

HILLSBOROUGH COUNTY LEGAL NOTICES

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that NJ Lenders Corp., 219 Paterson Ave, Little Falls, NJ 07424, desiring to engage in business under the fictitious name of LendGen, 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.

July 8, 2022 22-02213H

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 Full Body Acupuncture located at 14003 N. Dale Mabry Hwy in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 29th day of June, 2022.

Florida Advanced Acupuncture, LLC
Patrick N. Capri

July 8, 2022 22-02214H

NOTICE OF PUBLIC SALE

Willcox International Holdings Corp gives notice and intent to sell, for nonpayment/enforcement FL Statute 713.78 towing & storage fees the following vehicle on 07/25/22 at 8:30 AM at 13935 Lynmar Blvd., Tampa, FL 33626 Hillsborough County FL. Said Company reserves the right to accept or reject any and all bids.

2017 AUDI
VIN# WAILAAF71HDO24049

July 8, 2022 22-02218H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that West Florida Cardiology Network, LLC, 1 Park Plz., Nashville, TN , desiring to engage in business under the fictitious name of HCA Florida Thoracic Surgery, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

July 8, 2022 22-02230H

FICTITIOUS NAME NOTICE

Notice is hereby given that PASSWORD BOSS LLC, sole owner, desiring to engage in business under the fictitious name of "CyberFOX" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 8, 2022 22-02231H

FICTITIOUS NAME NOTICE

Notice is hereby given that AUTOELEVATE, LLC, sole owner, desiring to engage in business under the fictitious name of "CyberFOX" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 8, 2022 22-02232H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Gentiva Health Services (Certified) Inc., 3350 Riverwood Parkway, Suite 1400, Atlanta, GA 30339, desiring to engage in business under the fictitious name of CenterWell Home Health, 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.

July 8, 2022 22-02233H

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hillsborough Multifamily Owner, LLC, located at 14471 Stagedoor Johnnie Place, in the City of Ruskin, County of Hillsborough, State of FL, 33573, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 5 of July, 2022.

HILLSBOROUGH MULTIFAMILY OWNER, LLC
14471 Stagedoor Johnnie Place
Ruskin, FL 33573

July 8, 2022 22-02240H

NOTICE OF PUBLIC HEARING, BOARD OF SUPERVISORS MEETING AND AUDITOR SELECTION COMMITTEE MEETING OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the New Port-Tampa Bay Community Development District (the "District") will hold a public hearing and a meeting on Thursday July 21, 2022, at 11:00 a.m. at the offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida 33606. The Public Hearing and regular meeting will take place immediately following the adjournment of the Auditor Selection Committee meeting. The Audit Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2022.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agendas may be viewed on the District's website at least 2 days before the meetings <http://newporttampabaycdd.com>, or may be obtained by contacting the District Manager's office via email at gaarlandti@pfm.com or via phone at (407) 723-5900.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meetings. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jane Gaarlandt
District Manager

July 8, 2022 22-02215H

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for high performance glass and cover cap replacement at Raymond James Stadium.

BID #21-11
HIGH PERFORMANCE GLASS & COVER CAP REPLACEMENT,
RAYMOND JAMES STADIUM
SITE VISIT:
WEDNESDAY, JULY 13, 2022 AT 10AM
(Entrance B/C off Himes Ave. to RJS)
BID DUE DATE:
MONDAY, JULY 25, 2022 NOT LATER THAN 10AM

Bid packages will be available for distribution on Monday, June 27, 2022 after 10am. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services> or via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 22nd Day of June 2022.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

July 8, 2022 22-02236H

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 ALL WHEEL REPAIR : Located at PO Box 330 : Hillsborough County in the City of Wimauma : Florida, 33598-0330 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wimauma Florida, this July day of 05, 2022

PEIRCE TODD C

July 8, 2022 22-02244H

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 07/22/22 at 9:00 A.M

5YFS4MCENXP108232
2022 TOYOTA COROLLA

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 07/22/22 at 09:00 A.M.

19XFA1F54AE083909
2010 HONDA CIVIC
2MEFM75W6YX703652
2000 MERCURY GRAND MARQUIS

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

July 8, 2022 22-02260H

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 CMA Health Agency located at 400 N. Ashley Drive, Suite 1900 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of July, 2022.

CMA Financial Group Inc
Alexander Rascionato

July 8, 2022 22-02253H

FICTITIOUS NAME NOTICE

Notice is hereby given that ROBERT JOSEPH NOBLE III, OWNER, desiring to engage in business under the fictitious name of SPECIALTY ENGINEERING SERVICES located at 1311 EAST 8TH AVENUE, UNIT 416, TAMPA, FLORIDA 33605 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 8, 2022 22-02254H

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Stonebrier Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 11, 2020
TIME: 6:30 p.m.
LOCATION: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
SF 50'	278	1.0	\$1,181.74
SF 60'	37	1.2	\$1,367.14
SF 65'	129	1.3	\$1,459.85
SF 75'	62	1.5	\$1,645.26

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: 321-263-0132 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard "Mac" McGaffney
District Manager
July 8, 15, 2022

22-02256H

<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the dates in 2022 and times indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.</p> <p>U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Wednesday, July 27, 2022 after 10:00 AM</p> <p>48 Tori Glasgow 57 John Azzaro 100 Kody Britt</p> <p>July 8, 15, 2022 22-02245H</p>	<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>U-Stor Tampa East will be held on or thereafter the dates in 2022 and times indicated below, at www.storage treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.</p> <p>U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday July 20, 2022 @ 10:00 AM.</p> <p>C-3 Summer Potter E-26 Oscar Hills O-5 Deandre Turner</p> <p>July 8, 15, 2022 22-02255H</p>
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SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

IV01077

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

IV10161

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 0053 - Walton, Brittany; 0133 - Nazario, Norma; 0310 - Mackey, Javette; 2004 - McCullough, Antonio; 2022 - King, Worrell; 2043 - Lugo, Jose	
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 1039 - Laich, JOSEPH; 2002 - Krempel, Angela; 5016 - HINDS, TASHA M; 7042 - Baker, Jayne; 7092 - Broomall, Alistair; 8047 - Barton, Cardre; 8057 - WILLIAMS, JOHN; 8077 - bennett, luca	
PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 1090 - Blair, Pennie; 1099 - Blair, Pennie; 1131 - Raاهيم, Felix; 2037 - Diaz, Victor; 4013 - Johnson, Eranesia	
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 10:15 AM Sale to be held at www.storagetreasures.com. A004 - Putnam, Austin; A026 - rorick, kit; A036 - Douglas, Lyvonne; B012 - Wood, Annette; B042 - Smith, Alexander; B050 - Hamilton, Jamila; C020 - Rouse, Shon; E011 - Washington, Nandi; E028 - Riley, Ronshea; E049 - Baity, Jeannette; E054 - Walters, Eric; E080 - Simon, Ralph Jean; E111 - fajardo, osmai; E128 - BLAKE, ROBERT; E129 - jones, Joseph; E130 - bryant, Shakeal; E131 - English, Rutenia; E150 - Davis, Amanda; E151 - Woodard, Tareva; E153 - timmons, valerie; E185 - Williams, Lyndon; E193 - Doane, Sherri; E200 - Cochran, Vanetta; F011 - Johnson, Willie; F016 - Rivers, Chesare; F047 - Gillette, Marquita; G027 - Peters, Larry; G061 - Gouin, Jhoney; H017 - Mcneal, Chauncey; H042 - Harris, Betty; J003 - Bezanilla, Patricia; J019 - Moore, Crystal; J042 - Mullins, Arrington; J055 - Davis, Nattanna	
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137 Time: 10:30 AM Sale to be held at www.storagetreasures.com. A030 - Brooksins, Joshua; A031 - Mahurin, Chris; A043 - Spolarich, Joleena; A044 - Nepveu, Beth; A055 - Robinson, Mary; A059 - Ramsukh, Mike; A066 - Kelley, Vickie; B005 - Weatherholtz, Jamie; B017 - Reyes, Randy; B018 - Lake, Sabrina; B041 - Lewis, reggie; B046 - Bivens, Shonta; B054 - logan, tishunz; B083 - hill, Nathaniel; C004 - Graddy, Tonja; C009 - Rohrback, Sabrina; C064 - Thomas, Katrina; C109 - Thompson, Tina; C110 - evans, cecil; C129 - Story, Tracy; C137 - Dion, Kyndell; D004 - Smith, Chisa; D008 - Pietri, William; D063C - sonia, lopez; D064F - torion, malik; D065E - Martin, Faye; D106 - CRUZ, LAKINDA; D108 - Anderson, Henry; D126 - ABNEY, MICHAEL; D128 - KAHLER, FRANK; E005 - Brown, Joel; E018 - Molina, Hilda; E028 - Farrell, Carolann; E042 - Casillas, Frankie	
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473 Time: 10:45 AM Sale to be held at www.storagetreasures.com. A031 - Clarke, Devin; B029 - Haney, Richard; B060 - Bethem, Gail; C010 - Lenox, Brahaxabia; C017 - Roberts, John; D066 - Williams, John; E117 - Nellon, Michael; G040 - Brown, James; G075 - Abbey, Vickey; G126 - Bryant, William	
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466 Time: 11:00 AM Sale to be held at www.storagetreasures.com. A006 - Craig, dwight; A013 - Caldwell, Sarah; A050 - Connelly, Janay; A075 - jones, Jasmine; B028 - Aristhilde, Marie; B031 - Joyner, Markesha; B046 - Donteau, Derrick; B048 - Bleus, Sky; B049 - Rogers, Alexa; B050 - Hopson, Andrea; B052 - Saint-Vil, Rythew; B055 - Rey Pugh, Dulce; B081 - Lee, Steve; C008 - Showalter, Stephen J; E003 - Fields, Alfred; E008 - johnson, tawanda; F008 - Fernandez, Gregory; F018 - Blue, Dedarallo; F028 - Meyer, Lloyd; G025 - Meyer, Lloyd; G029 - Meyer, Lloyd; G047 - Edwards, Dandre; G049 - Renelique, Dominique; G055 - Lamm, Brittnay; H011 - Lowman, Chiquita; H024 - Cornwall, Jason; H051 - Hunter, Ires; H056 - White, Ashley; H063 - Garcia, William; H072 - Hicks, Rashinae; H073 - Thompkins, Timothy; I005 - Reuben, Kay; I009 - Koloma, Christine; I031 - Rivera, Edna; J014 - Jimenez, Ana; J015 - Bogan, Fredrick; J046 - Richardson, Louis; J051 - Williams, Cassandra; J065 - Williams, Adrianna; J081 - Cuyler, Mark; K018 - Clayton, Shashay; P042 - Glenn , Jarrell	
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:15 AM Sale to be held at www.storagetreasures.com. B054 - Lowe, Jennifer; B080 - Webster, David; C033 - Mazur Jr., Charles; C035 - Walters, Joseph; C037 - Render, John; C038 - Nelson, Sephora; C072 - McCall, April; C081 - Idyis, Josh; C123 - Walker, Tristian; D021 - Santiago, Carlos; D107 - rodriguez, Fabian; I062 - CEDENO, JENNIFER; J010 - Drummond, Idris; J018 - Jeffries, StacieLin; J077 - Sellers, Jeremiah; K079 - Trossi, Michael; K105 - Clark, Deandra	
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1048 - Cribb, Damonte; 1080 - Alvarez, Matthew R, 1086 - Bingenheimer, Robert; 1124 - Daniels, Arian S; 116 - Payne, Dorothy; 1180 - Knighton, Cecilia; 1243 - Butler, Stephanie; 1292 - grambart, Cory; 1294 - Geffrard, Obrian; 1295 - Singleton, Alyicia; 1360 - Mobley, Terrell; 1365 - Stephens, Quentin; 1416 - Giddens, Haylee; 1498 - Gordon, Rashard; 1527 - McCormick, Jeanetta; 179 - Williams, Letitia; 2008 - Hill, Ryan; 317 - Denson, Curtis; 425 - conner, Shanthaia; 433 - Robinson, Sheila; 465 - Chancey, Jimmy; 484 - Sherman, Kimberly; 527 - A&F Remodeling and Flooring LLC Gonzalez, Arnaldo; 538 - Dunn, Amanda; 614 - guyer, Stephanie; 649 - Wesson, Matt; 703 - Bellfy, William; 748 - Chancey, Jimmy; 852 - paul, Matthew; 936 - Weston, Jeremiah; 946 - Gonzalez, Yeneisy	
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:45 AM Sale to be held at www.storagetreasures.com. 1024 - Kerr, Kerice; 1033 - Riley, Lyric; 1053 - Hastings, Michael; 1061 - Sanchez, Oscar; 1133 - Lopez, Eduardo; 2020 - Stevenson, Derek; 3039 - Rome, Charisse; 3061 - Drayton Jr., Spencer; A060 - Riley, Lyric; B206 - Bachmann, Rodney; C316 - Winstead, Dennis; C358 - Bachmann, Rodney; D405 - Sirmans, Parris; D425 - Dotson, Denise; D434 - Poy, Danielle; F602 - Haywood, Brian	
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0037 - Berry-Parham, Khalia; 0301 - Douglas, Alvin; 0330 - Plymale, Tabatha; 0339 - Puryear, Genesis; 0359 - Torres, Coralys; 0383 - Muniz, Kervin; 0425 - Mccarthon, Albert; 0460 - Clark, Aaron; 0533 - Brandon, Zikeya; 0664 - Serra, Steven; 0738 - Coney, Natavia; 0788 - Walker, Tia; 0815 - Gil-Ramos, Jose; 0840 - Geddes, Dowan; 0858C - Gonzalez, Melina; 0863D - frazier, Jessica; 0863M - Follin, Devon; 0898 - Taylor, Alexis	
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 0102 - Hall, Mikecia; 0245 - Mitchell, Antenette; 0266 - Washington, Glenda-Marie; 0324 - Baker, Thomas; 0349 - Norton, Andy; 0360 - Moultry, Shericka; 0369 - Hudlun, Louisa; 0451 - Burgess, Jacob; 0454 - Butler, Lenario; 0524 - Evans, Jason; 1007 - Beard, Teericka; 1031 - Peralta, Regina; 1040 - Caines, Evenston; 1051 - Olapade, Lue; 1081 - Marina, Alexis; 1083 - Alicea, Laura; 1091 - caballero, jessenia; 1101 - Diaz, Ricardo; 1166 - Shepard, Torrance; 1173 - Taylor, Vincent; 1200 - LANDRUM, TRINA; 1229 - mack, andrea; 1236 - Van Vickle, Jannette; 1274 - Douglas, Geovonnia; 1278 - wright, Derrick; 1320 - Baldwin, Jasmine; 1331 - Sampson, Keyvins; 1335 - Jackson, Gaynell; 1336 - Ventura, Jovanny; 1389 - Davis, Imania; 1408 - Johnson, Jozee; 1421 - Rogers, Jamie; 1445 - Lawson, Elliot; 1463 - Williams, Danielle; 1481 - Henry, Veronica; 1487 - Whitehead, Monica; 1498 - Lopez, Caridad	
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 0236 - Lazarevic, Katarina; 0301 - Eaker, Jonathan; 1028 - Erickson, Nathan; 2030 - Steece, Rob; 3132 - Wilson, Lenora; 3234 - Rodriguez, Linda	
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 12:45 PM Sale to be held at www.storagetreasures.com. 1009 - Bennett, Kiara; 1093 - Perry, Crystal; 1110 - Fung, Kimone; 1111 - NICHOLE, CHAKYRA; 1139 - Tate, Lateshia; 2019 - Morrison, Geonna; 2127 - Gonzalez, Ana; 3000 - Williams, Abrrionne; 3019 - willis, charaya; 3104 - Ott, Sally; 3113 - Atari, Laila; 3123 - Cross, Dave; 3134 - Dew, Clara; 3212 - Williams, Edward	
PUBLIC STORAGE # 27408, 6425 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 1068 - Freeman, Herbert; 1074 - sherard, Charity; 1086 - monroe, JALEL; 2030 - Moffitt Cancer Center Campbell , Mariah; 2089-90 - McDonald, Cedric; 2119 - brown, Nahshon; 3010 - Larson, Cody; 3049 - Fricke, Nina; 3079 - Bryant, Maurica; 3156 - PIERONI, Taylor; 5003 - Johnson, Ronald; 5035 - Lewis, Jamieson	

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

July 8, 15, 202222-02237H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 28, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 01:45 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 01:45 PM Sale to be held at www.storagetreasures.com. 1025 - Serrano, Amanda; 1214 - Woodard, Ila; 711 - Sierra Ramos, Augusto Cesar; 882 - labossiere, Chris; 977 - Gause, Gunner	
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139 Time: 01:55 PM Sale to be held at www.storagetreasures.com. A0205 - Rivera, Luis; A0228 - Cordova, Andrea; A0248 - Hankerson, Kaye; A0265 - Whitt, Larry; A0274 - Brady, charvesha; A0275 - Kammerer, Nancy; A0308 - Holloway, Tinika; A0312 - Lavoie, David; A0320 - Quarando, Joseph; A0422 - Rivera, Onyx; A0442 - Abreu, Victor; A0480 - Cason, Ahmed; A0485 - Ramos, Jennifer; A0531 - Hawkins, Rebecca; A0539 - Lavoie, David; A0540 - Holmes, Julicia; C0675 - Figueroa, Jessica; C0772 - Oldsberg, Samuel; C0790 - Sanchez, Ismeray	
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129 Time: 02:05 PM Sale to be held at www.storagetreasures.com. 0006C - Lester-Fleming, Karrie R; 0023 - Reyes, Norvis; 0133 - Sheffield, Eric; 0170 - Rowe, Peyton; 0246 - Mendias, Jamie; 0332 - Roman, Nathalia; 0402 - Lowman, Leah; 0526 - Bailey, Brittany; 0536 - Romero, Oscar; 0538 - Nickerson, Casey; 0660 - barriga, Pedro; 8001 - Rodriguez Santos, Luis; 1041 - Grosseibl, Jason; 1062 - ROMEO, ELLEN	
PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824 Time: 02:15 PM Sale to be held at www.storagetreasures.com. B052 - borden, Heather; B102 - Taylor, April; C008 - davis, Valencia; E004 - Hickman, O'mya; E010 - Kochanowski, Marek; E027 - Moore, Eliza; E047 - Garcia, Eydheer; E085 - Kirby, Ashley; F035 - Tolbert, William; F060 - Shaw, Brandon; F097 - Boyd, Pamela; G001 - Lopez, Cristian; G015 - Montoney, Andrea; G042 - Harvey, David; G079 - Hines, Michelle; G107 - Hall, Shaquana; G116 - Craft, David; G117 - Lanway, Rebecca A.; H023 - Cavazos, Robin; J067 - Foster, George; J071 - Ward, Sixto; K002 - RIVERO, MAILEN; K011 - Cater, Victoria; K029 - Chickillo, Christina Franklin; K073 - James, Joshua; K080 - Williams, Narricka	
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681 Time: 02:25 PM Sale to be held at www.storagetreasures.com. 1032 - mottern, dally; 1207 - Davis, Jacqueline; 1284 - Perez, Jose; 1289 - Mulvey, Sarah; 1345 - Lopez, Kathy; 1351 - Lorenzo, Javier; 2152 - Edwards, Rayquisha; 2160 - Mejias, Eric; 2207 - Mendoza, Yaneyis; 2303 - Colon Sastre, Evelinda; 2311 - Diaz Valentin, Jan; 2434 - Llanos-Rivera, Betzaida; 2439 - Beacham, Joy; 3048 - Wright, John; 3079 - Matos, Erbi; 3082 - Folsom, Alene; 3306 - Clark, Jennifer; 3390 - Smith, Joya; C045 - Jaimes, Jose; C061 - Padron, Mary; D103 - Felder, Ishakia; E040 - Scarbuvil, Alicia; E078 - Little, Brukycia; E082 - Edwards, Shannon; F117 - Mullings, Alexander; F118 - Morales, Alexander; F141 - Rodriguez Laureano, Arleen; F144 - Oglesby Jr, Joe; F149 - Hannah, Louise; F183 - Dominguez, Luz	
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832 Time: 02:35 PM Sale to be held at www.storagetreasures.com. 1151 - Patjo, Gregory; 1182 - Tomassini, Sheila; 1518 - Jones, Jasmine; 2000 - Cordero, Claudia; 2027 - Partis, Erecha; 2138 - De La Noval Sanchez, Roberto; 2150 - POTOCHNEY, ROBERT; 2215 - Severino, Carina; 4304 - Beck, Christopher; 4414 - Gonzalez, Alexis; 5423 - Cotrina, Franz	
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985 Time: 02:45 PM Sale to be held at www.storagetreasures.com. 1033 - De La Cruz, Edith; 1070 - centeno, Joshua; 1085 - Martinez, Gloribel; 1110 - ROSA, YINETTE; B013 - Alford, Moses; B015 - Irizarry, Rose; B021 - Chabarry, Leidy; C048 - Rivera, Tamara; C053 - Garcia, Eber; C058 - rivera, anthony; C069 - Chapman, Felix; D029 - Copeland, Viola	
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098 Time: 02:55 PM Sale to be held at www.storagetreasures.com. 1006 - Da Silva, Edmilson; 1048 - Brannan, Sally; 1056 - Pupo, Roger M; 1165 - RILEY, JOHN; 2006 - Cashman, Christina; 2012 - Pupo, Roger M; 2019 - Watson, Dana; 2041 - Harris, Lisa; 2074 - RUMORE, ASHLEY; 2151 - morman, penelope; 2202 - CABRERA, LEANDRO; 2359 - Wardlaw, Janay	
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627 Time: 03:05 PM Sale to be held at www.storagetreasures.com. 0108 - Grullon, Xavier; 0215 - Leberte, Michael; 0414 - MILLAN, LUBY; 0503 - Hand, Jacquelyn; 0704 - Fuentes, Yaicel Sosa; 1208 - Covington, Twila; 1218 - epkins, cory; 1277 - Otto, Maria; 1461 - Rice, Thomas; 1568 - Eyere, Matthew; 1638 - Reyes, Norvis; 1702 - Hurlstone, Bethany; 7003 - Coats, Ronald	

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

July 8, 15, 202222-02238H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 22-CP-001323 Division: A IN RE: ESTATE OF GEORGE HENRY CARABINE, III Deceased.	
The administration of the Estate of George Henry Carabine, III, deceased, whose date of death was March 2, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME 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 July 8, 2022.	
Personal Representative: Tama Renee Lorenzo 5214 Holland Ave. Temple Terrace, FL 33617 Attorneys for the Personal Representative: s/ J. Richard Caskey, Esq. Florida Bar No. 507237 s/ Athanasios Poulakidas, Esq. Florida Bar No. 119345 J. Richard Caskey, P.A. 777 S Harbour Island Blvd., Ste. 940 Tampa, FL 33602 Phone: 813-443-5709	
July 8, 15, 202222-02220H	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-2332 IN RE: ESTATE OF SUSAN JANE BURKE, Deceased.	
The administration of the estate of SUSAN JANE BURKE, deceased, whose date of death was May 23, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is: July 8, 2022.	
RICHARD BURKE Personal Representative 6406 N. 24th Street Tampa, FL 33610 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 8, 15, 202222-02226H	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 22-CP-001668 DIVISION: A IN RE: ESTATE OF MINNIE LEE BELL Deceased.	
The administration of the estate of MINNIE LEE BELL, deceased, whose date of death was February 13, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and 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 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 July 8, 2022.	
Signed on this 1st, day of July, 2022.	
Personal Representative: BELINDA BELL OLIVER Personal Representative Attorney for Personal Representative: JOHN R. DIXON, ESQUIRE 3335 W. Bearss Avenue Tampa FL 33618 John.Dixon@dxlegal.com Florida Bar No. 930512 (813) 968-2404 Attorney for Petitioner	
July 8, 15, 202222-02234H	

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

LV10248

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting
The Board of Supervisors (“**Board**”) for the Magnolia Park Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE: August 9, 2022
TIME: 5:30 p.m.
LOCATION: HCC at The Regent
6437 Watson Road, Room 103
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Unit/ Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Apartment	292	0.25	\$ 163
Quad	212	0.75	\$ 334
Townhome	340	0.88	\$ 376
SF 32’	96	1.00	\$ 419
SF 40’	415	1.19	\$ 483
SF 50’	277	1.38	\$ 546

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. **Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023**

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on all benefited property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 (“**District Manager's Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
July 8, 15, 2022

22-02246H

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN WATERLEAF COMMUNITY DEVELOPMENT DISTRICT (“**DISTRICT**”), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Waterleaf Community Development District will hold two public hearings and a regular meeting on August 8, 2022, at 6:00 p.m. at The Alley at Southshore Bay, 10221 Big Bend Road, Riverview, FL 33578.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2022/2023 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2022/2023 upon the lands located within the District as shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at DCFG Management and Consulting, LLC, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments (“O&M Assessment”). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 O&M ASSESSMENT SCHEDULE
TOTAL O&M BUDGET \$1,092,983.63
COLLECTION COSTS @ 6.0% \$ 69,764.91
TOTAL O&M ASSESSMENT \$1,162,748.54

LOT SIZE	LOT COUNT	O&M PER LOT
50’	317	\$1,630.78
60’	169	\$1,956.94
70’	138	\$2,283.09

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District, through the District Manager as provided above, within twenty (20) days of publication of this notice.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Larry Krause
District Manager
July 8, 2022

22-02247H

FIRST INSERTION

NOTICE OF ADMINISTRATION
(Testate)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 22-CP-001668
DIVISION: A
IN RE: ESTATE OF
MINNIE LEE BELL
Deceased.

The administration of the estate of MINNIE LEE BELL, deceased, 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 file number for the estate is 22-CP-001668. The estate is testate, and the dates of the decedent's will and any codicils are October 4, 2015.

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

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner

barred by section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Signed on this 1st, day of July, 2022.
Personal Representative:
BELINDA BELL OLIVER
Personal Representative
Attorney for Personal Representative:
JOHN R. DIXON, ESQUIRE
3335 W. Bearss Avenue
Tampa FL 33618
John.Dixon@dxlegal.com
Florida Bar No. 930512
(813) 968-2404
Attorney for Petitioner
July 8, 15, 2022

22-02235H

FIRST INSERTION

NOTICE OF PUBLICATION OF
GUARDIAN'S PETITION TO THE
COURT FOR AUTHORITY TO SELL
REAL PROPERTY OF WARD
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 21-CP-004190
IN RE: GUARDIANSHIP OF
JAKOBY CONNOR CLARK

Notice is hereby given pursuant to Florida Statute 744.631(2) of the Guardian's intention to petition the Circuit Court for Hillsborough County, Florida, Guardianship Division, for authority to sell the real property of Jakoby Connor Clark (the “Ward”). The Guardian intends to file a Petition of Guardian to Sell Real Property of Ward with the Circuit Court for Hillsborough County, Florida, Guardianship Division, on August 1, 2022, and said Petition will be made to The Honorable Judge Vivian T. Corvo. The names and addresses of the guardian and of the guardian's attorney are set forth below.

The date of first publication of this notice is July 8, 2022.

Guardian:
Jo Anne Kelley
11223 Running Pine Drive
Riverview, FL 33569

Attorney for Guardian:
Judy Karniewicz
Florida Bar Number: 694185
THE KARNIEWICZ LAW GROUP
1211 W. Fletcher Ave
Tampa, Florida 33612
Telephone: (813) 962-0747
Fax: (813) 962-0741
E-Mail: Judy@tklg.net
July 8, 15, 22, 29, 2022

22-02249H

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 21-CP-003226
IN RE: ESTATE OF
MARIE M. FLOOD
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 Marie M. Flood, deceased, File Number 21-CP-003226, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, Florida, 33602; that the decedent's date of death was July 18, 2021; that the total value of the estate is \$21,146.69 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address: Philip G. Flood, Jr., 1342 Jambalana Lane Ft. Myers, FL 33901; Susan Flood Csida, 2302 S. Occident Street Tampa, Florida 33629; Gregory S. Flood, 4201 W. Jetton Avenue Tampa, Florida 33629; Jeffrey J. Flood, 4201 W. Jetton Avenue Tampa, Florida 33629; Philip G. Flood, Jr., as Trustee of the Marie M. Flood Revocable Trust, dated April 24, 1997, 1342 Jambalana Lane Ft. Myers, FL 33901
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 July 8, 2022.

Person Giving Notice:
Philip G. Flood, Jr.
1342 Jambalana Lane
Ft. Myers, Florida 33901
Attorney for Person Giving Notice
Andrew W. Powell, Attorney
Florida Bar Number: 1011938
Hill Ward Henderson
101 E. Kennedy Boulevard,
Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: andrew.powell@hwlaw.com
Secondary E-Mail:
probate.efile@hwlaw.com
17029884v1
July 8, 15, 2022

22-02239H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2022-CP-000863
DIVISION: B
IN RE: JOSEPHINE PULLARO
Deceased.

The administration of the estate of JOSEPHINE PULLARO, deceased, whose date of death was January 27, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2022-CP-000863; 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 July 8, 2022.

Petitioner
NICHOLAS W. PULLARO
1612 Magdalene Manor Dr.
Tampa, FL 33613

Attorneys for Petitioner
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
July 8, 15, 2022

22-02221H

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-2242
IN RE: ESTATE OF
JOSEPH MICHAEL HASKINS,
aka JOSEPH M. HASKINS
Deceased.

TO: SHARON HASKINS NICHOLSON
Unknown
Unknown
MARGARET HASKINS CONNOR
Unknown
Unknown
KENNETH HASKINS Unknown
Unknown
KEVIN HASKINS Unknown
Unknown

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 08/01, 2022, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 1 day of JULY, 2022
As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

Robert D. Hines, Esq.
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
July 8, 15, 22, 29, 2022

22-02242H



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

07/2023

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 2018-CA-009074 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, Plaintiff, vs. DWIGHT STEPHENS; CHRISTINE R. STEPHENS; AMERICAN EXPRESS CENTURION BANK; UNITED STATES INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF SUBJECT PROPERTY. Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on June 29, 2022 in Case No. 2018 CA 009074, in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, that Cindy Stuart, Clerk of Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com on August 4, 2022, at 10:00 a.m., the property described as follows: THE NORTH1/2 OF THE SOUTH1/2 OF THE NORTH-EAST1/4 OF THE SOUTH-WEST1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST; LESS THE WEST 877.05 FEET THEREOF AND LESS THE SOUTH 168.61 FEET THEREOF AND LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY. ALL LYING AND BEING IN	HILLSBOROUGH COUNTY, FLORIDA. Property Address: 704 S. MULRENNAN ROAD, VAL-RICO, FL 33594. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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: June 29, 2022. BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC 200 South Orange Avenue, Suite 2900 Post Office Box 1549 Orlando, Florida 32802-1549 (Telephone) 407-422-6600 Counsel for Plaintiff By: /s/ Melissa A. Campbell Melissa A. Campbell, Esq. Florida Bar No. 032090 mcampbell@bakerdonelson.com achentnik@bakerdonelson.com fedctts@bakerdonelson.com 4885-2284-3175 July 8, 15, 2022	22-02227H

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-001577 (J) WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. ERIC VANDE BRINK A/K/A ERIC J. VANDE BRINK; MELISSA VANDE BRINK A/K/A MELISSA M. VANDE BRINK; SUNTRUST BANK; 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 September 10, 2019 and an Order Rescheduling Foreclosure Sale dated July 5, 2022, entered in Civil Case No.: 18-CA-001577 (J) of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, and ERIC VANDE BRINK A/K/A ERIC J. VANDE BRINK; MELISSA VANDE BRINK A/K/A MELISSA M. VANDE BRINK; SUNTRUST BANK, 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 11th day of August, 2022, the following described real property as set forth in said Judgment, to wit: LOT 3 AND 1/8 INTEREST IN COUNTRY BREEZE DRIVE, COUNTRY BREEZE ESTATES, A PLATTED SUBDIVISION - MINOR IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89,	PAGE 42, 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 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@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org . Dated: July 5, 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 18-45810 July 8, 15, 2022	22-02258H

FIRST INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-DR-7438 DIV: F HERIBERTO L. DIAZ VALDES, Petitioner/Husband, and MAIDOLYS LEYVA PEREDA, Respondent/Wife. TO: MAIDOLYS LEYVA PEREDA Pasaje Lanin Entre Gomez y Aranguren #13 Interior La Palma, Barrio Azul Arroyo Naranjo, Habana, Cuba YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSE A. DAPENA, P.A., whose address is 4231 N. Habana Avenue, Tampa, FL 33607 on or before 7/11/2022 and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a de-	fault 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 may keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 6/7/2022 Cindy Stuart CLERK OF THE CIRCUIT (SEAL) By: Isha Tirado-Baker Deputy Clerk July 8, 15, 22, 29, 2022	22-02252H

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-004538 DIVISION: E BANKUNTED N.A., Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KIMBERLY JO RUESCHE, DECEASED; KAITLYN JO RUESCHE; KENNETH MICHAEL RUESCHE; MACLAYNE GRACE RUESCHE; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KIMBERLY JO RUESCHE, DECEASED (LAST KNOWN ADDRESS) 5704 EAGLE POINT PL LITHIA, FLORIDA 33547 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 14 IN BLOCK 4 OF FISH-HAWK RANCH PHASE 2 PARCELS "A" AND "C" UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84 ON PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY,	FLORIDA. a/k/a 5704 EAGLE POINT PL, LITHIA, FLORIDA 33547 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before 8/8/2022, a date which is within thirty (30) days after the first publication of this Notice in the 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. 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. WITNESS my hand and the seal of this Court this 5 day of JULY, 2022. CINDY STUART As Clerk of the Court (SEAL) By Isha Tirado-Baker As Deputy Clerk Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00351 CMS July 8, 15, 2022	22-02259H

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.: 18-CA-007377 NATIONS LENDING CORPORATION, AN OHIO CORPORATION, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOAN AYALA A/K/A JOAN CAROLINE AYALA; SYLVIA AYALA; NANCY AYALA; DAVID AYALA; LINDA DUNN; BRENTWOOD HILLS HOMEOWNERS ASSOCIATION; UNKNOWN TENANT 1 N/K/A MICHAEL AYALA; UNKNOWN TENANT 2; MICHAEL AYALA AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN AYALA A/K/A JOAN CAROLINE AYALA; ANY AND ALL	UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).	NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on April 20, 2022 in Civil Case No. 18-CA-007377, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONS LENDING CORPORATION, AN OHIO CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOAN AYALA A/K/A JOAN CAROLINE AYALA; SYLVIA AYALA; NANCY AYALA; DAVID AYALA; LIN-

FIRST INSERTION		
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 13-CA-002074 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. FORTE, BRIAN, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 29, 2022, and entered in Case No. 13-CA-002074 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and	Brian Forte, Cynthia Forte, United States Of America, Unknown Spouse Of Brian J. Forte, Unknown Tenant #1, Unknown Tenant #2, Montreux and Stillwater Master Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com , Hillsborough County, Florida at 10:00 AM on the July 25, 2022 the following described property as set forth in said Final Judgment of Foreclosure: LOT 38 STILL WATER PHASE 1 A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84 PAGE 8 PUBLIC RECORDS OF HILLSBOROUGH COUN-	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-CA-003067 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC3, Plaintiff, vs. KOURTNEY KEYS A/K/A KOURTNEY A. KEYS; UNKNOWN SPOUSE OF KOURTNEY KEYS A/K/A KOURTNEY A. KEYS; WILLIE WEEMS III A/K/A WILLIE J. WEEMS A/K/A WILLIE J. WEEMS III; UNKNOWN SPOUSE OF WILLIE WEEMS III A/K/A WILLIE J. WEEMS A/K/A WILLIE J. WEEMS III; CHELSEA MANOR PROPERTY OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TANEYA L. GOODS; JEFFERY G. RITCHEY; ADRIENNE L. LOCK, Defendant(s). TO: Kourtney Keys a/k/a Kourtney A. Keys Residence Unknown Unknown Spouse of Kourtney Keys a/k/a Kourtney A. Keys Residence Unknown Taneya L. Goods Residence Unknown Jeffery G. Ritchey Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 4, BLOCK 6, CHELSEA MANOR, ACCORDING TO THE PLAT THEREOF AS RE-	CORDED IN PLAT BOOK 91, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Street Address: 2525 Earlswood Court, Brandon, Florida 33510 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before August 01, 2022, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. 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 on 30 June, 2022. Cindy Stuart Clerk of said Court (SEAL) By: Adriana Burleigh As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:22-400200 July 8, 15, 2022	22-02228H

FIRST INSERTION		
DA DUNN; BRENTWOOD HILLS HOMEOWNERS ASSOCIATION UNKNOWN TENANT 1 N/K/A MICHAEL AYALA; MICHAEL AYALA AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN AYALA A/K/A JOAN CAROLINE AYALA are Defendants. The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 15, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 1, BRENTWOOD HILLS TRACT D/E, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 79, PAGE(S) 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. IMPORTANT AMERICANS WITH DISABILITIES 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 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 30 day of June, 2022. ALDRIDGE PITTE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-06-30 16:23:23 Zachary Y. Ullman, Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com 1184-798B July 8, 15, 2022	22-02223H

FIRST INSERTION		
TY FLORIDA A/K/A 7725 STILL LAKES DR, ODESSA, FL 33556 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 27 day of June, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 15-197187 July 8, 15, 2022	22-02250H

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:
www.floridapublicnotices.com

Business Observer

9/0186

Q&A

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](https://legals.businessobserverfl.com)

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

Q&A

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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



SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

OFFICIAL COURT HOUSE 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

SUBSEQUENT INSERTIONS

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “Board”) of the Tampa Palms Community Development District (the “District”) will hold a public hearing and a meeting on Wednesday July 13, 2022, at 6:00 p.m. at the Compton Park Meeting Room, 16101 Compton Drive, Tampa FL 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://www.tpoa.net/CDD.html>, or may be obtained by contacting the District Manager’s office via email at rlotito@dpfgmc.com or via phone at (321) 263-0132, extension 747.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District’s website at <https://parrishplantationcdd.com/> <https://www.tpoa.net/CDD.html> prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

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

Ray Lotito
District Manager
July 1, 8, 2022

22-02209H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on July 15, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1996 PALM mobile home bearing vehicle identification numbers 6J6304591A and 6J6304591B and all personal items located inside the mobile home. Last Tenant: Michael Edward Scheunemann. Sale to be held at: Fountainview, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. July 1, 8, 2022

22-02208H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on July 15, 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 PH0917989AFL and PH0917989BFL and all personal items located inside the mobile home. Last Tenant: Roz/Shana Searles a/k/a Rozshana Searles. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000. July 1, 8, 2022

22-02210H

SECOND INSERTION

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

File No. 22-CP-97
Division PROBATE
IN RE: ESTATE OF HOBART LUPPI, Deceased.

The administration of the estate of Hobart Luppi, deceased, whose date of death was September 1st, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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 July 1, 2022.

Mary Luppi Basich
P.O. Address:
3940 Rock Hampton Drive
Tarzana, CA 91356
Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
July 1, 8, 2022

22-02211H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on July 15, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 NOBI mobile home bearing vehicle identification numbers N82037A and N82037B and all personal items located inside the mobile home. Last Tenant: Charlene Madaline Anderson. Sale to be held at: Fountainview, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. July 1, 8, 2022

22-02207H

SECOND INSERTION

Petitioner
BRADLY P. ALBERTSON

3411 Valencia Rd.,
Tampa, FL 33618
Attorneys for Petitioner
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
July 1, 8, 2022

22-02199H

FOURTH 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.: 0371880100
File No.: 2022-418
Certificate No.: 2020 / 3888
Year of Issuance: 2020
Description of Property:
TEMPLE TERRACE ESTATES LOT 5 LESS W 10 FT BLOCK I-4 AND LESS A PORTION OF LOT 5 DESC AS FOLLOWS: COMM AT POB AT SE COR OF LOT 5 ALSO BEING SW COR OF SD LOT 4 RUN THN N 06 DEG 04 MIN 00 SEC E ALG ELY BDRY OF SD LOT 5 AND ALSO BEING WLY BDRY OF SD LOT 4 A DIST OF 148 FT MOL (SURVEY 159.23 FT MOL) TO APPROX WATER LINE OF HILLSBOROUGH RIVER AND TO PT DESIGNATED PT “A” THN COMM AT SD POB BEING SE COR OF SD LOT 5 ALSO BEING SW COR OF SD LOT 4 RUN THN ALG ARC OF A CURVE CONCAVE TO SW AN ARC DIST OF 4.53 FT HAVING A RAD OF 844.13 FT CHD DIST OF 4.53 FT CHD BRG N 84 DEG 20 MIN 06 SEC W RUN THN N 09 DEG 13 MIN 07 SEC E 70.55 FT RUN THN N 03 DEG 20 MIN 50 SEC E 49.69 FT MOL TO THE APPROX WATER LINE OF HILLSBOROUGH RIVER RUN THN ELY ALG THE APPROX WATER LINE OF HILLSBOROUGH RIVER A DIST OF 4.86 FT MOL TO SD PT “A”.
PLAT BK / PG: 17 / 35
SEC - TWP - RGE: 11- 28 - 19
Name(s) in which assessed:
MARK PRANGE
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 (7/28/2022) 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 6/8/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
June 17, 24; July 1, 8, 2022

22-02016H

FOURTH 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.: 1399660010
File No.: 2022-414
Certificate No.: 2015 / 14649
Year of Issuance: 2015
Description of Property:
TERRACE PARK UNIT NO 5 REVISED W 15 FT OF E 25 FT OF LOT 14 BLOCK B
PLAT BK / PG: 17 / 41
SEC - TWP - RGE: 21 - 28 - 19
Name(s) in which assessed:
KIM COLJOHN
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 (7/28/2022) 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 6/7/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
June 17, 24; July 1, 8, 2022

22-02012H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002089 Division: Probate Division A IN RE: ESTATE OF DOUGLAS ALLEN PLAZA, Deceased.
The administration of the estate of Douglas Allen Plaza, deceased, whose date of death was April 22, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 1, 2022. Personal Representative: Christian Plaza 2008 Franklin Ave. McLean, VA 22101 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowellschoenfeld@gskattorneys.com Sec. E-Mail: bethmikovits@gskattorneys.com July 1, 8, 202222-02145H

SECOND INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002143 IN RE: ESTATE OF ROSA C. LIYUNAM, 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 ROSA C. LIYUNAM, deceased, File Number 22-CP-002143, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110; that the decedent's date of death was May 23, 2022; that the total value of the estate is \$0.00 (just exempt protected homestead real property) and that the names and addresses of those to whom it has been assigned by such order are: Creditors NONE Beneficiary MARIA N. RODRIGUEZ Address 4544 W. Clifton St. Tampa, FL 33614 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 July 1, 2022. Person Giving Notice: SONIA RODRIGUEZ DIAZ 4803 N. Shirley Dr. Tampa, FL 33603 Attorneys for Person Giving Notice: ROBERT D. HINES Florida Bar No. 0413550 MICHELE L. CLINE Florida Bar No. 84087 Attorneys for Petitioner Email: rhines@hnh-law.com Secondary Email: mcline@hnh-law.com Hines Norman Hines, PL 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 July 1, 8, 202222-02160H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001418 IN RE: ESTATE OF PEGGY JEAN CAMPBELL A/K/A PEGGY J. CAMPBELL Deceased.
The administration of the estate of Peggy Jean Campbell a/k/a Peggy J. Campbell, deceased, whose date of death was December 17, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTHWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is July 1, 2022 Personal Representative: Jewel Faye Cargile 10027 Kenda Drive Riverview, FL 33578 Attorney for Personal Representative: Bruce A. McDonald Florida Bar No. 263311 McDonald Fleming Attorney for Personal Representative 707 E. Cervantes St., PMB #B-137 Pensacola, FL 32501 (850) 346-7926 bamcdonald@pensacolalaw.com keiramcdonald@pensacolalaw.com 707 E. Cervantes St., PMB #B-137 July 1, 8, 202222-02146H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002229 Division PROBATE IN RE: ESTATE OF BRYANT ALAN CARAWAY a/k/a BRYANT CARAWAY Deceased.
The administration of the estate of BRYANT ALAN CARAWAY a/k/a BRYANT CARAWAY, deceased, whose date of death was April 18, 2022, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 800 Twiggs St. Rm. 206, Tampa FL 33602 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 THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 July 1, 2022. Personal Representative: TIMOTHY GORDON 6208 Land O' Lakes Blvd. Land O' Lakes FL 34638 Attorney for Personal Representative: THOMAS O. MICHAELS, ESQ. tomlaw@tampabay.rr.com Florida Bar No. 270830 Thomas O. Michaels, P.A. 1370 Pinehurst Rd. Dunedin, FL 34698 Telephone: 727-733-8030 July 1, 8, 202222-02177H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001372 IN RE: ESTATE OF LAUREN AYRES MOSCHENROSS, Deceased.
The administration of the estate of LAUREN AYRES MOSCHENROSS, deceased, whose date of death was March 13, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 1, 2022. DEBORA A. BUSH Personal Representative 5080 E. 161st St. Noblesville, IN 46062 ROBERT D. HINES, ESQ. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: afriedrich@hnh-law.com July 1, 8, 202222-02187H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 22-CP-001679 IN RE: ESTATE OF NICHOLAS JON WAGNER a/k/a NICHOLAS J. WAGNER Deceased.
The administration of the estate of NICHOLAS JON WAGNER a/k/a NICHOLAS J. WAGNER, deceased, File Number : 22-CP-001679 is pending in the Probate Court, Hillsborough County, Florida, the address of which is: Clerk of Court Probate Division 800 E. Twiggs Street Tampa, FL 33602 The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) 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 YEARS (2) OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is July 1, 2022. SANDRA C. WAGNER Personal Representative 4638 Tucson Court Valrico, FL 33594 4/16/22 Date ANGELA M. TORMEY, ESQUIRE Ally Legal, P.A. Attorney for Petitioner Florida Bar Number: 1010466 1070 Bloomingdale Avenue Valrico, Florida 33596 Telephone: (813) 445-8178 E-Mail: angela@allylegallf.com Secondary E-Mail: assistant@allylegallf.com 4.25.22 Date July 1, 8, 202222-02147H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-2242 IN RE: ESTATE OF JOSEPH MICHAEL HASKINS, aka JOSEPH M. HASKINS Deceased.
The administration of the estate of JOSEPH MICHAEL HASKINS, also known as JOSEPH M. HASKINS, deceased, whose date of death was March 20, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 1, 2022. MICHELLE C. HASKINS Personal Representative 18831 Geraci Road Lutz, FL 33548 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 1, 8, 202222-02188H

SECOND INSERTION
NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 22-CP-002318 IN RE: ESTATE OF JEREMIAH GADSON, Deceased.
The administration of the estate of JEREMIAH GADSON, Deceased, whose date of death was May 13, 2022, and whose social security number is XXX-XX-6915, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse Probate Division 800 Twiggs Street Tampa, FL 33602. The names and addresses of the proposed personal representative and the proposed personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 July 1, 2022. Petitioner: JAZMIN DANIELLE GADSON 4724 Silkrun Court, Plant City, Florida 33566. Attorney for Petitioner: /s/ Charles M. Holloman II, Esquire HOLLOMAN LAW 502 North Armenia Avenue Tampa, Florida 33609 Phone: (813) 445-8722; Fax: (813) 445-8721, Email: ch2@cmhollomanlaw.com. July 1, 8, 202222-02196H

FOURTH 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.: 0602290000 File No.: 2022-416 Certificate No.: 2019 / 7355 Year of Issuance: 2019 Description of Property: LOT BEG 704 FT S AND 148 FT W OF NE COR OF E 1/2 OF SW 1/4 OF SE 1/4 AND RUN N 55 FT W 30 FT S 55 FT AND E 30 FT TO BEG SEC - TWP - RGE: 08 - 28 - 20 Name(s) in which assessed: CRESCENZO LAND HOLDINGS INC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/28/2022) 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 6/7/2022 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 17, 24; July 1, 8, 202222-02014H

FOURTH 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.: 1734980000 File No.: 2022-417 Certificate No.: 2018 / 16012 Year of Issuance: 2018 Description of Property: BEG 575 FT E OF SW COR OF SE 1/4 THN E 135 FT THN N 90 FT THN W 135 FT THN S 90 FT TO POB LESS S 25 FT FOR RD R/W SEC - TWP - RGE: 08 - 29 - 19 Name(s) in which assessed: DUNCAN LAND AND DEVELOPMENT INC ANGELA DUNCAN WAYNE DUNCAN All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/28/2022) 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 6/8/2022 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 17, 24; July 1, 8, 202222-02015H

FOURTH 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.: 0140370000 File No.: 2022-415 Certificate No.: 2019 / 1386 Year of Issuance: 2019 Description of Property: FROM SW COR OF SW 1/4 OF NW 1/4 OF SE 1/4 RUN N 82 DEG 17 MIN 21 SEC E 278.43 FT AND N 62.79 FT FOR POB THEN RUN N 78 DEG 05 MIN 12 SEC E 392.3 FT TO E BDRY OF SW 1/4 OF NW 1/4 OF SE 1/4 N 346.53 FT S 50 DEG W 520.67 FT S 80.05 FT E 15 FT AND S 12.75 FT TO BEG SEC - TWP - RGE: 13 - 27 - 18 Name(s) in which assessed: ROGER VERNON RIGAU All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/28/2022) 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 6/7/2022 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 17, 24; July 1, 8, 202222-02013H

FOURTH 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.: 0592511930 File No.: 2022-413 Certificate No.: 2019 / 7194 Year of Issuance: 2019 Description of Property: CROSS CREEK GARDENS LOT 15 PLAT BK / PG: 107 / 122 SEC - TWP - RGE: 10 - 27 - 20 Name(s) in which assessed: ORLANDO NIETO ERIKA NIETO All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/28/2022) 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 6/7/2022 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 17, 24; July 1, 8, 202222-02011H

FOURTH 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.: 0275545568 File No.: 2022-412 Certificate No.: 2015 / 2846 Year of Issuance: 2015 Description of Property: OAK TRACE UNIT II LOT 1 BLOCK 5 PLAT BK / PG: 56 / 31 SEC - TWP - RGE: 30 - 28 - 18 Name(s) in which assessed: ANGELA DUNCAN WAYNE DUNCAN DUNCAN LAND AND DEVELOPMENT, INC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/28/2022) 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 6/7/2022 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk June 17, 24; July 1, 8, 202222-02010H

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

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SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 16-CA-003116 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. DANIEL J. GONZALEZ; et al., Defendants. NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on July 29, 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 3, BLOCK 38, LIVE OAK PRESERVE, PHASE 1E, VILLAGE 8, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 20415 Harvest Oak Ct, Tampa, FL, 33647 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 24th day of June, 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 July 1, 8, 202222-02162H	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 29-2022-CA-002106 DIVISION: K U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. YANNA ELIZABETH WINGARD AKA YANNA E. WINGARD, et al, Defendant(s). To: YANNA ELIZABETH WINGARD AKA YANNA E. WINGARD Last Known Address: 4613 Eastwind Drive Plant City, FL 33566 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 6, BLOCK 4, COUNTRY HILLS UNIT ONE B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 4613 EASTWIND DRIVE PLANT CITY FL 33566 has been filed against you and you are required to file written defenses by July 25, 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 22 day of June, 2022. Cindy Stuart Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 TNA - 22-000812 July 1, 8, 202222-02156H

THIRD INSERTION
NOTICE TO HEIRS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 22-CP-001946 IN RE: THE ESTATE OF MABLE CURRY KNOTT, Deceased. The administration of the Estate of MABLE CURRY KNOTT, deceased, who died on SEPTEMBER 4, 2011, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Vivian T. Corvo, 800 E. Twiggs Street, Room 430, Tampa, Florida 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below. There is an action pending in the Circuit Court for Hillsborough County, Florida, Probate Division to determine the homestead status of the decedent's real property. The property is located at 2908 N. 21st STREET, TAMPA, FLORIDA, 33605, with a legal description of LOT 5, BLOCK 11, BANZA BANZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE, 68 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, together with improvements thereon with the county Tax Identification number: Folio: 187705-0000; PIN: A-07-29-19-4VJ-000011-00005.0. The decedent was survived by the following heirs: Jamie Knott (son), Sandy Bailey (daughter), Catherine Bush (daughter), Margaret Hill (daughter), Brenda Knott (daughter), Barbara Hilliard (daughter), Henry Knott (son), Willie James Knott (son), T.H. Knott III (grandson), Sheri Knott (granddaugh-

ter) and Terri Knott (granddaughter), all of whom have an interest in the above-referenced property. With the exception of Brenda Knott and T.H. Knott III, all the parties above have been served formal notice of the pending action. The petitioner has been unable to locate or serve Brenda Knott and T.H. Knott III, but believes both reside in the vicinity of Tampa, Florida. Pursuant to Florida Statutes § 49.10, the petitioner will publish notice in the Tampa Bay Business Observer beginning June 24, 2022, The notice will be published weekly for fourconsecutive weeks, proof of which will be filed with this Court. Brenda Knott and T.H. Knott III shall have 28 days from the date of the first publication of this notice to object to the Petition to Determine Homestead Status of the real property referenced above. Failure to object to the Petition within the stated timeframe will result in an order being entered by the Court determining the homestead status of the real property referenced above . The date of first publication of this notice is June 24, 2022. Jamie Knott Petitioner 5901 Freemont Avenue Tampa, Florida 33604 By: /s/ Aaron J. Bedy Attorney for the Personal Representative Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com June 24; July 1, 8, 15, 202222-02131H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 22-CP-001640 Division: W IN RE: ESTATE OF DONNA ROBBINS, Deceased. The administration of the estate of Donna Robbins, deceased, whose date of death was May 1, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Avenue, Plant City, Florida 33563. 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 July 1, 2022. Personal Representative: Jamie S. Robbins 9920 Gallagher Road Dover, Florida 33527 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com July 1, 8, 202222-02169H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22CP-001496 Division Probate A IN RE: ESTATE OF GEORGE ANDREW KELLNER Deceased. The administration of the estate of George Andrew Kellner, deceased, whose date of death was January 7, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 7002 Salinas Court, Tampa, FL 33634. 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 July 1, 2022. Personal Representative: Clair Lynn Kellner 4602 Scott Rd. Lutz, Florida 33558 Attorney for Personal Representative: Michelangelo Mortellaro, Attorney Florida Bar Number: 36283 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: mmortellaro@mortellarolaw.com Secondary E-Mail: rwlkes@mortellarolaw.com July 1, 8, 202222-02154H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 22-CP-002261 In Re: The Estate of JUDITH MARATEA, Deceased. The administration of the estate of JUDITH MARATEA, deceased, whose date of death was May 25th, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 1, 2022. Personal Representative: JUDITH MARATEA 2940 White Magnolia Loop Clermont FL 34711 Attorney for Personal Representative: Michael L. Severe, Esq. Tampa Law Group, P.A. Florida Bar Number: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail: michael@mytampalawgroup.com July 1, 8, 202222-02200H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-000239 Division A IN RE: ESTATE OF WILLIAM W. TALMADGE, SR., A/K/A WILLIAM W. TALMADGE Deceased. The administration of the estate of William W. Talmadge, Sr., a/k/a William W. Talmadge, deceased, whose date of death was December 4, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, Room 101, 800 E. Twiggs Street, Tampa, Florida, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 July 1, 2022. Personal Representative: Joshua Talmadge 16334 Nikki Lane Odessa, Florida 33556 Attorney for Personal Representative: /s/ Brian P. Buchert Brian P. Buchert, Esquire Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837 E-Mail: BBuchert@BuchertLawOffice.com July 1, 8, 202222-02198H

SECOND INSERTION
NOTICE OF SERVICE OF PROCESS BY PUBLICATION STATE OF NORTH CAROLINA IN THE SUPERIOR COURT OF MECKLENBURG COUNTY CASE NO. 20-CVS-10180 GATEWAY WEST-FCA, LLC v. BALFOUR BEATTY CONSTRUCTION, LLC v. AP FRAMING, INC.; AMERICAN RESIDENTIAL SERVICES, LLC; and PHOENIX FRAMING, LLC and PHOENIX FRAMING, LLC, Fourth-Party Plaintiff v. ANGELINA GOMEZ RANGEL; ACC CONSTRUCTION; ELMER CHIRINO; ANTONIO TORRES LOPEZ; SONIA FUENTES DE JIMENEZ; WD GENERAL SERVICES, INC.; SOCORRO CASTILLO MONTIEL; JOANNYS OLIVERA; HARDWARE INSTALLERS CORP.; MARIO SIXTO BAUTISTA; EAGLES FRAMING CO., INC.; EVERARDO DIAZ; ARDT CONSTRUCTION, LLC; JOSE DIAZ; HEBERTO GARCIA, Fourth-Party Defendants: To: Elmer Chirino, individually, and ACC Construction Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows: damages related to a scope of work you performed in connection with the Gateway West Uptown Flats apartment complex located at 902 West Fourth Street, Charlotte, Mecklenburg County, North Carolina. You are required to make defense to such pleading not later than 40 days after service hereof, and if you fail to answer the pleading within the time aforesaid, judgment by default will be rendered against you for money damages and the relief demanded in said pleading. /s/ Matthew R. Lancaster, Hedrick Gardner Kincheloe & Garafalo, LLP, 4201 Congress Street, Suite 300, Charlotte, North Carolina 28209. Phone: 704-319-5429; Fax: 704-602-8078. Attorney for Phoenix Framing, LLC. July 1, 2022. 00075C-00314 July 1, 8, 15, 202222-02205H

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
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SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-CA-002618 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LAINEY E. DUNN, et al. Defendant(s). TO: LAINEY E. DUNN, Whose Residence Is: 12442 BERKELEY SQUARE DR, TAMPA, FL 33626, and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: UNKNOWN SPOUSE OF LAIN- EY E. DUNN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 5, BLOCK 9, BERKELEY SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 55, PUBLIC RECORDS OF HILLS- BOROUGH COUNTY, FLORIDA. APN: U-17-28-17-06B-000009-00005.0 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 07/25/22/ (30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court at County, Florida, this 21ST day of JUNE, 2022. CLERK OF THE CIRCUIT COURT (SEAL) BY: JEFFREY DUCK DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-017958 July 1, 8, 202222-02190H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-003481 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACK WILLIAM BURTON ET AL., DEFENDANTS. TO: AMANDA BURTON Last Known Address: 2905 N. FRANK- LIN STREET, PLANT CITY, FL 33563 Current Residence: UNKNOWN TO: UNKNOWN SPOUSE OF JACK WILLIAM BURTON Last Known Address: 2905 N. FRANK- LIN STREET, PLANT CITY, FL 33563 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: THE EAST 190 FEET OF THE SOUTH 70 FEET OF THE NORTH 763 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LESS RIGHT-OF-WAY FOR FRANKLIN STREET, ALL LY- ING AND BEING IN HILLS- BOROUGH COUNTY, FLOR- IDA
has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lau- derdale, FL 33309 on or before July 29, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The 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 de- manded in the complaint If you are a person with a dis- ability 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 re- quest such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. WITNESS my hand and the seal of this Court this 6/27 day of 2022. CINDY STUART As Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 2200 W. Commercial Blvd, Suite 103 Ft. Lauderdale, FL 33309 22FL373-0397-1 July 1, 8, 202222-02204H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 22-CA-004072 DIVISION: I MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARY KAY RODERICK A/K/A MARY K. RODERICK, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARY KAY RODERICK A/K/A MARY K. RODERICK, DECEASED Current Residence Unknown, but whose last known address was: 4737 REECE RD, PLANT CITY, FL 33566-0024 YOU ARE NOTIFIED that an ac- tion to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LESS THE EAST 30 FEET AND LESS THE WEST 30 FEET AND LESS THE SOUTH 500 FEET AND LESS RIGHT OF WAY ON NORTH, SECTION 2, TOWN- SHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX- TURE AND APPURTENANCE THERETO. has been filed against you and you are
required to serve a copy of your writ- ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad- dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 07/25/2022 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 Hillsbor- ough County George Edgecomb Court- house, 800 Twiggs Street, Tampa, FL 33602, either before service on Plain- tiff's attorney or immediately thereaf- ter; 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 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 by contacting: 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 ; or e-mail: ADA@fljud13.org WITNESS my hand and seal of the Court on this 22ND day of JUNE, 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 1000007817 July 1, 8, 202222-02203H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 18-CA-011570 FREEDOM MORTGAGE CORPORATION Plaintiff, vs. JASON T. FAUST; VISTA PALMS COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANTS/OWNERS 1; UNKNOWN TENANTS/OWNERS 2; AND UNKNOWN TENANT 3 IN POSSESSION OF THE SUBJECT PROPERTY, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to Order Granting Plaintiff's Mo- tion to Reschedule Foreclosure Sale dated the 23rd day of June, 2022, and entered in Case No. 18-CA-011570, of the Circuit Court of the Thirteenth Ju- dicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JASON T. FAUST; VISTA PALMS COMMUNITY ASSOCIATION, INC; and UNKNOWN TENANTS IN POS- SESSION OF THE SUBJECT PROP- ERTY are defendants. PAT FRANK as the Clerk of the Circuit Court shall sell to the highest and best bidder elec- tronically for cash at www.hillsborough. realforeclose.com at 10:00AM on the 15th day of August 2022, the following described property as set forth in said Final Judgment, to wit: LOT 8, IN BLOCK 29, OF SUN- SHINE VILLAGE PHASE 1B-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 288, OF PL RUSKIN FL 33570 has been filed against you and you are required to file written defenses by July 25, 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 par- ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hills- borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Flori- da 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing 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 22 day of June, 2022. Cindy Stuart Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 22-000869 July 1, 8, 202222-02157H
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. 21-CA-004267 Division G RESIDENTIAL FORECLOSURE Section II SPECIALIZED LOAN SERVICING LLC Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF LINDA M. JANUZYS, DECEASED, MICHAEL JANUZYS, A KNOWN HEIR OF LINDA M. JANUZYS, DECEASED, TAMATHA WALTZ, A KNOWN HEIR OF LINDA M. JANUZYS, DECEASED, KASEY WALTZ, A KNOWN HEIR OF LINDA M. JANUZYS, DECEASED, BRITNI JANUZYS, A KNOWN HEIR OF
LINDA M. JANUZYS, DECEASED, SHELBY MARIE JANUZYS, A KNOWN HEIR OF LINDA M. JANUZYS, DECEASED, UNKNOWN SPOUSE OF MICHAEL JANUZYS, UNKNOWN SPOUSE OF TAMATHA WALTZ, UNKNOWN SPOUSE OF KASEY WALTZ, UNKNOWN SPOUSE OF BRITNI JANUZYS, UNKNOWN SPOUSE SHELBY OF MARIE JANUZYS, SIDNEY HIGHLANDS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 22, 2022, in the Circuit Court of Hill- sborough County, Florida, Cindy Stuar- t, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOTS 27, 28, 29, 30 AND 31, BLOCK 9, SYDNEY HIGH-

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 21-CA-009730 DIVISION: K MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MAYRA ALICIA QUINONEZ A/K/A MAYRA ALICIA QUINONES, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MAYRA ALICIA QUINONEZ A/K/A MAYRA ALICIA QUINONES, DE- CEASED -and- JESSICA FLORES Current residence unknown, but whose last known address was: 3102 ELDERWOOD PL, SEFFNER, FL 33584-6006 YOU ARE NOTIFIED that an ac- tion to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: LOT 6, BLOCK "A", BRANDON GROVES SECTION ONE, AC- CORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 49, PAGES 37-1 AND 37-2, PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-
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-006467 21ST MORTGAGE CORPORATION AS MASTER SERVICER FOR CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR KNOXVILLE 2012 TRUST, Plaintiff, VS. JOE VAZQUEZ; UNKNOWN SPOUSE OF JOE VAZQUEZ N/K/A DAISY VAZQUEZ; ARRAWANA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A DAVID VAZQUEZ; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Re- setting Sale entered on June 21, 2022 in Civil Case No. 18-CA-006467, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsbor- ough County, Florida, wherein, 21ST MORTGAGE CORPORATION AS MASTER SERVICER FOR CHRISTI- ANA TRUST, A DIVISION OF WILM- INGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR KNOXVILLE 2012 TRUST is the Plaintiff, and JOE VAZQUEZ; UNKNOWN SPOUSE OF JOE VAZQUEZ N/K/A DAISY VAZQUEZ; ARRAWANA TOWN- HOMES HOMEOWNERS ASSOCIA- TION, INC.; UNKNOWN TENANT 1 N/K/A DAVID VAZQUEZ are Defen- dants. The Clerk of the Court, Cindy Stuart will sell to the highest bid- der for cash at www.hillsborough. realforeclose.com on August 26, 2022 at 10:00:00 AM EST the following described real property as set forth in
LANDS, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 6, AS RE- CORDED IN THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 1129 BLUE SKY PL, DOVER, FL 33527; 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 August 24, 2022. 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 cer- tain assistance. To request such an ac-

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 21-CA-009730 DIVISION: K MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MAYRA ALICIA QUINONEZ A/K/A MAYRA ALICIA QUINONES, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MAYRA ALICIA QUINONEZ A/K/A MAYRA ALICIA QUINONES, DE- CEASED -and- JESSICA FLORES Current residence unknown, but whose last known address was: 3102 ELDERWOOD PL, SEFFNER, FL 33584-6006 YOU ARE NOTIFIED that an ac- tion to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: LOT 6, BLOCK "A", BRANDON GROVES SECTION ONE, AC- CORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 49, PAGES 37-1 AND 37-2, PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before JULY 26TH 2022 or within thirty (30) days after the first publica- tion of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edge- comb 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 de- manded 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 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 by contacting: 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 ; or e-mail: ADA@fljud13.org WITNESS my hand and seal of the Court on this 24TH day of JUNE, 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 1000007324 July 1, 8, 202222-02173H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-003481 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACK WILLIAM BURTON ET AL., DEFENDANTS. TO: AMANDA BURTON Last Known Address: 2905 N. FRANK- LIN STREET, PLANT CITY, FL 33563 Current Residence: UNKNOWN TO: UNKNOWN SPOUSE OF JACK WILLIAM BURTON Last Known Address: 2905 N. FRANK- LIN STREET, PLANT CITY, FL 33563 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: THE EAST 190 FEET OF THE SOUTH 70 FEET OF THE NORTH 763 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LESS RIGHT-OF-WAY FOR FRANKLIN STREET, ALL LY- ING AND BEING IN HILLS- BOROUGH COUNTY, FLOR- IDA
has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lau- derdale, FL 33309 on or before July 29, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The 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 de- manded in the complaint If you are a person with a dis- ability 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 re- quest such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. WITNESS my hand and the seal of this Court this 6/27 day of 2022. CINDY STUART As Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 2200 W. Commercial Blvd, Suite 103 Ft. Lauderdale, FL 33309 22FL373-0397-1 July 1, 8, 202222-02204H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-004072 DIVISION: I MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARY KAY RODERICK A/K/A MARY K. RODERICK, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARY KAY RODERICK A/K/A MARY K. RODERICK, DECEASED Current Residence Unknown, but whose last known address was: 4737 REECE RD, PLANT CITY, FL 33566-0024 YOU ARE NOTIFIED that an ac- tion to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LESS THE EAST 30 FEET AND LESS THE WEST 30 FEET AND LESS THE SOUTH 500 FEET AND LESS RIGHT OF WAY ON NORTH, SECTION 2, TOWN- SHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX- TURE AND APPURTENANCE THERETO. has been filed against you and you are
required to serve a copy of your writ- ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad- dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 07/25/2022 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 Hillsbor- ough County George Edgecomb Court- house, 800 Twiggs Street, Tampa, FL 33602, either before service on Plain- tiff's attorney or immediately thereaf- ter; 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 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 by contacting: 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 ; or e-mail: ADA@fljud13.org WITNESS my hand and seal of the Court on this 22ND day of JUNE, 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 1000007817 July 1, 8, 202222-02203H

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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.: 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; 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 ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Re- setting Sale entered on June 21, 2022 in Civil Case No. 21 CA 004480, of the Circuit Court of the THIRTEENTH Ju- dicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC- ITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST is the Plaintiff, and 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. are Defendants. The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at		
www.hillsborough.realforeclose.com on August 26, 2022 at 10:00:00 AM EST the following 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 23 day of June, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-06-23 10:09:31 Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1338-124B July 1, 8, 202222-02163H		

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-001418 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CHARLES DABNEY LAWHORN; DESTENI LYNN LAWHORN; THE ESTUARY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; the names being fictitious to account for parties in possession, Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on June 22, 2022 in Civil Case No. 19-CA-001418, of the Circuit Court of the THIR- TEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and CHARLES DAB- NEY LAWHORN; DESTENI LYNN LAWHORN; THE ESTUARY HOME- OWNERS ASSOCIATION, INC.; UN- KNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UN- KNOWN 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 PART- IES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM- ANTS are Defendants. The Clerk of the Court, Cindy Stuart will sell to the highest bid- der for cash at www.hillsborough. realforeclose.com on August 24, 2022 at 10:00:00 AM EST the following described real property as set forth in		
said Final Judgment, to wit: LOT 24, BLOCK 11, ESTUARY - PHASE 5, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGES 34 TO 38, INCLU- SIVE, 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 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 as- sistance. Please contact the ADA Co- ordinator, Hillsborough County Court- house, 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 23 day of June, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-06-23 16:14:51 Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1454-412B July 1, 8, 202222-02181H		

Q&A

Do I need to register my business' name?

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

VIEW NOTICES ONLINE AT
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To publish your legal notice call:
941-906-9386

LV1827 X7

SECOND 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. 18-CA-008488 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-7 HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2006-7, Plaintiff, vs. ASHANDA FINEGAN; UNKNOWN SPOUSE OF ASHANDA FINEGAN; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; 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 April 29, 2022 and entered in Case No. 18-CA-008488, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-7 HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2006-7 is Plaintiff and ASHANDA FINEGAN; UNKNOWN SPOUSE OF ASHANDA FINEGAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; 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 July 26, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 39, BLOCK 2, CYPRESS TRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 4 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 be- fore 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, Hills- borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated this 24th day of June 2022. Marc Granger, Esq. Bar. No.: 146870 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.: 15-04149 SPS July 1, 8, 202222-02172H		

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 2017-CA-004036 DIVISION: F Nationstar Mortgage LLC Plaintiff, vs.- Albert J. Fioritta; Karen Fioritta; Ford Motor Credit Company LLC f/k/a Ford Motor Credit Company; United States of America, acting through the Department of Treasury; Fawn Ridge Maintenance Association, Inc.; 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, Deviseses, 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, Deviseses, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-004036 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Albert J. Fioritta 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 August 3, 2022, the following described property as set forth in said Final Judgment, to-wit:		
LOT 25, BLOCK 1, FAWN RIDGE - VILLAGE “I” - UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 71, PAGE 52, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: FLEService@logs.com* Pursuant to the Fair Debt Collec- tions Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that pur- pose. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to partici- pate 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: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: jkopf@logs.com By: /s/ Jennifer Kopf Jennifer Kopf, Esq. FL Bar # 50949 17-307223 FC01 SLE July 1, 8, 202222-02170H		

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 2019-CA-000024 DIVISION: E Wells Fargo Bank, N.A. Plaintiff, vs.- Unknown Heirs, Deviseses, Grantees, Assignees, Creditors and Lienors of Burnice L. Carter, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Unknown Heirs, Deviseses, Grantees, Assignees, Creditors and Lienors of Benny L. Carter, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Xiamara Shante Carter; Regina Renee Nelson; Unknown Spouse of Burnice L. Carter; Unknown Spouse of Benny L. Carter; Unknown Spouse of Xiamara Shante Carter; Unknown Spouse of Regina Renee Nelson; 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, Deviseses, 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, Deviseses, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019-CA-000024 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Deviseses, Grantees, Assignees, Creditors and Lienors of Burnice L. Carter, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Cindy Stuart, will		

SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 17-CA-005979 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1, Plaintiff, vs. JOHN ALLEN; PRISCILLA ALLEN A/K/A PRISCILLA ALLEN, et al. Defendants NOTICE IS HEREBY GIVEN pursu- ant to a Uniform Final Judgment of Foreclosure dated April 16, 2019, and entered in Case No. 17-CA-005979, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLS- BOROUGH County, Florida. WELLS FARGO BANK, NATIONAL AS- SOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURI- TIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1, is Plaintiff and JOHN ALLEN; PRISCILLA ALLEN A/K/A PRISCILLA ALLEN; BRANCH BANK AND TRUST COMPANY, AS SUCCESSOR BY MERGER TO BB&T FINANCIAL FSb; W.S. BADCOCK CORPORATION; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROP- ERTY; are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOR- OUGH, 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 21ST day of JULY, 2022, the following described property as set forth in said Final Judgment, to wit: THE EAST ½ OF LOT 8 OF BLOCK 30 OF REVISED MAP		
OF MACFARLANE'S ADDI- TION TO WEST TAMPA, AC- CORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 3 PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN- TY, FLORIDA. 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 accom- modation, please contact the Adminis- trative Office of the Court as far in ad- vance 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: Admin- istrative 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 24th day of June, 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 / J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanNess@vanlawfl.com AS4413-17/sap July 1, 8, 202222-02165H		

SECOND INSERTION		
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 22-CA-003244 DIVISION: B Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, vs.- O'Brian Diaz; Amaris Montalvo; Unknown Spouse of O'Brian Diaz; Unknown Spouse of Amaris Montalvo; Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: O'Brian Diaz: LAST KNOWN AD- DRESS: 2307 Silver Hill Court, Val- rico, FL 33594 and Unknown Spouse of O'Brian Diaz: LAST KNOWN AD- DRESS: 2307 Silver Hill Court, Valrico, FL 33594 Residence unknown, if living, includ- ing any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, deviseses, grantees, assignees, credi- tors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforemen- tioned unknown Defendants and such of the aforementioned unknown Defen- dants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-		
close a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 37, BLOCK 2 OF EAST BRANDON ESTATES, AC- CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. more commonly known as 2307 Silver Hill Court, Valrico, FL 33594. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attor- neys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before JULY 26TH 2022 and file the original with the clerk of this Court either before with service on Plain- tiff's attorney or immediately there after; otherwise a default will be en- tered against you for the relief de- manded in the Complaint. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to partici- pate 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.” WITNESS my hand and seal of this Court on the 24TH day of JUNE, 2022. Cindy Stuart Circuit and County Courts (SEAL) By: JEFFREY DUCK Deputy Clerk LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway Suite 360 Boca Raton, FL 33431 22-325829 FC01 RFT July 1, 8, 202222-02202H		

SECOND INSERTION		
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 August 17, 2022, the following described property as set forth in said Final Judgment, to- wit: LOT 7, BLOCK 13, PROGRESS VILLAGE UNIT 1, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35 ON PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN- TY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 here- by designates its primary email address for the purposes of email service as: FLEService@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: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: jkopf@logs.com By: /s/ Jennifer Kopf Jennifer Kopf, Esq. FL Bar # 50949 18-316886 FC01 SNE July 1, 8, 202222-02171H		



Newsprint is inherently superior to the internet for public notice
because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

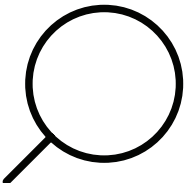


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

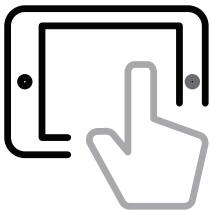
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

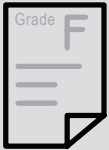


Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

- | | |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use |
| Meeting Minutes or Summaries | Creation of Special Tax Districts |
| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

Commercial Notices

- | |
|--|
| Unclaimed Property, Banks or Governments |
| Delinquent Tax Lists, Tax Deed Sales |
| Government Property Sales |
| Permit and License Applications |

Court Notices

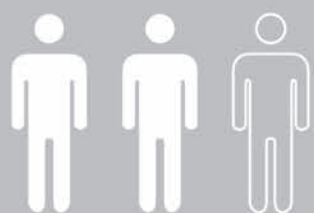
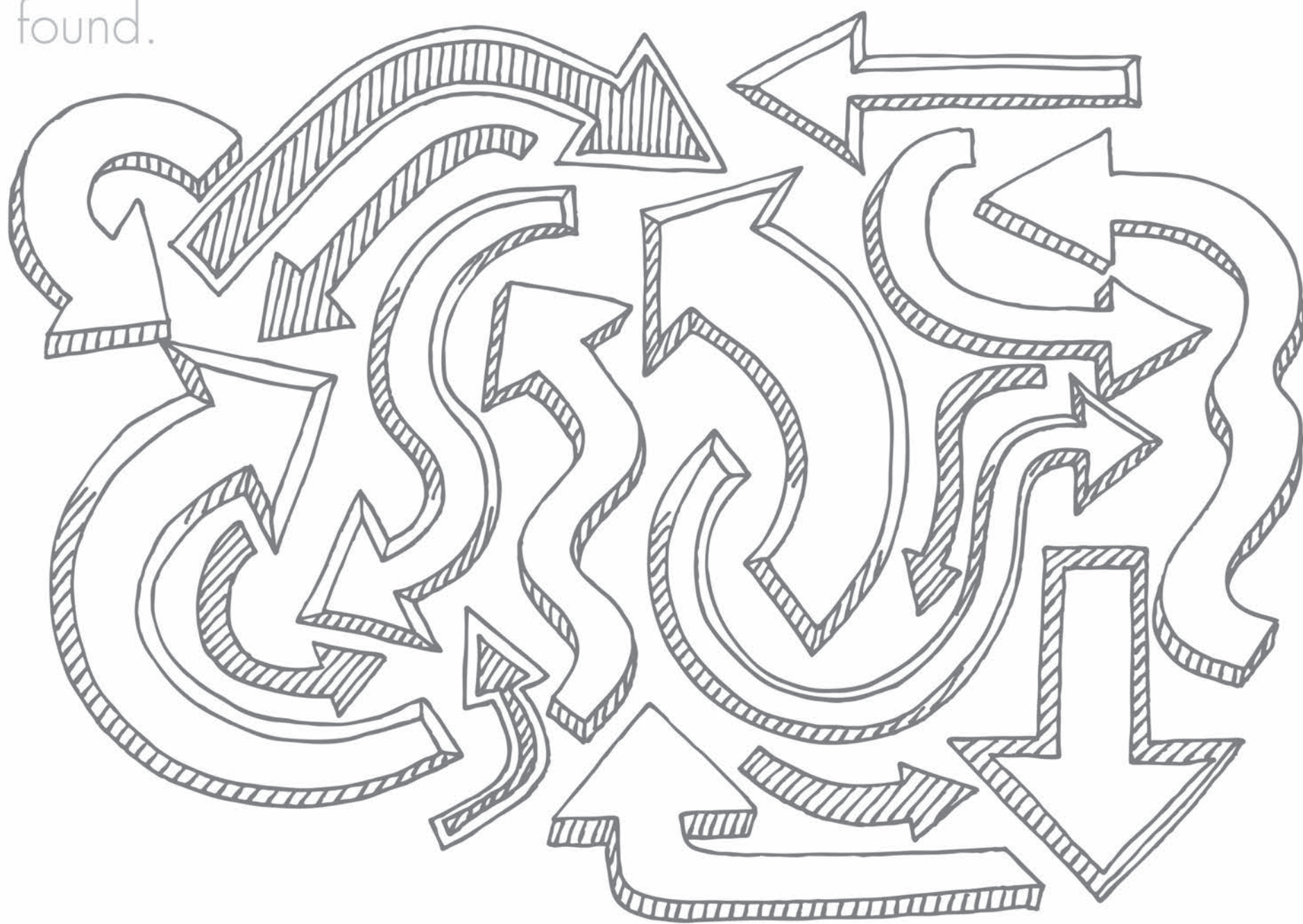
- | |
|---------------------------|
| Mortgage Foreclosures |
| Name Changes |
| Probate Rulings |
| Divorces and Adoptions |
| Orders to Appear in Court |

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.

NEWSMEDIA
ALLIANCE

www.newsmediaalliance.org