-003170, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 1110, Tampa, Florida 33601.

An Order Of Summary Administration was entered on January 5, 2022.

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

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

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

The date of first publication of this notice is the 14 day of January, 2022.

JOHN SANGIORGIO
Gerald L. Hemness, Jr., Esq.
Counsel for John Sangiorgio
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
January 14, 21, 2022 22-00083H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-004281 Division A IN RE: ESTATE OF FREDRICK MICHAEL MURRAY AKA FREDERICK M. MURRAY Deceased.

The administration of the estate of FREDRICK MICHAEL MURRAY aka FREDERICK M. MURRAY, deceased, whose date of death was August 27, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

Personal Representative:
ORIA JEAN SLEMMONS
10254 State Route 287
Zanesfield, Ohio 43360
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
January 14, 21, 2022 22-00084H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 29-2019-CA-003786

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALBERTA B. FOOR A/K/A ALBERTA FOOR, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ALBERTA B. FOOR A/K/A ALBERTA FOOR, DECEASED

Last Known Address: Unknown
Current Address: Unknown
ANTHONY W. SMOLEN
Last Known Address:
2810 14th Ave SE Lot 5
Ruskin, FL 33570

Current Address: Unknown
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHARLES BRENNER, DECEASED

Last Known Address: Unknown
Current Address: Unknown
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, PAUL BRENNER, DECEASED

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

THE EAST 39 FEET OF LOT 9, BLOCK 2, CORRECTED MAP OF EL DORADO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 72, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA. A/K/A 315 W WEST STREET, TAMPA, FL 33602

has been filed against you and you are required to file written defenses by 02/11/2022, 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.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 18-CA-005249

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, Plaintiff, vs. Adriel Torres a/k/a Adriel D. Torres, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-CA-005249 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 is the Plaintiff and Adriel Torres a/k/a Adriel D. Torres; Adriel Torres a/k/a Adriel D. Torres as Trustee of the 800314 South Dakota Land Trust (an executory trust) Dated July 13, 2016; Unknown Beneficiaries of the 800314 South Dakota Land Trust (an executory trust) Dated July 13, 2016; Hyde Park Trust Condominium Association, Inc.; Henry W. Hicks, P.A.; Mortgage Electronic Registration Systems, Inc., as nominee for Aegis Funding Corporation are the Defendants, that Cindy Stuart, 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 3rd day of February, 2022, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NUMBER 314, HYDE PARK WALK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14867, PAGE 164, AND ANY AMENDMENTS THERETO OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.

WITNESS my hand and the seal of this court on this 10TH day of JANUARY, 2022.

Clerk of the Circuit Court (SEAL) By: JEFFREY DUCK Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
-19-003199
January 14, 21, 2022 22-00152H

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 18-CA-10702 Div. J

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. JOHN T. PRICE, ET. AL, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 06/12/2019, Order Reseting Foreclosure Sale dated 10/28/2021, and Order Reseting Foreclosure Sale dated 12/8/2021, entered in Case No. 18-CA-10702, Div. J of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and JOHN T. PRICE AKA JOHN PRICE; VALARIE B. PRICE AKA VALERIE B. PRICE; UNKNOWN SPOUSE OF JOHN T. PRICE AKA JOHN PRICE; SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND STATE OF FLORIDA, are Defendant(s), Cindy Stuart, Clerk of Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com on January 27, 2022 at 10:00a.m. on the following described property set forth in said Final Judgment, to wit:

LOT 17, HILLCREST MOBILE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SBOROUGH COUNTY, FLORIDA. AND A TRACT OF LAND LYING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF STATED SECTION 4, THENCE SOUTH 89 DEGREES 53' 00" EAST (ASSUMED BEARING) A DISTANCE OF 678.55 FEET; THENCE SOUTH A DISTANCE OF 826.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH A DISTANCE OF 25.00 FEET; THENCE NORTH 89 DEGREES 53' 30" WEST, A DISTANCE OF 129.72 FEET; THENCE NORTH 28 DEGREES 34' 58" WEST A DISTANCE OF 28.50 FEET; THENCE SOUTH 89 DEGREES 53' 30" EAST A DISTANCE OF 143.35 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 2008 HORTON MANUFACTURED HOME SERIAL NO(S): H186451GL/R.

Property Address: 5301 Royal Oak Drive, Tampa, FL 33610

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of

the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If you are a person with a disability who needs 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 January 12, 2022
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
2807 Edgewater Drive
Orlando, FL 32804
Tel: (407) 730-4644
Fax: (888) 337-3815
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
LLS08001
January 14, 21, 2022 22-00172H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

SECOND INSERTION

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

Case No. 19-CA-008360 PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs. ADLIN N BOTKIN, NOEL LUGO-SANTIAGO, ADLIN N. BOTKIN, DUSTIN LEE BOTKIN, ET.AL;

Defendants
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 13, 2021 in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on February 9, 2022, the following described property:

LOT 26, IN BLOCK 24 OF CYPRESS CREEK PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 292, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7537 TURTLE VIEW DR, RUSKIN, FL 33573

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, 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.

Andrew Arias, Esq.
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601

ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 19-01832

January 14, 21, 2022 22-00091H

SECOND INSERTION

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

Case No. 18-CA-003997 Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA13,

Plaintiff, vs. Chris Patton a/k/a Chris D. Patton, et al.,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-CA-003997 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA13 is the Plaintiff and Chris Patton a/k/a Chris D. Patton; Roberta Patton; Wachovia SBA Lending, Inc.; Live Oak Preserve Association, Inc.; Brentwood at Live Oak Preserve Association, Inc.; CM Asset Management, LLC; Lisa Castellano; Eric Jacobs are the Defendants, that Cindy Stuart, 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 24th day of February, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 65, LIKE OAK PRESERVE PHASE 1E, VILLAGE 8, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 22, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 7th day of January, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6133
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Mehwish Yousuf
Mehwish Yousuf, Esq.
Florida Bar No. 92171
File # 17-F02784
January 14, 21, 2022 22-00093H

SECOND INSERTION

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

Case No. 29-2020-ca-002177

Division F RESIDENTIAL FORECLOSURE Section I

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

ROBERT LAWRENCE BAUMAN A/K/A ROBERT L. BAUMAN A/K/A ROBERT BAUMAN A/K/A ROBERT L. BAUMAN, TIME INVESTMENT COMPANY, INC., HILLSBOROUGH COUNTY TAX COLLECTOR, HILLSBOROUGH COUNTY PROPERTY APPRAISER, FORD MOTOR CREDIT COMPANY LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 4, 2022, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 3, BLOCK 2, ORANGE COURT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 906 W VALENCIA RD, PLANT CITY,

FL 33563; 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 February 9, 2022 at 10:00 AM.

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

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

Dated this 10th day of January, 2022
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
011150/2013552/wll
January 14, 21, 2022 22-00132H

SECOND INSERTION

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

Case No. 19-CA-000353 Citizens Bank NA F/K/A RBS

Citizens NA, Plaintiff, vs. Genevieve M. Holst, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-000353 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Citizens Bank NA F/K/A RBS Citizens NA is the Plaintiff and Genevieve M. Holst; Unknown Spouse of Genevieve M. Holst are the Defendants, that Cindy Stuart, 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 3rd day of February, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 2, UNIVERSITY SQUARE UNIT NO. 1, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 82, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 7th day of January, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6133
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Mehwish Yousuf
Mehwish Yousuf, Esq.
Florida Bar No. 92171
File # 18-F03248
January 14, 21, 2022 22-00094H

SECOND INSERTION

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

Case No.: 21-CA-007323 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,

Plaintiff, vs. RAMANDEEP KAUR, et al., Defendants.

TO: RAMANDEEP KAUR
Last Known Address: 16210 BRIDGE-PARK DR LITHIA FL 33547
Current Residence Unknown
UNKNOWN SPOUSE OF RAMANDEEP KAUR
Last Known Address: 16210 BRIDGE-PARK DR LITHIA FL 33547
Current Residence Unknown
GURPAL SINGH
Last Known Address: 16210 BRIDGE-PARK DR LITHIA FL 33547
Current Residence Unknown

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

LOT 28, BLOCK 71, FISHHAWK RANCH PHASE 2 PARCEL "DD-1B/DD-2/EE-2", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGE 91 THRU 104, INCLUSIVE, 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 Choice Legal Group, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before FEB. 4TH 2022, a date at least thirty (30) days after the first publica-

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

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

WITNESS my hand and the seal of this Court this 5TH day of JAN., 2022.

CINDY STUART
As Clerk of the Court
By JEFFREY DUCK
As Deputy Clerk

Choice Legal Group, P.A.
Attorney for Plaintiff
P.O. BOX 771270
CORAL SPRINGS, FL 33077
19-00038
January 14, 21, 2022 22-00096H

SECOND INSERTION

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

Case No. 21-CA-009821

DIVISION: I

MIDFIRST BANK

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVEISES, LIENORS, TRUSTEES, AND CREDITORS OF RUSSELL WERNER, DECEASED, ET AL.

Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVEISES, LIENORS, TRUSTEES, AND CREDITORS RUSSELL WERNER, DECEASED
Current Residence Unknown, but whose last known address was: 8218 N 18TH ST, TAMPA, FL 33604-3504

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

LOT 39, HENDRY & KNIGHT'S ADDITION TO SULPHER SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 24, LESS & EXCEPT ANY AND ALL REAL PROPERTY CONVEYED IN O.R. BOOK 4119 PAGE 1934 AND THE EAST 1/2 CLOSED ALLEY ABUTTING ON THE WEST OF LOT 39 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose

address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before FEB. 4TH 2022 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

WITNESS my hand and seal of the Court on this 5TH day of JAN., 2022.

Cindy Stuart
Clerk of the Circuit Court
(SEAL) By: JEFFREY DUCK
Deputy Clerk

eXL Legal, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
1000007296
January 14, 21, 2022 22-00148H

SECOND INSERTION

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

Case No.: 21-CC-067379

DIV: L DOVER RIDGE COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. SEAN MIGUELE; UNKNOWN SPOUSE OF SEAN MIGUELE; 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, Cindy Stuart, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 15 in Block 1 of Dover Ridge Subdivision, according to the Plat thereof as recorded in Plat Book 127, Page 249, of the Public Records of Hillsborough County, State of Florida.

A/K/A 3812 Kearsney Abbey Circle, Dover, FL 33527

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 February 18, 2022

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
January 14, 21, 2022 22-00151H

SECOND INSERTION

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

Case No.: 19-CA-007926

AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, vs.

RICHARD A. LITCHFIELD; DANIELLE C. LITCHFIELD; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 7, 2021 in Civil Case No. 19-CA-007926, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, AMERIHOM MORTGAGE COMPANY, LLC is the Plaintiff, and RICHARD A. LITCHFIELD; DANIELLE C. LITCHFIELD; WESTCHASE COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 2, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1, WESTCHASE SECTION "370", AC-

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 10 day of January, 2021.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue
Suite 200
Delray Beach, FL 33445
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Digitally signed by
Zachary Ullman
Date: 2022-01-10 12:48:20
Zachary Y. Ullman Esq
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1454-484B
January 14, 21, 2022 22-00131H

SECOND INSERTION

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

Case No. 2021-CA-007680

SELECT PORTFOLIO SERVICING, INC.

Plaintiff, vs. UNKNOWN HEIRS, DEVEISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SANDRA JEAN STEWART, DECEASED, MICHAEL ANDRE STEWART, AS KNOWN HEIR OF SANDRA JEAN STEWART, DECEASED, et al.

Defendants.

TO: UNKNOWN HEIRS, DEVEISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SANDRA JEAN STEWART, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS UNKNOWN

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

LOT 17, BLOCK 9, WOODLAND TERRACE SUBDIVISION, SECOND ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 3404 E HANNA AVE, TAMPA, FL 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JANUARY 18th, 2022, (or 30 days from the first date of publication,

whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: December 21ST, 2021.
CLERK OF THE COURT
Honorable Cindy Stuart
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: JEFFREY DUCK
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.
plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
246300/2013623/wlp
January 14, 21, 2022 22-00153H

SECOND INSERTION

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

CIVIL ACTION
CASE NO.: 12-CA-013816
DIVISION: N

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB ADJUSTABLE RATE MORTGAGE TRUST 2006-1, ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-1, Plaintiff, vs.

BECKI R. MAAS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 3, 2021, and entered in Case No. 12-CA-013816 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 the Holders of the CSFB Adjustable Rate Mortgage Trust 2006-1, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-1, is the Plaintiff and Becki R. Maas, Bay To Gulf Holdings, LLC, Ryan D. Maas, 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 February 1, 2022 the following described property as set forth in said Final Judgment of Foreclosure:
LOT 23, BLOCK 12, SOUTH-

SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 6017 SOUTH 2ND STREET TAMPA, FL 33611

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 12 day of January, 2022.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: survealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 14-142463
January 14, 21, 2022 22-00171H

SECOND INSERTION

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

CASE NO.: 18-CA-011836
PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.

CARLOS RENE VELEZ, et al., Defendants.

NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on February 16, 2022, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 115, WHISPERING WOODS PHASE 2 AND PHASE 3, according to the plat as recorded in Plat Book 118, Pages 200 through 208, of the Public Records of Hillsborough County, Florida.
Property Address: 2629 Holly Bluff Court, Plant City, FL, 33566

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

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

SUBMITTED on this 6th day of January, 2022.
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
January 14, 21, 2022 22-00090H

SECOND INSERTION

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

CASE NO. 19-CA-011937
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

DAVEENA COLLIER AND ALICIA BLUDSAW, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 03, 2021, and entered in 19-CA-011937 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and DAVEENA COLLIER; UNKNOWN SPOUSE OF DAVEENA COLLIER; ALICIA BLUDSAW; UNKNOWN SPOUSE OF ALICIA BLUDSAW; ENCLAVE AT RAMBLE CREEK HOMEOWNERS ASSOCIATION, INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; LVNV FUNDING LLC, DILLARDS SUCCESSOR IN INTEREST TO GE CAPITAL; FOUNDATION FINANCE COMPANY, LLC are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com,

at 10:00 AM, on February 03, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 29, OF ENCLAVE AT RAMBLE CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE(S) 273-276, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12208 RAMBLING STREAM DRIVE, RIVERVIEW, FL 33569

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

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

SECOND INSERTION

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

Case No. 2018-CA-003486
STEARNS BANK, N.A., AS SUCCESSOR TO FIRST STATE BANK BY ASSET ACQUISITION FROM THE FDIC AS RECEIVER FOR FIRST STATE BANK, Plaintiff, v.

MOHAMMAD H. RAHMAN A/K/A M. HICKMAN RAHMAN, MOHAMMAD A.H. RAHMAN, MOHAMMAD RAHMAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated October 7, 2019 and the Uniform Order Rescheduling Sale dated January 6, 2022 entered in Case No. 2018-CA-003486 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida, wherein STEARNS BANK, N.A. as Successor to First State Bank by Asset Acquisition from the FDIC as Receiver for First State Bank, is Plaintiff and MOHAMMAD H. RAHMAN A/K/A M. HICKMAN RAHMAN, MOHAMMAD A.H. RAHMAN, MOHAMMAD RAHMAN are Defendants. Cindy Stuart, the Hillsborough County Clerk, will sell to the highest and best bidder for cash at a public sale, on February 10, 2022 beginning at 10:00 A.M. conducted electronically via <https://www.hillsborough.realforeclose.com/>, after given notice as required by section 45.031 of Florida Statutes, the described property as set forth in said Final Judgment, to wit:

Lot 43, Block 4, Cory Lake Isles-Phase 1, Unit 3, according to the

map or plat thereof as recorded in Plat Book 77, Page(s) 53, Public Records of Hillsborough County, Florida.

(commonly known as 10549 Cory Lake Drive, Tampa, Florida 33647)

Any person claiming 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 within sixty (60) days after the sale.

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

DATED on January 11, 2022
/s/ Lauren G. Raines
Lauren G. Raines, Esquire
Florida Bar No. 11896
Bradley Arant Boult Cummings LLP
100 N. Tampa Street, Suite 2200
Tampa, FL 33602
Phone: (813) 559-5500
Facsimile: (813) 229-5946
Primary email: lraines@bradley.com
Secondary email: eajohnson@bradley.com
Counsel for Plaintiff
02537-13600 692808 v3
January 14, 21, 2022 22-00160H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 19-CA-010963
Caliber Home Loans, Inc., Plaintiff, vs.

NADIA BENDECK, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-010963 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Caliber Home Loans, Inc. is the Plaintiff and NADIA BENDECK; ELM Ridge at Oak Creek Neighborhood Association, Inc. are the Defendants, that Cindy Stuart, 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 28th day of March, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 100 OF OAK CREEK PARCEL 8 PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

Dated this 11th day of January, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4769
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Jonathan Mesker
Jonathan Mesker, Esq.
Florida Bar No. 805971
File # 19-F01836
January 14, 21, 2022 22-00167H

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 21-CC-115708
DIVISION: H

SCOTT W. LUDLUM, Plaintiff, vs. ITZEL ANGELICA TUNON RAMOS DE VILLA, And STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Respondents.

TO: ITZEL ANGELICA TUNON RAMOS DE VILLA, 7236 Bucks Ford Drive, Riverview, FL 33578:

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you concerning the following property held in Hillsborough County, Florida:

2007 Honda Pilot, VIN: 5FNYP28487B026927

You are required to serve a copy of your written defenses, if any, to SCOTT W. LUDLUM, whose address is: c/o BUBBLEY & BUBBLEY, P.A., 12960 N. Dale Mabry Hwy., Tampa, FL 33618, on or before February 17, 2022, and file the original with the Clerk of the Court at Hillsborough County Clerk of Court, 419 Pierce St., Tampa, FL 33602, before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at

the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address, you may file Designation of Current Mailing and E-Mail address. Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: January 7, 2022
Cindy Stuart
CLERK OF THE CIRCUIT COURT
(SEAL) By: Kineta Nash
Deputy Clerk

SCOTT W. LUDLUM
c/o BUBBLEY & BUBBLEY, P.A.
12960 N. Dale Mabry Hwy.
Tampa, FL 33618
Jan. 14, 21, 28; Feb. 4, 2022
22-00159H

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 19-CA-008486
Freedom Mortgage Corporation, Plaintiff, vs.

VIRGIL MOSLEY Jr., et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-008486 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and VIRGIL MOSLEY Jr.; THE SUMMIT AT FERN HILL COMMUNITY ASSOCIATION INC; Unknown Tenant whose name is fictitious to account for parties in possession are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00AM on the 9th day of March, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 76, OF FERN HILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

Dated this 11th day of January, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6061
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Amanda Driscole
Amanda Driscole, Esq.
Florida Bar No. 85926
File # 20-F01872
January 14, 21, 2022 22-00168H

SECOND INSERTION

WELL; CITY OF TAMPA, FLORIDA; ANTONIO L. PASLEY A/K/A ANTONIO PASLEY A/K/A ANTONIO LENARD PASLEY A/K/A ANTONIO L. PASELY; LASHUNDA L. DAVILA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA ("Defendants"). Cindy Stuart, 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 February 2022 the following described property as set forth in said Final Judgment, to wit:

LOT 8, MARY J. MCKAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH, COUNTY, FLORIDA.

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

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

certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 10th day of January 2022.
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/ Ian D. Jagendorf
Ian Jagendorf, Esq.
Florida Bar #: 033487
PHH16437-20/ar
January 14, 21, 2022 22-00161H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER **CALL 941-906-9386** and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com **Business Observer**

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