

### HILLSBOROUGH COUNTY LEGAL NOTICES

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Waverly Terrace located at 8901 Bertha Palmer Blvd, in the County of Hillsborough in the City of Temple Terrace, Florida 33617 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Hillsborough, Florida, this 26th day of July, 2022.  
Temple Terrace Apartments LLC  
August 5, 2022 22-025257H

#### 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 Handyman Tampa Bay located at 13919 Middle Park Drive in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 28th day of July, 2022.  
JMH Handyman Services LLC  
August 5, 2022 22-025337H

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Aspen Health, Inc., 401 E. Jackson Street, Suite 3300, Tampa, FL 33602, desiring to engage in business under the fictitious name of Aspen RxHealth, 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.  
August 5, 2022 22-025347H

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.  
2013 AUDI  
WAU2GAF09DN148231  
Total Lien: \$3453.71  
Sale Date:08/29/2022  
Location: DIVINE 3 INC DBA: CHRISTIAN BROTHERS AUTOMOTIVE APOLLO BEACH 128 HARBOR VILLAGE LN APOLLO BEACH, FL 33572 (813)716-2558

Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Hillsborough and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.  
August 5, 2022 22-025437H

#### NOTICE OF SALE

BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY  
To be sold at public auction, Saturday, August 13, 2022 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.  
Chad Chronister, Sheriff Hillsborough County Sheriff's Office  
Joseph W. Lopano, Executive Director Hillsborough County Aviation Authority  
Mike Merrill County Administrator  
August 5, 2022 22-025447H

#### NOTICE OF PUBLIC SALE

Tampa Bay Auto Experts, Inc gives notice and intent to sell, for nonpayment/enforcement FL Statute 713.78 towing & storage fees the following vehicles  
2009 TOYT  
VIN# JTDDBL40E29J032071 on 08/16/2022 and  
2005 TOYT  
VIN# 5TENX22N95Z077950 on 08/17/2022 at 8:30 AM at 5715 W Linebaugh Ave, Tampa, FL 33624 Hillsborough County FL.  
Said Company reserves the right to accept or reject any and all bids.  
August 5, 2022 22-025477H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on August 23, 2022 at 1:00pm. Contents include personal property along with the described belongings to those individuals listed below.

- A120 Carzette Preston -- Boxes, Clothing, Tools, Luggage
- A003 Tyson, Martinz --Appliances, Boxes, Electronics, Tire rims
- A138 Jeffrey Miller --Appliances, Bedding, Boxes, Furniture, Tool
- A140 Letisha George -- Books, Boxes, Floor Cleaners
- A217 Jason Michael Arduengo -- Boxes, Clothing, Tools
- A337 Daniell Faison -- Bedding, Boxes, Clothing, Furniture
- B108 Tanviere Curtis -- Baby items, Boxes, Furniture
- B148 Krychonda Baldwin -- Boxes, Totes, Clothing
- B264 Cody Aresnio -- Tools, Chandelier, Fishing Poles
- C025 April Clark -- Boxes, Clothing, Furniture, Toys
- D141 Debra Kottler --Bedding, Boxes, Furniture
- D241 Anthony Borbonio -- Bedding, Furniture, Tools, Generator

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (813-551-0011)  
August 5, 12, 2022 22-025497H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/23/2022 at 1:00pm. Contents include personal property along with the described belongings to those individuals listed below.

- Unit 1083 Platinum Architects and Designs/Wilbur Brown: file cabinet, Tote, Climbing harnesses, bags
- Unit 2017 David Tu: Bedding, Totes, clothing, electronics, furniture, lamps, outdoors equipment, tools.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.  
August 5, 12, 2022 22-025507H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/23/2022 at 1:00pm. Contents include personal property described below belonging to those individuals listed below.

- Unit 136 La Theresa Walts - Furniture, boxes, toys.
- Unit 329 Lavonna Miller - Boxes, clothing, baby items.
- Unit 350 September Lopez - Furniture, clothing, boxes, boxes, bedding.
- Unit 357 Jainece Cochran - Furniture, boxes, lamps.
- Unit 414 Christie Smith - Furniture, dishes, collectibles, mattresses, boxes.
- Unit 505 Richard Bates - Furniture, boxes, bedding.
- Unit 506 Mary Howard - Pop-up camper trailer.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.  
August 5, 12, 2022 22-025517H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that PHENOM PERFORMANCE LLC, OWNER, desiring to engage in business under the fictitious name of PHENOM PHYSIQUES located at 349 APOLLO BEACH BLVD, UNIT 504, APOLLO BEACH, FLORIDA 33572 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.  
August 5, 2022 22-025557H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Farina Orthodontic Specialists powered by Smile Doctors located at 295 SE Inner Loop, in the County of Hillsborough in the City of Georgetown, TX 78626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Hillsborough, Florida, this 25th day of July, 2022.  
SD Orthodontics P.A.  
August 5, 2022 22-025567H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that IUP ENTERTAINMENT PARTNERS, INC., OWNER, desiring to engage in business under the fictitious name of IUP ENTERTAINMENT + SOCIAL located at 11778 N DALE MABRY HWY, TAMPA, FLORIDA 33618 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.  
August 5, 2022 22-025547H

#### 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 JBS USA SUPPLIES, located at 308 E Althea Ave, in the City of Tampa, County of Hillsborough, State of FL, 33612, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 1 of August, 2022.  
Kathleen Ann Bernard  
308 E Althea Ave  
Tampa, FL 33612  
August 5, 2022 22-025527H

#### 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 Studio Modo Design located at 1646 W. Snow Ave, Suite #50 in the City of Tampa, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of August, 2022.  
MAE Design, LLC  
Matthew A Eide  
August 5, 2022 22-025537H

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that DJO, LLC, 6542 US Highway 41 North, Apollo Beach, FL 33572, desiring to engage in business under the fictitious name of Enovis Bracing, 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.  
August 5, 2022 22-025657H

#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Panther Trace Community Development District (the "District") will hold a public hearing and a meeting on August 23, 2022, at 7:30 p.m. at Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida.

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.mypanthertrace.net/>), or may be obtained by contacting the District Manager's office via email at [rlotito@dpfgmc.com](mailto: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.

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.

Raymond Lotito  
District Manager  
August 5, 2022 22-025457H

#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Panther Trace II Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, Florida.

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.panthertrace2.net/>, or may be obtained by contacting the District Manager's office via email at [lkrause@dpfgmc.com](mailto:lkrause@dpfgmc.com) or via phone at (321) 263-0132, extension 742.

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://www.panthertrace2.net/> 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.

Larry Krause  
District Manager  
August 5, 2022 22-025467H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/23/22 at 1:00 pm. Contents include personal property along with the described belongings to those individuals listed below.

- I-14 Julian Hallums Clothing
- 10-137 JACK/LISA LONG Furniture,Cabinet
- 7-95 Actavious Edwards Sr Dishes , Furniture ,Boxes/Totes
- C-595 Briana Wright Bedding , totes ,Furniture
- C-592 David Smith Cabinet,Furniture,Totes
- A-305 JACK/LISA LONG Cabinets , Appliances
- A-330 Jennifer Resendiz Bedding
- A-285 Kenayia Jones Totes, Electronics ,Kitchenware
- A-335 Tamara Sanders Appliances, Electronics, Boxes
- B-501 JACK/LISA LONG Bedding , Furniture, Boxes
- A-328 Trae Thurman Bedding, Electronics
- 3-40 Tanesha Davis Boxes/Totes , Kitchenware
- B-419 Cora Ford Tools , Appliances , boxes
- B-403 Maria Manujano Appliances , Kitchenware,Boxes
- 8-109 Latasha Walker Furniture, Outdoors ,Boxes
- B-436 OLA HANCOCK Appliances , Electronics, Totes
- D-734 Samantha Alden Appliances , Electronics
- D-742 Richard Ford Bedding Furniture , Boxes
- D-760 Cody Pool Electronics, Cabinets , Boxes
- D-753 JACK/LISA LONG Furniture , Appliances , Totes
- D-751 Kalyan Prime Furniture
- G-832 Robert Lofley Furniture
- G-820 Actavious Edwards Sr Furniture,Boxes/Totes ,Cabinets

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)375-9856.  
August 5, 12, 2022 22-025487H

**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](mailto:legal@businessobserverfl.com)

**Business Observer**



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 08/19/22 at 9:00 A.M.

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 08/19/22 at 09:00 A.M.

JM1BK12F161475315 2006 MAZDA 3

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 August 5, 2022 22-02606H

FICTITIOUS NAME NOTICE

Notice is hereby given that OONA JOHNSEN LANDSCAPE ARCHITECTURE, LLC, OWNER, desiring to engage in business under the fictitious name of OJLA located at 4514 W MELROSE AVENUE, TAMPA, FLORIDA 33629 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. August 5, 2022 22-02597H

FICTITIOUS NAME NOTICE

Notice is hereby given that FELIZ FACES COSMETICS LLC, OWNER, desiring to engage in business under the fictitious name of FELIZ FACES COSMETICS located at 7523 BARRY RD, TAMPA, FLORIDA 33634 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 5, 2022 22-02598H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002086 IN RE: ESTATE OF WALTER SPEARS Deceased.

The administration of the estate of Walter Spears, deceased, whose date of death was January 29, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

Personal Representative: Monique Spears 3112 W. Sligh Avenue Tampa, Florida 33614 Attorney for Personal Representative: Denyse D. Kruse, Esq. Attorney for Personal Representative Florida Bar Number: 127152 Kruse Law, P.A. 600 1st Avenue North St. Petersburg, FL 33701 Telephone: (727) 256-4860 E-Mail: denyse@kruselawgroup.com Secondary E-Mail: denyskruse@gmail.com August 5, 12, 2022 22-02562H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 22-CP-002565 DIVISION: A IN RE: ESTATE OF ANN SHIRLEY SWINDLE, Deceased.

The administration of the estate of Ann Shirley Swindle, deceased, whose date of death was June 29, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is August 5, 2022.

Personal Representative: Jean Turner 1329 Roy Turner Dr. Plant City, FL 33563 Attorney for Personal Representative: Stephen J. Stanley Fla. Bar. 0076082 412 E. Madison St., Ste 1100 Tampa, FL 33602 Tele: 813-226-2727 Fax: 813-200-1013 sjs@stephenstanleylaw.com August 5, 12, 2022 22-02520H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION File No.: 22-CP-002589 Division: B IN RE: ESTATE OF BARBARA M. ELLER, Deceased.

The administration of the estate of BARBARA M. ELLER, deceased, whose date of death was May 4, 2022, File Number 22-CP-002589, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 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 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 August 5, 2022.

Personal Representative: Amy E. Scherzer 41 Adalia Avenue Tampa, Florida 33606 Attorney for Personal Representative: NEAL WEINSTEIN, ESQ. 412 East Madison Street, Suite 1111 Tampa, Florida 33602 (813) 223-2792 / (813) 223-3124 (fax) Attorney for Personal Representative Florida Bar No. 241474 Email: nealwesq@hotmail.com August 5, 12, 2022 22-02561H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001695 IN RE: ESTATE OF JACK THIEN CAO TRUONG Deceased.

The administration of the estate of JACK THIEN CAO TRUONG, deceased, whose date of death was February 10, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 August 5, 2022.

Personal Representative: Quynh Tran Tonnu (Apr 11, 2022 14:43 EDT) QUYNHTRAN TONNU 19178 Lake Audubon Drive Tampa, Florida 33647

Attorney for Personal Representative: Scott F. Barnett for JACK M. ROSENKRANZ, Attorney Florida Bar Number: 815152 Rosenkranz Law Firm 412 East Madison Street, Suite 900 Tampa, Florida 33602 Telephone: (813) 223-4195 Fax: (813) 273-4561 E-Mail: jackrosenkranz@gmail.com Secondary E-Mail: myparalegal@law4elders.com August 5, 12, 2022 22-02538H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL DISTRICT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 22-CP-002666 IN RE: ESTATE OF STUART WILLIAM ALLEN Deceased

The administration of the estate of STUART WILLIAM ALLEN, deceased, whose date of death was April 9, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, 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, including unmaturing, contingent or unliquidated claims, 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 August 5, 2022.

Personal Representative: Robert Frederick Allen 5530 Bowline Bend New Port Richey, FL 34652 Attorney for Personal Representative: Debbie London Baker 6409 Eureka Springs Rd., Ste. 516 Tampa, FL 33610 Telephone: 813-586-1332 E-Mail: debbaker@londonbakerlaw.com August 5, 12, 2022 22-02557H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002618 IN RE: ESTATE OF JOHN TERRELL MAXWELL, aka JOHN TERRELL BRUCE MAXWELL A/K/A JOHN T. MAXWELL A/K/A Deceased.

The administration of the estate of JOHN TERRELL MAXWELL, also known as JOHN TERRELL BRUCE MAXWELL A/K/A JOHN T. MAXWELL, deceased, whose date of death was May 8, 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. 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: August 5, 2022.

Personal Representative: JOHN T. MAXWELL, JR. 1086 Oak Valley Dr. Keller, TX 76248

Attorney for Personal Representative: JAMES P. HINES, JR. Florida Bar No. 61492 ASHLEY G. FRIEDRICH Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines, PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: afriedrich@hnh-law.com August 5, 12, 2022 22-02537H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002669 Division B IN RE: ESTATE OF JAMES E. HARRIS Deceased.

The administration of the estate of James E. Harris, deceased, whose date of death was May 20, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

Personal Representative: James Harris 20023 Tamiami Avenue Tampa, Florida 33647 Attorney for Personal Representative: Amanda O. Singleton Singleton Legal PLLC 425 22nd Avenue North, Suite D St. Petersburg, FL 33704 Telephone: (727) 755-4316 E-Mail: amanda@singletonlegal.com FBN: 0015957 August 5, 12, 2022 22-02535H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002692 Division A IN RE: ESTATE OF KATHERINE R. HAZELWOOD AKA KATHERINE RUTH HAZELWOOD Deceased.

The administration of the estate of KATHERINE R. HAZELWOOD AKA KATHERINE RUTH HAZELWOOD, deceased, whose date of death was June 29, 2022, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

Personal Representative: ERIC G. VAN ERT 8624 Turnstone Shore Lane Riverview, Florida 33578

Attorney for Personal Representative: Jeffrey M. Gad JEFFREY M. GAD Florida Bar Number: 186317 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 401 East Jackson Street, Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-Mail: jeffreyg@jppfirm.com Secondary E-Mail: ssigner@jppfirm.com August 5, 12, 2022 22-02536H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP2451 IN RE: ESTATE OF MICHAEL L. COPELAND Deceased

The administration of the Estate of MICHAEL L. COPELAND, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, P. O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 August 5, 2022

Personal Representative: MARGARET COOPER 12839 Wildflower Meadow Riverview, FL 33579 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 KNOWLES BOUZZIANE & SHAFFER PLLC 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 August 5, 12, 2022 22-02518H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002135 Division A IN RE: ESTATE OF PATRICIA MARY MARINO AKA PATRICIA M. MARINO, Deceased.

The administration of the estate of PATRICIA MARY MARINO AKA PATRICIA M. MARINO, deceased, whose date of death was May 18, 2022, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

Personal Representative: James Marino JAMES MARINO 12540 Sparkleberry Road Tampa, Florida 33626-3065

Attorney for Personal Representative: Jeffrey Gad JEFFREY GAD Attorney for Petitioner Florida Bar Number: 186317 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 401 East Jackson Street, Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-Mail: JeffreyG@jppfirm.com Secondary E-Mail: ssigner@jppfirm.com August 5, 12, 2022 22-02519H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP2792 IN RE: ESTATE OF ISAIAH MONTGOMERY Deceased.

The administration of the estate of Isaiah Montgomery, deceased, whose date of death was June 24, 2022 and the last four digits of whose social security number are 6416, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St, Tampa Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

Personal Representative: Calston Young Attorney for Personal Representative: Martez Gordon Attorney for Personal Representative Florida Bar Number: 96362 5228 New Brittany Lane Zephyrhills, Florida 33541 Telephone: (813) 838-3445 E-Mail: thegordonfirm@gmail.com August 5, 12, 2022 22-02581H

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION  
File No.: 2022-CP-002597  
DIVISION: A  
IN RE: ESTATE OF WILLIAM RAYMOND BENSCHOTER  
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 WILLIAM RAYMOND BENSCHOTER, deceased, File No. 2022-CP-002597 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602.; that the decedent's death was testate; that the total value of the estate is \$8,046.63 and that the names and addresses of those to whom it has been assigned by such order are:

DIXIE MARTIN BENSCHOTER, beneficiary of the BENSCHOTER FAMILY LIVING TRUST DATED OCTOBER 11, 2018 a/k/a WILLIAM R. BENSCHOTER AND DIXIE M. BENSCHOTER LIVING TRUST DATED OCTOBER 11, 2018. 1402 Hounds Hollow Court, Lutz, FL 33549

ALL CREDITORS OF THE ESTATE OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS August 5, 2022.

Petitioner  
DIXIE MARTIN BENSCHOTER  
1402 Hounds Hollow Court  
Lutz, FL 33549

Attorney 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  
August 5, 12, 2022 22-02599H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022-CP-002585  
IN RE: ESTATE OF TIMOTHY G. ARMSTRONG, Deceased.

The administration of the estate of TIMOTHY G. ARMSTRONG, deceased, whose date of death was January 21, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Second Floor, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

SUSAN MARIE PROPHET  
6945 Towering Spruce Drive,  
Riverview, FL 33578

Co-Personal Representative  
HEATHER LEE ARMSTRONG  
461 Ellicott Street,  
Batavia, NY 14020

Co-Personal Representative  
BEATRICE A. GELLERT  
17 Veres Street,  
Fairfield, CT 06824

Co-Personal Representative  
LAUREN A. TAYLOR  
Attorney for Co-Personal  
Representatives  
Florida Bar No. 93232  
Fogarty Mueller Harris, PLLC  
501 E. Kennedy Blvd, Suite 790  
Tampa, FL 33602  
Telephone: (813) 682-1710  
Email: lauren@fmhlegal.com  
Secondary Email: erika@fmhlegal.com  
August 5, 12, 2022 22-02600H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
File No. 22-CP-001969  
Division Probate  
IN RE: ESTATE OF JACK THOMAS MORTON a/k/a JACK T. MORTON, Deceased.

The administration of the estate of JACK THOMAS MORTON a/k/a JACK T. MORTON, deceased, whose date of death was March 31, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 5, 2022.

ANN NICHOLS  
Personal Representative  
17 Sandy Hill Drive  
Fairport, NY 14450

JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
August 5, 12, 2022 22-02591H

## FIRST INSERTION

NOTICE TO CREDITORS (intestate) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
File No. 29-2022-CP-002737 A001HC  
Division B  
IN RE: ESTATE OF CHRISTOPHER J. LINDSAY  
Deceased.

The name of the Decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is 601 E. Kennedy Blvd, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the Decedent is July 7, 2022.

The date of first publication of this notice is August 5, 2022.

Personal representative:  
MICHAEL S. LINDSAY  
848 Rock Creek Street  
Apopka, Florida 32712

Attorney for personal representative:  
TRAVIS N. KIMMEY  
Florida Bar No: 115747  
Florida Elder Law Offices, LLC  
401 W. Lantana Road, Suite 12  
Lantana, FL 33462  
Tel: (561) 907 - 7848  
Email:  
travis@floridaelderlawoffices.com  
August 5, 12, 2022 22-02583H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
File No. 22-CP-001969  
Division Probate  
IN RE: ESTATE OF GERALD F. WILLIAMS  
Deceased.

The administration of the estate of GERALD F. WILLIAMS, deceased, whose date of death was February 8, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, Probate Division, 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 August 5, 2022.

Personal Representative:  
LILIANA WILLIAMS  
17011 CANDELEDA DE AVILA  
TAMPA, Florida 33613

Attorneys for Personal Representative:  
O'CONNOR LAW FIRM  
s/Patrick M. O'Connor  
Patrick M. O'Connor, Esq.  
Florida Bar Number: 622427  
Adam T. Rauman, Esq.  
Florida Bar Number: 85296  
Attorneys  
2240 Belleair Road, Suite 115  
Clearwater, FL 33764  
Phone: 727-539-6800  
Fax: 727-536-5936  
E-mail:  
eservice@yourpersonalattorney.com  
August 5, 12, 2022 22-02517H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
File No. 22-CP-002649  
Division A  
IN RE: ESTATE OF ELLA MITCHELL MARTIN, a/k/a ELLA M. MARTIN, Deceased.

The administration of the estate of ELLA MITCHELL MARTIN, deceased, whose date of death was June 2, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 August 5, 2022.

Personal Representative:  
Alisia Shari Martin  
8001 James Island Trail  
Jacksonville, FL 32256

Attorney for Personal Representative:  
Dax O. Nelson, FBN 52767

Attorney for Personal Representative  
Dax Nelson, P.A.  
2309 S. MacDill Avenue, Suite 102  
Tampa, FL 33629  
Telephone: (813) 739-6695  
Fax: (813) 739-6696  
E-Mail: dnelson@daxnelsonlaw.com  
Secondary E-Mail:  
krosland@daxnelsonlaw.com  
Secondary E-Mail:  
nswart@daxnelsonlaw.com  
August 5, 12, 2022 22-02582H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
File No. 22-CP-001820  
IN RE: ESTATE OF NICKOLAS A. SPITZ, A/K/A NICKOLAS ANTHONY SPITZ  
Deceased.

The administration of the estate of Nickolas A. Spitz, A/K/A Nickolas Anthony Spitz, deceased, whose date of death was October 23, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 5, 2022.

Personal Representative:  
Janice M. Spitz  
2139 Platinum Dr.  
Sun City Center, Florida 33573  
Attorney for Personal Representative:  
Jim Loncarski, Attorney  
Florida Bar Number: 528811  
Law Offices of  
Joseph F. Pippen, Jr. & Assoc., PL  
1920 East Bay Drive  
Largo, Florida 33771  
Telephone: (727) 586-3306 x 116  
Fax: (727) 585-4209  
E-Mail: Jim@attypip.com  
Secondary E-Mail: Suzie@attypip.com  
August 5, 12, 2022 22-02601H

## FIRST INSERTION

NOTICE OF ACTION PETITION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No.: 21-DR-012779  
Division B  
SAUL HERNANDEZ PEREZ, Petitioner, And ANGELICA RUIZ RIVERA, Respondent.

TO: ANGELICA RUIZ RIVERA  
State of Florida

YOU ARE NOTIFIED that a Petition For Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, on James A. Obeso, Esquire, whose address is 4535 Central Avenue, Suite 416, St. Petersburg, FL 33701 on or before August 29, 2022, and file the original with the clerk of this Court at 501 1st Avenue North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of The Circuit Court's office notified of your current address. (You may file a 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.

This notice shall be published once a week for four (4) CONSECUTIVE WEEKS in Business Observer.

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: 7/26/2022  
Cindy Stuart  
Clerk Of Circuit Court  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk  
Aug. 5, 12, 19, 26, 2022 22-02560H

## FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
GENERAL CIVIL DIVISION  
Case No. 19-CA-001531  
Division "A"  
BANK OF AMERICA, N.A., Plaintiff, vs.  
CHRISTOPHER D. MEREDITH a.k.a CHRISTOPHER MEREDITH, ET AL.  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 11, 2022, in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida on August 22, 2022 at 10:00 AM. At www.hillsborough.realforeclose.com for the following described property:

Lot 492, Mira Lago West Phase 3, according to the plat thereof, as recorded in Plat Book 108, Pages 56 through 64, Of the Public Records of Hillsborough County, Florida.

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. The Court, may in its discretion, enlarge the time of the sale. Notice of this changed time of sale shall be published for two consecutive weeks, the last publication will be at least five days prior to the new sales date.

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. Twigg 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.

N. Burton Williams, Esquire (FBN 195499)  
6340 Cocoa Lane  
Apollo Beach, FL 33572  
Telephone: 813.294.2244  
E-mail: burtslaw@gmail.com  
Attorney for Defendant,  
Georgina M. Meredith  
Stephen M. Weinstein, Esq.  
Tromberg, Morris & Poulin, PLLC  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Telephone: 561-338-4101  
Email: eservice@tmppllc.com  
August 5, 12, 2022 22-02576H

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.  
CASE No. 19-CA-012035  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST, PLAINTIFF, VS.  
ROLANDO PONCE, ET AL.  
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 25, 2022 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on September 22, 2022, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

Lot 16, of Sunshine Village, according to the plat thereof as recorded in Plat Book 73, Page 20, of the Public Records of Hillsborough County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fjud13.org, 800 E. Twigg Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
By: /s/ Marlon Hyatt, Esq.  
Marlon Hyatt, Esq.  
FBN: 72009  
Our Case #: 19-000530-F\19-CA-012035\SPS  
August 5, 12, 2022 22-02577H

## FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION  
Case No.: 2012-CA-010964/N  
CITRUS POINTE OWNERS ASSOCIATION, INC., Plaintiff, v.  
TOMMY WILLIAMS, et ux, Defendants.

NOTICE IS GIVEN that pursuant to the Amended Final Judgment In Favor Of Plaintiff, CITRUS POINTE OWNERS ASSOCIATION, INC., entered in this action on the 1st day of August, 2022, Cindy Stuart, Clerk of Court for Hillsborough County, Florida, will sell to the highest and best bidder or bidders for cash at www.hillsborough.realforeclose.com, on August 29, 2022 at 10:00 a.m., the following described property:

Lot 5, Block 4, CITRUS POINTE, UNIT 1, according to the Plat thereof, recorded in Plat Book 57, Page 21 of the Public Records of Hillsborough County, Florida, and improvements thereon, located in the Association at 14015 Citrus Pointe Drive, Tampa, Florida 33625 (the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a claim within sixty (60) days after the judicial sale of the Property.

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 within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. SHUMAKER, LOOP & KENDRICK, LLP  
By: /s/ William W. Huffman  
JONATHAN J. ELLIS, ESQUIRE  
Florida Bar No. 863513  
jellis@shumaker.com (primary)  
ccheaney@shumaker.com (secondary)  
WILLIAM W. HUFFMAN, ESQ.  
Florida Bar No. 0031084  
whuffman@shumaker.com (primary)  
fvazquez@shumaker.com (secondary)  
101 East Kennedy Boulevard, Suite 2800  
Tampa, Florida 33602  
Phone: 813-229-7600  
Fax: 813-229-1660  
Attorneys for Plaintiff  
176818471  
August 5, 12, 2022 22-02585H

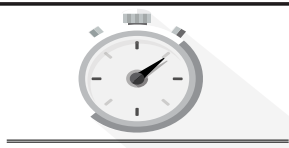
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FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION  
Case No. 29-2017-CA-000786  
Division A  
RESIDENTIAL FORECLOSURE Section I

FIFTH THIRD BANK Plaintiff, vs.  
HISHAM M. ABUARAM, HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 27, 2022, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 5, BLOCK 24, HERITAGE ISLES PHASE 1C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 94, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 18111 EMERALD BAY ST, TAMPA, FL 33647; 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 October 3, 2022 at 10:00 AM.

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

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

Dated this July 29, 2022  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Jennifer M. Scott (813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
078950/1670370/CMP  
August 5, 12, 2022 22-02539H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION  
CASE NO.: 29-2018-CA-004565  
DIVISION: A

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.  
JOHN CHRISTOPHER BOONE, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 22, 2022, and entered in Case No. 29-2018-CA-004565 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and John Christopher Boone, Copper Creek of Riverview Homeowners' Association, Inc., Florida Housing Finance Corporation, 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 August 22, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 205, COPPER CREEK PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 124, PAGES 176 THROUGH 189, OF THE PUB-

LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 12822 BUFFALO RUN DRIVE, GIBSONTON, FL 33534

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 29 day of July, 2022.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Charline Calhoun  
Florida Bar #16141  
CT - 18-011278  
August 5, 12, 2022 22-02541H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 19-CA-003557

R P FUNDING INC. Plaintiff(s), vs.  
DARRELL MOSCATO; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on July 8, 2022 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 7th day of September, 2022 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 12 IN BLOCK 1 OF TWELVE OAKS VILLAGE UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 7705 Palmbrook Drive, Tampa, FL 33615  
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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
AMERICANS WITH DISABIL-

ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: [ADA@FLJUD13.ORG](mailto:ADA@FLJUD13.ORG).

Respectfully submitted,  
PADGETT LAW GROUP  
HEATHER GRIFFITHS, ESQ.  
Florida Bar # 91444  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)  
Attorney for Plaintiff  
TDP File No. 19-002431-1  
August 5, 12, 2022 22-02602H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION  
CASE NO.: 29-2022-CA-001689  
DIVISION: C

BANK OF AMERICA, N.A., Plaintiff, vs.  
CRESCENZO LAND HOLDINGS INC., A DISSOLVED CORPORATION, et al,  
Defendant(s).

To: CRESCENZO LAND HOLDINGS INC., A DISSOLVED CORPORATION  
Last Known Address:  
c/o William Crescenzo, Director  
3101 N Nebraska Avenue, Suite 1  
Tampa, FL 33603  
Current Address: Unknown

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

LOT(S) 7, BLOCK 1 OF VIOLA SMITH REVISION MAP AS RECORDED IN PLAT BOOK 4, PAGE 1, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 1211 E 25TH AVE TAMPA FL 33605

has been filed against you and you are required to file written defenses by 9/2/2022, 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 1 day of August, 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 - 21-007237  
August 5, 12, 2022 22-02595H

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-003246  
DIVISION: F

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IRMA J. THOMAS A/K/A IRMA JEAN THOMAS N/K/A IRMA JEAN THOMAS, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES E. THOMAS A/K/A CHARLES EDWARD THOMAS  
Last Known Address: 1606 W SITKA ST, TAMPA, FL 33604  
Current Residence Unknown

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

LOT 5 AND THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON EAST AND CLOSED ALLEY ABUTTING ON SOUTH, LITTLE ELEVEN ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270,

CORAL SPRINGS, FL 33077 on or before September 5, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 3 day of August, 2022.  
CINDY STUART  
As Clerk of the Court (SEAL) By Isha Tirado-Baker  
As Deputy Clerk

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
P.O. BOX 771270  
CORAL SPRINGS, FL 33077  
20-00586  
August 5, 12, 2022 22-02607H

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.: 09-CA-009805

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE6, Plaintiff, vs.

MOHAMMAD H. SALEHIAN DARDASHTI, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 23, 2022, and entered in Case No. 09-CA-009805 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association As Trustee For Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-backed Certificates, Series 2006-HE6, is the Plaintiff and Mohammad H. Salehian Dardashti, Unknown Tenant #2 n/k/a Miguel Rivera, Unknown Tenant #1 n/k/a Lisa Rivera, Mohammad Salehian Dardashti, City of Tampa, Florida, 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 August 24, 2022 the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 5 BLOCK 1 MANHATTAN MANOR REVISED PLAT

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGE 22 PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA  
A/K/A 4009W KNIGHTS AVE, TAMPA, FL 33611

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

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

Dated this 01 day of August, 2022.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Swosinski  
Florida Bar #96533  
Justin Swosinski, Esq.  
CT - 15-192554  
August 5, 12, 2022 22-02559H

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

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Business Observer

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
**CASE NO.: 18-CA-009449**

**Division F**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA,**  
**Plaintiff, v.**  
**CHUL SOO HAN, et al.,**  
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN THAT pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated February 28, 2019 and Order Resetting the Sale granted on July 25, 2022, entered in Case No. 18-CA-009449 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE," A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is the Plaintiff, and CHUL SOO HAN; SUNG HEE HONG; HILLSBOROUGH COUNTY, FLORIDA, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; WILDEWOOD AT PLANTATION HOMEOWNERS' ASSOCIATION, INC., are the Defendants.

The Clerk of the Court, CINDY STUART, will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, at public sale on September 28, 2022, at 10:00 AM electronically online at the following website: [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the following-described real property as set forth in said Uniform Final Summary Judgment, to wit:

LOT 30, BLOCK 1, WILDEWOOD VILLAGE SUBDIVISION - UNIT 1, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 27, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, including the buildings, appurtenances, and fixtures located thereon.

Property Address: 10119 Cedar Dune Drive, Tampa, FL 33624.

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

**IMPORTANT**  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION PLEASE CONTACT THE ADA COORDINATOR WITHIN SEVEN WORKING DAYS OF THE DATE THE SERVICE IS NEEDED; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Clerk of the Circuit Court  
ADA Coordinator  
601 E. Kennedy Blvd.  
Tampa, FL 33602  
Phone: (813) 276-8100,  
Extension 7041  
E-Mail: [ADA@hillsclerk.com](mailto:ADA@hillsclerk.com)  
Dated this 2 day of August, 2022.

Respectfully submitted,  
HOWARD LAW GROUP  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431

Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: [Pleadings@HowardLaw.com](mailto:Pleadings@HowardLaw.com)  
By: /s/ Matthew B. Klein  
Harris S. Howard, Esq.  
Florida Bar No.: 65381  
E-Mail: [Harris@HowardLaw.com](mailto:Harris@HowardLaw.com)  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: [Matthew@HowardLawFL.com](mailto:Matthew@HowardLawFL.com)  
August 5, 12, 2022 22-02592H

FIRST INSERTION

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

**CASE NO. 17-CA-004320**

**REVERSE MORTGAGE SOLUTIONS, INC.,**  
**Plaintiff, vs.**  
**VILMA S. WOLFE, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2022, and entered in 17-CA-004320 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein REVERSE MORTGAGE SOLUTIONS, INC. is the Plaintiff and VILMA S. WOLFE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST TOM WOLFE A/K/A THOMAS EDWARD WOLFE, JR., DECEASED; JOSHUA WOLFE; HILARY DECHANE; SARAH ICKES; KRISTEN SANDHOFF; THOMAS WOLFE; LAURI WOLFE MILLS; NATIONAL FINANCIAL FIDUCIARY CORP, AS TRUSTEE OF THE EDEN ROC IRREVOCABLE TRUST DATED SEPTEMBER 3, 2009; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 23, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 5, DANA SHORES UNIT NO. 1 SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 3945 E EDEN ROC CIRCLE, TAMPA, FL 33634  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

**FLORIDA.**  
Property Address: 3945 E EDEN ROC CIRCLE, TAMPA, FL 33634

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

**IMPORTANT**  
**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated this 2 day of August, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
17-024361 - NaC  
August 5, 12, 2022 22-02594H

FIRST INSERTION

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

**CASE NO.: 22-CA-005021**

**PHH MORTGAGE 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**  
**SHARON P. RAPER, DECEASED;**  
**et al.,**  
**Defendant(s).**

TO: 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 Sharon P. Raper, Deceased  
Last Known Residence: Unknown

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

LOT 3 OF RIVER HIGHLANDS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before August 29, 2022, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on July 27th, 2022.  
As Clerk of the Court  
(SEAL) By: JEFFREY DUCK  
As Deputy Clerk  
ALDRIDGE | PITE, LLP  
Plaintiff's attorney  
1615 South Congress Avenue, Suite 200  
Delray Beach, FL 33445  
1395-549B  
August 5, 12, 2022 22-02579H

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. 16-CA-004630**

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A,**  
**Plaintiff, vs.**  
**JUPITER HOUSE LLC, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 23, 2022, and entered in Case No. 16-CA-004630 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which The Bank of New York Mellon fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A, is the Plaintiff and Jupiter House LLC, Unknown Party #2 n/k/a Daniel, Unknown Party #1 n/k/a Timmy Yarnell, Rhonda C. Reuben, South Fork of Hillsborough County Homeowners Association, Inc., Stephen L Meininger, Chapter 7 Trustee, 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 August 25, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, BLOCK H, SOUTH

FORK UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 10618 LOGAN CHASE LANE, RIVERVIEW, FL 33569

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 01 day of August, 2022.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Swosinski  
Florida Bar #96533  
Justin Swosinski, Esq.  
CT - 15-201216  
August 5, 12, 2022 22-02563H

FIRST INSERTION

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

**CASE NO. 22-CA-005912**

**DIVISION: A**  
**WELLS FARGO BANK, N.A.**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS,**  
**GRANTEES, DEVISEES, LIENORS,**  
**TRUSTEES, AND CREDITORS OF**  
**TRACY L. WATKINS A/K/A TRACY LYNN WATKINS, DECEASED, ET AL.**  
**Defendants.**

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF TRACY L. WATKINS A/K/A TRACY LYNN WATKINS, DECEASED, Current Residence Unknown, but whose last known address was:

13212 EARLY RUN LN, RIVERVIEW, FL 33578-3389  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:

LOT 25, BLOCK 24, SOUTH POINTE PHASE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 71-1 THROUGH 71-3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before August 29, 2022 or within

thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)

WITNESS my hand and seal of the Court on this 29TH day of July, 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  
1000007869  
August 5, 12, 2022 22-02587H

FIRST INSERTION

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

**CASE NO: 21-CC-055450**

**LIVE OAK PRESERVE ASSOCIATION, INC., a not-for-profit Florida corporation,**  
**Plaintiff, vs.**  
**KANESHA S. PENDLETON;**  
**UNKNOWNSPOUSE OF**  
**KANESHA PENDLETON; AND**  
**UNKNOWNTENANT(S),**  
**Defendants.**

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

Lot 65 in Block 90 of LIVE OAK PRESERVE PHASE 2B - VILLAGES 12 and 15 according to the Plat thereof as recorded in Plat Book 105, Page 90, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 20443 Autumn Fern Avenue, Tampa, FL 33647  
at public sale, to the highest and best bidder, for cash, via the Internet at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on September 2, 2022  
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

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

MANKIN LAW GROUP  
BRANDON K. MULLIS, ESQ.  
Email: [Service@MankinLawGroup.com](mailto:Service@MankinLawGroup.com)  
Attorney for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
FBN: 23217  
August 5, 12, 2022 22-02584H

FIRST INSERTION

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

**CASE No. 22-CA-003654**  
**DIVISION: J**

**REVERSE MORTGAGE FUNDING LLC,**  
**Plaintiff vs.**  
**UNKNOWN SPOUSE, HEIRS,**  
**DEVISEES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF ZETA EASTON AKA**  
**ZETA KATHLEEN EASTON,**  
**DECEASED, et al.,**  
**Defendants**

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ZETA EASTON AKA ZETA KATHLEEN EASTON, DECEASED  
8510 RENALD BLVD  
TEMPLE TERRACE, FL 33637

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

LOT 11, BLOCK 10, ORANGE RIVER ESTATES, UNIT 1A ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before SEPTEMBER 2, 2022; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 1 day of August, 2022.

CINDY STUART  
As Clerk of said Court  
(SEAL) By: Isha Tirado-Baker  
As Deputy Clerk  
Greenspoon Marder, LLP  
Default Department  
Attorneys for Plaintiff  
Trade Centre South, Suite 700  
100 West Cypress Creek Road  
Fort Lauderdale, FL 33309  
(58341.1264)  
August 5, 12, 2022 22-02586H

FIRST INSERTION

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

**CASE NO. 17-CA-007058**

**PACIFIC UNION FINANCIAL, LLC,**  
**Plaintiff, vs.**  
**JENNIFER BORG, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2022, and entered in 17-CA-007058 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PACIFIC UNION FINANCIAL, LLC is the Plaintiff and JENNIFER BORG; JOEL SCHACHTER are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 23, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 2, RICE CREEK ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 11212 RICE CREEK RD, RIVERVIEW, FL 33569

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

**IMPORTANT**  
**AMERICANS WITH DISABILITY ACT:** If you are a person with a 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 request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated this 2 day of August, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
19-270747 - CaB  
August 5, 12, 2022 22-02593H

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: [manateeclerk.com](http://manateeclerk.com) | SARASOTA COUNTY: [sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY: [charlotte.realforeclose.com](http://charlotte.realforeclose.com) | LEE COUNTY: [leeclerk.org](http://leeclerk.org)

COLLIER COUNTY: [collierclerk.com](http://collierclerk.com) | HILLSBOROUGH COUNTY: [hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY: [pasco.realforeclose.com](http://pasco.realforeclose.com) | PINELLAS COUNTY: [pinellasclerk.org](http://pinellasclerk.org)

POLK COUNTY: [polkcountyclerk.net](http://polkcountyclerk.net) | ORANGE COUNTY: [myorangeclerk.com](http://myorangeclerk.com)

Check out your notices on:

[www.floridapublicnotices.com](http://www.floridapublicnotices.com)



## FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 17-CA-007056

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,**  
Plaintiff, vs.  
DAVID GARZA,  
Defendant.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 7, 2022 and Order resetting Sale granted on July 27, 2022, entered in Case No. 17-CA-007056 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DAVID GARZA is the Defendant.

The Clerk of the Court, CINDY STUART, will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, at public sale on SEPTEMBER 8, 2022, at 10:00 AM electronically online at the following website: www.hillsborough.realforeclose.com, the following-described real property as set forth in said Uniform Final Summary Judgment, to wit:

THE WEST 56.95 FEET OF LOT 11, OF JAMES GRAHAM'S RESUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

including the buildings, appurtenances, and fixtures located thereon.  
Street Address: 3004 W. Arch Street, Tampa, FL 33607.

IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

## IMPORTANT

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711.

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

Dated this 28 day of July, 2022.

Respectfully submitted,  
HOWARD LAW GROUP

4755 Technology Way, Suite 104

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail: [Pleadings@HowardLaw.com](mailto:Pleadings@HowardLaw.com)

By: /s/ Matthew Klein

Harris S. Howard, Esq.

Florida Bar No.: 65381

E-Mail: [Harris@HowardLaw.com](mailto:Harris@HowardLaw.com)

Matthew B. Klein, Esq.

Florida Bar No.: 73529

E-Mail: [Matthew@HowardLaw.com](mailto:Matthew@HowardLaw.com)

August 5, 12, 2022 22-02522H

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

CASE NO. 21-CA-006030

MIDFIRST BANK,

Plaintiff, vs.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

ANGEL MARIO CRUZ A/K/A

ANGEL CRUZ, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 05, 2022, and entered in 21-CA-006030 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MIDFIRST BANK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGEL MARIO CRUZ A/K/A ANGEL CRUZ, DECEASED; FRANCES CRUZ are the Defendant(s). Cindy Stuart is the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 30, 2022, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH STATE OF FLORIDA TO WIT: LOT 2, BLOCK 26, TAMPA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Street Address: 9705 N 19TH ST, TAMPA, FL 33612.

Any person claiming an interest in the

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

## IMPORTANT

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

Dated this 28 day of July, 2022.

ROBERTSON,

ANSCHUTZ, SCHNEID,

CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: [flmail@raslg.com](mailto:flmail@raslg.com)

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)

19-388524 - CaB

August 5, 12, 2022 22-02540H

## FIRST INSERTION

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

CASE NO.: 20-CA-006109

ODEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

FOR RESIDENTIAL ASSET

SECURITIZATION TRUST

SERIES 2006-A13 MORTGAGE

PASS-THROUGH CERTIFICATES

SERIES 2006-M,

Plaintiff, vs.

HOLLY L. PAPPA A/K/A HOLLY

D. PAPPA; GERALD A. PAPPA;

WESTCHASE COMMUNITY

ASSOCIATION, INC.; TRUIST

BANK SUCCESSOR BY MERGER

TO SUNTRUST BANK,

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Consent Final Judgment of Foreclosure dated March 8, 2022, and entered in Case No. 20-CA-006109 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein ODEUTSCHE BANK NATIONAL TRUST COMPANY AS Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2006-A13 MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-M, is Plaintiff and HOLLY L. PAPPA A/K/A HOLLY D. PAPPA; GERALD A. PAPPA; WESTCHASE COMMUNITY ASSOCIATION, INC.; TRUIST BANK SUCCESSOR BY MERGER TO SUNTRUST BANK, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 8th day of September, 2022, the following described property as set forth in said Uniform Consent Final

Judgment, to wit:

LOT 19, BLOCK 5, WESTCHASE SECTIONS 302 AND 304, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 79, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10319 Greenhedges Drive, Tampa, Florida 33626

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs an 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: 8/1/22  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein, Esq.  
FL Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: [FLpleadings@mwc-law.com](mailto:FLpleadings@mwc-law.com)  
File No: 13-400362  
August 5, 12, 2022 22-02564H

## 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.: 19-CA-006657

U.S. BANK NATIONAL

ASSOCIATION AS TRUSTEE

FOR CMLT REMIC SERIES

2007-A2 - REMIC PASS-THROUGH

CERTIFICATES SERIES 2007-A2,

Plaintiff, vs.

TRACY L. STORY; RAY M.

ROBERSON; DEPARTMENT

OF REVENUE, STATE OF

FLORIDA; MERS, INC., ACTING

SOLELY AS NOMINEE FOR

TRANSCONTINENTAL LENDING

GROUP, INC.; RIVERGLEN OF

BRANDON HOMEOWNERS

ASSOCIATION, INC.; UNKNOWN

TENANT 1; UNKNOWN TENANT 2,

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on July 25, 2022 in Civil Case No. 19-CA-006657, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMLT REMIC SERIES 2007-A2 - REMIC PASS-THROUGH CERTIFICATES SERIES 2007-A2 is the Plaintiff, and TRACY L. STORY; RAY M. ROBERSON; DEPARTMENT OF REVENUE, STATE OF FLORIDA; MERS, INC., ACTING SOLELY AS NOMINEE FOR TRANSCONTINENTAL LENDING GROUP, INC.; RIVERGLEN OF BRANDON HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A BRYCE DOBBS are Defendants.

The Clerk of the Court, Cindy

Stuart will sell to the highest bidder for cash at www.hillsborough.

realforeclose.com on September 28,

2022 at 10:00:00 AM EST the fol-

lowing described real property as set forth in said Final Judgment, to wit:

LOT 101, BLOCK 2, RIVERGLEN - UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

## IMPORTANT

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

Dated this 28 day of July, 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: 2022-07-28 13:18:04  
Zachary Y. Ullman Esq  
FBN: 106751  
Primary E-Mail: [ServiceMail@aldridgepite.com](mailto:ServiceMail@aldridgepite.com)  
1468-1147B  
August 5, 12, 2022 22-02578H

## FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 29-2022-CA-003740

DIVISION: H

BANK OF AMERICA, N.A.,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,

OR OTHER CLAIMANTS

CLAIMING BY, THROUGH,

UNDER, OR AGAINST, WAYNE

G. BURTON A/K/A WAYNE

GRANVILLE BURTON AKA

WAYNE BURTON, et al,

Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WAYNE G. BURTON A/K/A WAYNE GRANVILLE BURTON AKA WAYNE BURTON

Last Known Address: Unknown

Current Address: Unknown

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

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF SEFFNER IN THE COUNTY OF HILLSBOROUGH, AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 12/11/1979 AND RECORDED 01/24/1980 IN BOOK 3616 PAGE 1161 AMONG THE LAND RECORD OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 29, SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE SOUTH 200 FEET FOR A POINT OF BEGINNING; THENCE EAST 272 FEET; THENCE SOUTH 100 FEET;

THENCE WEST 272 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THEWEST 40.50 FEET THEREOF AS DESCRIBED IN O.R. BOOK 6185 PAGE 721, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 2208 S PARSONS AVE

SEFFNER FL 33584

has been filed against you and you are required to file written defenses by 8/29/2022, 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 28 day of July, 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 - 22-001297

August 5, 12, 2022 22-02524H

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 22-CA-002694

THE BANK OF NEW YORK

MELLON FKA THE BANK OF

NEW YORK, AS TRUSTEE FOR

THE CERTIFICATEHOLDERS

OF CWABS INC, ASSET-BACKED

CERTIFICATES, SERIES 2006-IM1

Plaintiff(s), vs.

LAWRENCE STROMINGER;

ADRIANA P. STROMINGER;

P. ARAQUE, AS TRUSTEE

UNDER TRUST NO. 2129 DATED

6/19/08; THE UNKNOWN

TRUSTEES AND BENEFICIARIES

OF TRUST NO. 2129 DATED

6/19/08; MORTGAGE

ELECTRONIC REGISTRATION

SYSTEMS, INC. ("MERS"), AS

MORTGAGEE, AS NOMINEE FOR

HOME CAPITAL FUNDING DBA

HARBOR CAPITAL GROUP

THE UNKNOWN SPOUSE OF

LAWRENCE STROMINGER;

THE UNKNOWN TENANT IN

POSSESSION,

Defendant(s).

TO: LAWRENCE STROMINGER

LAST KNOWN ADDRESS: 4314

WEST ROBIN LANE, TAMPA, FL

33609

CURRENT ADDRESS: UNKNOWN

TO: ADRIANA P. STROMINGER

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## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-2440  
Division B  
IN RE: ESTATE OF  
BEVERLY A. LITWILLER  
Deceased.

The administration of the estate of  
BEVERLY A. LITWILLER, deceased,  
whose date of death was April 2, 2022,  
is pending in the Circuit Court for  
HILLSBOROUGH County, Florida,  
Probate Division, the address of which  
is Probate, Guardianship and Trust,  
P.O. Box 3360, Tampa, Florida, 33601.  
The names and addresses of the personal  
representatives and the personal  
representatives' 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 WITH-  
IN 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 29, 2022.

## Personal Representatives:

KIMBERLY A. KAYLOR  
8428 Handcart Road  
Wesley Chapel, Florida 33545  
MICHAEL LITWILLER  
13921 Noble Park Drive  
Odessa, FL 33556  
Attorney for Personal Representatives:  
DONALD H. WILSON, JR.  
Florida Bar Number: 222208  
BOSWELL & DUNLAP LLP  
245 S. Central Avenue  
Bartow, FL 33830  
Telephone: (863) 533-7117  
E-Mail: dhw@bosdun.com  
Secondary E-Mail:  
darlene@bosdun.com  
July 29; Aug. 5, 2022 22-02438H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 22-CP-001430  
IN RE: ESTATE OF  
MILTON L. CLAYTON,  
Deceased.

The administration of the estate of  
MILTON L. CLAYTON, deceased,  
whose date of death was August 27,  
2021, is pending in the Circuit Court for  
Hillsborough County, Florida, Probate  
Division, the address of which is George  
E. Edgecomb Courthouse, 800 East  
Twigg 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 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 WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS NOT SO FILED  
WITHIN THE TIME PERIODS SET  
FORTH IN SECTION 733.72 OF THE  
FLORIDA STATUTES WILL BE FOR-  
EVER BARRED.

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

The first publication date of this notice  
is July 29, 2022.  
SANITA M. CLAYTON  
Personal Representative  
5718 S. Coolidge Avenue  
Tampa, FL 33616

ROBERTO R. RUELO, ESQ.  
Attorney for Personal Representative  
16409 Ashwood Drive  
Tampa, FL 33624-1152  
(813) 963-7648  
July 29; Aug. 5, 2022 22-02467H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 22CP002347  
DIVISION A  
IN RE: ESTATE OF  
ELEANOR M. FOLEY a/k/a  
ELEANOR H. FOLEY  
DECEASED

The administration of the estate of  
Eleanor M. Foley a/k/a Eleanor H.  
Foley, deceased, whose date of death  
was March 2, 2022, and whose Social  
Security Number is XXX-XX-0081, is  
pending in the Circuit Court for Hills-  
borough County, Florida, Probate Divi-  
sion, the address of which is Post Office  
Box 1110, Tampa, Florida 33601. The  
names and addresses of the Personal  
Representative and the Personal Repre-  
sentative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREV-  
ER 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 the first publication of  
this notice is July 29, 2022.

## Personal Representative

Susan B. Fimiani  
6531 Ryanlynn Drive  
Fairfax Station, VA 22039  
Attorney for Personal Representative  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
(813) 634-5566  
Florida Bar Number 265853  
donald@linskylaw.com  
July 29; Aug. 5, 2022 22-02439H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 22-CP-1132  
In Re: Estate of  
MICHAEL LUIS TORT-GREEN

The administration of The Estate of  
MICHAEL LUIS TORT-GREEN,  
whose date of death was January 14,  
2022, is pending in the Circuit Court for  
Hillsborough County, Florida, Pro-  
bate Division, George E. Edgecomb  
Courthouse, 800 Twigg St., Tampa, FL  
33602. The names and addresses of the  
personal representative and the personal  
representative's attorney are set forth  
below.

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

All other creditors of the decedent  
and other persons having claims or  
demands against decedent's estate must  
file their claims with this court WITH-  
IN 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 FOREV-  
ER 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 29, 2022.

## Personal Representative is:

JANICE VICTORIA GREEN AND  
NELSON JAVIER TORT-GREEN  
6608 Faul St. Apt. B  
Tampa FL 33616.

/s/ Rolando Santiago  
Attorney for Personal Representative  
Rolando J. Santiago, Esq.  
RJS Law Group  
306 N US Hwy 41  
Ruskin, FL 33570  
Tel: 813-641-0010  
Fla. Bar No.: 557471  
July 29; Aug. 5, 2022 22-02465H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-2159  
IN RE: ESTATE OF  
SHARQUIL RAHEEM BYRD,  
Deceased.

The administration of the estate of  
SHARQUIL RAHEEM BYRD, de-  
ceased, whose date of death was March  
9, 2022, is pending in the Circuit Court  
for Hillsborough County, Florida, Pro-  
bate Division, the address of which is  
PO Box 1110, Tampa, FL 33601. The  
names and addresses of the personal  
representative and the personal repre-  
sentative'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 WITH-  
IN 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 29, 2022.

## BERTHA QUARTERON

Personal Representative  
3703 N. 20th Street, Unit B  
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:  
rjrivera@hnh-law.com  
July 29; Aug. 5, 2022 22-02461H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002608  
IN RE: ESTATE OF  
JEANETTE LEE MADDEN SHORT,  
aka JEAN SHORT  
Deceased.

The administration of the estate of  
JEANETTE LEE MADDEN SHORT,  
also known as JEAN SHORT, deceased,  
whose date of death was June 10, 2022,  
is pending in the Circuit Court for Hill-  
sborough County, Florida, Probate Divi-  
sion, the address of which is P.O. Box  
1110 Tampa, FL 33601. The names and  
addresses of the personal representative  
and the personal representative's attorney  
are set forth below.

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

All other creditors of the decedent  
and other persons having claims or  
demands against decedent's estate must  
file their claims with this court WITH-  
IN 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 29, 2022.

## KRYSTAL D. SHORT

Personal Representative  
2131 W. Elm St.  
Tampa, FL 33604

ROBERT D. HINES  
Florida Bar No. 413550  
ASHLEY G. FRIEDRICH  
Florida Bar No. 1007955  
Attorneys for Personal Representative  
Hines Norman Hines, PL  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email:  
afriedrich@hnh-law.com  
July 29; Aug. 5, 2022 22-02462H

## SECOND INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-1503  
IN RE: ESTATE OF  
HENRY FROMETA GONZALEZ,  
Deceased.

TO: HENRY FROMETA  
Calle Independencia # 1186E  
Calle Final y Calle Paseo  
Pueblo Managua  
Arroyo Naranja  
Habana  
Cuba  
JORGE FROMETA  
Calle Independencia # 1186E  
Calle Final y Calle Paseo  
Pueblo Managua  
Arroyo Naranja  
Habana  
Cuba  
Yael Frometa  
Calle Independencia # 1186E  
Calle Final y Calle Paseo  
Pueblo Managua  
Arroyo Naranja  
Habana  
Cuba

YOU ARE HEREBY NOTIFIED that  
a Petition for Administration (intes-  
tate) 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:

## NORBERTO S. KATZ

VELIZ KATZ LAW  
425 West Colonial Drive  
Suite 104

Orlando, Florida 32804

on or before 08/16, 2022, and to file  
the original of the written defenses with  
the Clerk of this Court either before  
service or immediately thereafter. Fail-  
ure to serve and file written defenses  
as required may result in a judgment  
or order for the relief demanded, without  
further notice.

Dated on July 15, 2022.

## CINDY STUART

As Clerk of Court  
(SEAL) By: RYAN MARSH  
As Deputy Clerk  
July 29; Aug. 5, 12, 19, 2022  
22-02437H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 22-CP-001951  
IN RE: ESTATE OF  
RICKEY C. CULPEPPER,  
Deceased.

The administration of the estate of  
RICKEY C. CULPEPPER, deceased,  
whose date of death was February 8,  
2022, File Number 22-CP-001951, is  
pending in the Circuit Court for Hills-  
borough County, Florida, Probate Divi-  
sion, the address of which is 800 E  
Twigg Street, Tampa, FL 33602. The  
names and addresses of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.

All creditors of the decedent and other  
persons, who have claims or  
demands against decedent's estate,  
including unmatured, contingent or  
unliquidated 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 decedent's estate,  
including unmatured, contingent or  
unliquidated claims, must file their claims  
with this court WITHIN THREE (3)  
MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS 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 NOTICE THIS NOTICE IS  
July 29, 2022.

## PERSONAL REPRESENTATIVE:

Sabrina M. Cittadino  
1605 Helmsley Court  
Virginia Beach, VA 23464  
Virginia P. Sherlock  
Florida Bar No. 893544  
LITTMAN, SHERLOCK  
& HEIMS, P.A.  
Attorneys for the Personal  
Representative  
P.O. Box 1197  
Stuart, FL 34995  
Phone: (772) 287-0200  
E-service: LSHLawfirm@gmail.com  
July 29; Aug. 5, 2022 22-02440H

## ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal  
property described below to enforce a lien imposed on said property under the  
Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned  
will sell at public sale by competitive bidding on Thursday the 18th day of August,  
2022 at 11:00 AM, at lockerfox.com. Said property has been stored and is located  
at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563.  
Williams, Delilah China Cabinet, Bed Frame, Totes; Carrieri, Paul A. boxes, totes,  
clothes, blanket, mixer, vase, toys; Linton, Brenton J. Mattress Dresser Sale is sub-  
ject to cancellation in the event of settlement between owner and obligated party.  
July 29; Aug. 5, 2022 22-02432H

## THIRD INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

The holder of the following tax certifi-  
cates has filed the certificates for a tax  
deed to be issued. The certificate num-  
bers and years of issuance, the descrip-  
tion of the property, and the names in  
which it was assessed are:

Folio No.: 1422800000  
File No.: 2022-463  
Certificate No.: 2020 / 13956  
Year of Issuance: 2020

Description of Property:

DRUID HILLS RE-REVISED  
LOT 30 AND LOT 31 LESS N 38  
FT THEREOF BLOCK 4  
PLAT BK / PG : 25 / 33  
SEC - TWP - RGE : 21 - 28 - 19

Name(s) in which assessed:

BAY AREA HOMES LLC  
All of said property being in the County  
of Hillsborough, State of Florida.

Unless such certificate shall be re-  
deemed according to law, the prop-  
erty described in such certificate  
will be sold to the highest bidder on  
(9/1/2022) 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 ser-  
vice is needed; if you are hearing or  
voice impaired, call 711.  
Dated 7/15/2022

## Cindy Stuart

Clerk of the Circuit Court  
Hillsborough County Florida  
BY Travis Hubbard, Deputy Clerk  
Jul. 22, 29; Aug. 5, 12, 2022  
22-02381H

## THIRD INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

The holder of the following tax certifi-  
cates has filed the certificates for a tax  
deed to be issued. The certificate num-  
bers and years of issuance, the descrip-  
tion of the property, and the names in  
which it was assessed are:

Folio No.: 0254230000  
File No.: 2022-465  
Certificate No.: 2020 / 2672  
Year of Issuance: 2020

Description of Property:

GROVE PARK ESTATES UNIT  
NO 6 LOT 11 BLOCK 6  
PLAT BK / PG : 35 / 8  
SEC - TWP - RGE : 27 - 28 - 18

Name(s) in which assessed:

CATS FELICE LLC

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

Unless such certificate shall be re-  
deemed according to law, the prop-  
erty described in such certificate  
will be sold to the highest bidder on  
(9/1/2022) 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 ser-  
vice is needed; if you are hearing or  
voice impaired, call 711.  
Dated 7/15/2022

## Cindy Stuart

Clerk of the Circuit Court  
Hillsborough County Florida  
BY Travis Hubbard, Deputy Clerk  
Jul. 22, 29; Aug. 5, 12, 2022  
22-02382H

## THIRD INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

The holder of the following tax certifi-  
cates has filed the certificates for a tax  
deed to be issued. The certificate num-  
bers and years of issuance, the descrip-  
tion of the property, and the names in  
which it was assessed are:

Folio No.: 0162522252  
File No.: 2022-469  
Certificate No.: 2020 / 1752  
Year of Issuance: 2020

Description of Property:

COUNTRY PLACE WEST UNIT  
IV LOT 14 BLOCK 16  
PLAT BK / PG : 58 / 11  
SEC - TWP - RGE : 30 - 27 - 18

Name(s) in which assessed:

FILIBERTO ALBANIL  
LUZ MARIA RUIZ

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

Unless such certificate shall be re-  
deemed according to law, the prop-  
erty described in such certificate  
will be sold to the highest bidder on  
(9/1/2022) 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 ser-  
vice is needed; if you are hearing or  
voice impaired, call 711.  
Dated 7/15/2022

## Cindy Stuart

Clerk of the Circuit Court  
Hillsborough County Florida  
BY Travis Hubbard, Deputy Clerk  
Jul. 22, 29; Aug. 5, 12, 2022  
22-02383H

**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**  
LV10161



**SAVE  
TIME**

E-mail your Legal Notice  
legal@businessobserverfl.com  
LV10177

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002651  
IN RE: ESTATE OF  
HEIDI M. STEPHENS,  
Deceased.

The administration of the estate of HEIDI M. STEPHENS, deceased, whose date of death was March 24, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 29, 2022.

**STEVEN STEPHENS**  
**Personal Representative**

514 Lucerne Ave.  
Tampa, FL 33606

JAMES P. HINES, JR.  
Florida Bar No. 061492  
ASHLEY G. FRIEDRICH  
Florida Bar No. 1007955  
Attorneys for Personal Representative  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
afriedrich@hnh-law.com  
July 29; Aug. 5, 2022 22-02441H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002568  
IN RE: ESTATE OF  
ANNA LOUISE YGUAL,  
A/K/A ANNA L. YGUAL  
Deceased.

The administration of the estate of ANNA LOUISE YGUAL, a/k/a ANNA L. YGUAL, deceased, whose date of death was June 7, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, 2nd Floor, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 29, 2022.

**STANLEY J. FONTE, III**  
**Personal Representative**

12826 Lake Ventana Drive  
Tampa, FL 33625-4107

JORDAN G. LEE  
Attorney for Personal Representative  
Florida Bar No. 10209  
Shutts & Bowen, LLP  
4301 W. Boy Scout Blvd., Suite 300  
Tampa, FL 33607  
Telephone: (813) 227-8183  
Email: jlee@shutts.com  
Secondary Email: cgrant@shutts.com  
July 29; Aug. 5, 2022 22-02463H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002551  
Division B  
IN RE: ESTATE OF  
DALIA ZELLER,  
Deceased.

The administration of the estate of DALIA ZELLER, deceased, whose date of death was April 11, 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 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 29, 2022.

**STEVEN R. JARRETT**  
**Personal Representative**

27604 Waterford Way  
Wesley Chapel, FL 33544

James P. Hines, Jr.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
mgreco@hnh-law.com  
July 29; Aug. 5, 2022 22-02488H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-001865  
IN RE: ESTATE OF  
EDWARD CARL BOHLING, JR.,  
Deceased.

The administration of the estate of EDWARD CARL BOHLING, JR., deceased, whose date of death was February 25, 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 29, 2022.

**ROBERT D. HINES, ESQ.**  
**Personal Representative**

1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
July 29; Aug. 5, 2022 22-02489H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 22-CP-001991  
Division: B  
IN RE: ESTATE OF  
PAUL B. KURTZ  
Deceased.

The administration of the estate of Paul B. Kurtz, deceased, whose date of death was February 17, 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 29, 2022.

**Personal Representative:**  
**Michael Kurtz**

18320 Elmhurst Lane  
Tampa, Florida 33647

Attorney for Personal Representative:  
Willie Roy Wilkes, Attorney  
Florida Bar Number: 608475  
Law Office of  
Michelangelo Mortellaro, P.A.  
4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
Fax: (813) 367-1501  
E-Mail:  
rwilkes@mortellarolaw.com  
Secondary E-Mail:  
cynthia@mortellarolaw.com  
July 29; Aug. 5, 2022 22-02490H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002316  
Division A  
IN RE: ESTATE OF  
ALAN B. CARTER  
Deceased.

The administration of the estate of ALAN B. CARTER, deceased, whose date of death was November 14, 2021, 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 29, 2022.

**Personal Representative:**  
**LORENA C. ZELAYA**

8406 Wooddrift Drive  
Tampa, Florida 33611

Attorney for Personal Representative:  
/s/ Nicholas J. Grimaudo  
NICHOLAS J. GRIMAUDO  
Florida Bar Number: 71893  
JOHNSON POPE BOKOR  
RUPPEL & BURNS  
911 Chestnut Street  
Clearwater, Florida 33756  
Telephone: (727) 461-1818  
Fax: (727) 462-0365  
E-Mail: nicholasg@jpfirm.com  
Secondary E-Mail:  
ssigner@jpfirm.com  
July 29; Aug. 5, 2022 22-02491H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002525  
Division: A  
IN RE: ESTATE OF  
ROBERT S. SANDS SR.  
Deceased.

The administration of the estate of ROBERT S. SANDS SR., deceased, whose date of death was November 18, 2019, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 29, 2022.

**Personal Representative:**  
**/s/ Robert S Sands Jr**  
**(Jul 20, 2022 19:34 EDT)**

**Robert Sands, Jr**

2919 John Moore Road  
Brandon, Florida 33511

Attorney for Personal Representative:  
/s/ KYLE BELZ, ESQ.  
KYLE J. BELZ, ESQUIRE  
Florida Bar Number: 112384  
955 E. Del Webb Blvd.  
Suite 101B  
Sun City Center, FL 33573  
Telephone: (813) 296-1296  
Fax: (813) 296-1297  
E-Mail: kylebelz@belzlegal.com  
Secondary E-Mail:  
paralegal@belzlegal.com  
July 29; Aug. 5, 2022 22-02464H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA  
IN AND FOR HILLSBOROUGH  
COUNTY  
PROBATE, GUARDIANSHIP AND  
TRUST DIVISION  
File No. 22-CP-002224  
Div. B  
IN RE: ESTATE OF  
CATHERINE ANN BOWKER,  
DECEASED.

The administration of the estate of Catherine Ann Bowker, deceased, whose date of death was May 8, 2022, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, Case No. 22-CP-002224, the address of which is 800 Twiggs Street, Rm. 206, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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 SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice to Creditors: July 29, 2022

**MARIE BOWKER**

3165 Diuble Road  
Ann Arbor, Michigan 48103

**Personal Representative**  
Merritt A. Gardner  
Florida Bar No. 210900  
Miles C. Gardner  
Florida Bar No. 1012063  
GARDNER LAW FIRM  
Kennedy Square, Suite 600  
4950 W. Kennedy Square  
Tampa, Florida 33609  
Tele: (813) 288-1297  
Email: MGardner@MAGardner.com  
Miles@MAGardner.com  
Attorneys for Personal Representative  
July 29; Aug. 5, 2022 22-02466H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF  
THE THIRTEENTH JUDICIAL  
CIRCUIT, IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-001688  
DIVISION B  
IN RE: ESTATE OF  
THOMAS WILLIAM SCHULZE,  
Deceased.

This administration of the estate of THOMAS WILLIAM SCHULZE, deceased, whose date of death was October 18, 2021, File Number 22-CP-001688, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: July 29, 2022

**AMY BRONSON**  
**Personal Representative**

2751 Pankaw Lane  
Valrico, FL 33596

/s/ Chelsea Scott  
CHELSEA SCOTT, ESQ.  
Attorney for Personal Representative  
FL Bar No. 119394  
Fresh Legal Perspective, PL  
6930 W. Linebaugh Avenue  
Tampa, FL 33625  
813-448-1042  
Service@BLTFL.com  
CScott@BLTFL.com  
July 29; Aug. 5, 2022 22-02503H

## SECOND INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-002631  
IN RE: ESTATE OF  
REBECCA L. TAYLOR,  
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 REBECCA L. TAYLOR, deceased, File Number 22-CP-002631; 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 June 28, 2022; that the total value of the estate is \$18,400.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address  
LAURA WHITLEY 4225 W. Beachway Dr. Tampa, FL 33609  
GREGORY TAYLOR 11225 Avery Oaks Dr. Tampa, FL 33625

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 29, 2022.

**Person Giving Notice:**  
**LAURA WHITLEY**

4225 W. Beachway Dr.  
Tampa, FL 33609

Attorneys for Person Giving Notice:  
ROBERT D. HINES  
Florida Bar No. 0413550  
MICHELE L. CLINE  
Florida Bar No. 84087  
Email: rhines@hnh-law.com  
Secondary Email:  
mcline@hnh-law.com  
Attorneys for Petitioner  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
July 29; Aug. 5, 2022 22-02505H

## SECOND INSERTION

NOTICE OF ADMINISTRATION  
AND NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 22-CP-002132  
IN RE: THE ESTATE OF  
BRENDA KAY MILLS,  
Deceased.

The administration of the estate of BRENDA KAY MILLS, deceased, whose date of death was December 23, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address which is 800 E. Twig 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 (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 TO THEM.

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

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of Publication of this Notice is July 29, 2022.

**Personal Representative:**  
**/s/ Annicia J. Mills**

**Annicia J. Mills**  
4817 E. 97th Avenue  
Tampa, FL 33617

Attorney for Personal Representative:  
/s/ Cheyenne Whitfield  
Cheyenne Whitfield, Esquire  
Florida Bar Number:  
Whitfield Law, LLC  
10150 Highland Manor Drive, Ste. 200  
Tampa, FL 33610  
Telephone: (813) 230-3359  
cheyenne@cwesq.com  
July 29; Aug. 5, 2022 22-02504H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
Case No: 22-CP-001689  
IN RE: ESTATE OF  
VERNON L. NEWCOMB,  
Deceased.

The administration of the estate of VERNON L. NEWCOMB, deceased, Case No: 22-CP-001689 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 Representatives 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, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is July 29, 2022.

**GEORGINE MCKINNEY**  
**Personal Representative**

/s/ Derek t. Matthews  
GLEN R. LANSKY, ESQUIRE

Fla. Bar No: 985392  
DEREK T. MATTHEWS, ESQUIRE  
Fla. Bar No: 1000992  
LANSKY LAW GROUP  
5476 Lithia Pinecrest Rd.  
Lithia, Florida 33547  
Telephone: 813-657-1995  
Email:  
litigation@lanskylawgroupfl.com  
Attorneys for Personal Representative  
July 29; Aug. 5, 2022 22-02468H

SECOND INSERTION

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

**CASE NO. 2022-CC-042037 CHARM-B INC. PLAINTIFF, VS. DOWNWIND MANAGEMENT INC. DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2022, and entered in 2022-CC-042037 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Charm-B Inc. is the Plaintiff and Downwind Management Inc. is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 19, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 38, Block 35, RIVERCREST PHASE 2, PARCEL "K" AND "P", according to the map or plat thereof as recorded in Plat Book 102, Page 293, Public Records of Hillsborough County, Florida. Property address: 11605 Mountain Bay Dr., Riverview, FL 33569

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

IMPORTANT

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations 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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 21st day of July, 2022.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 29; Aug. 5, 2022 22-02458H

SECOND INSERTION

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

**CASE NO. 29-2020-CA-001152 MIDFIRST BANK Plaintiff, v. MILDRED A. JIMENEZ; UNKNOWN SPOUSE OF MILDRED A. JIMENEZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; LORRAINE EVANS; JOEL LAWSON EVANS, SR.; VIVIAN LEE EVANS Defendants.**

Notice is hereby given that, pursuant to the Amended Final Judgment of Foreclosure entered on February 18, 2022, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

**THE EAST 53 FEET OF LOTS 12 AND 13, ALMIMA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 81, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

**a/k/a 1714 W SITKA ST, TAMPA, FL 33604-2720**

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on August 25, 2022 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 25 day of July, 2022.

Designated Email Address: [efling@exlegal.com](mailto:efling@exlegal.com)  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
Isabel López Rivera  
FL Bar: 1015906  
1000005963  
July 29; Aug. 5, 2022 22-02484H

SECOND INSERTION

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

**CASE NO. 2022-CC-045070 MAC-BRH INC. PLAINTIFF, VS. WHITBURN, LLC DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2022, and entered in 2022-CC-045070 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MAC-BRH Inc. is the Plaintiff and Whitburn, LLC is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on September 9, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 10, Block 24, Panther Trace Phase 1B/1C, according to the map or plat thereof as recorded in Plat Book 96, Page 23, Public Records of Hillsborough County, Florida.

Property address: 12313 Adventure Dr., Riverview, FL 33579

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

IMPORTANT

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 21st day of July, 2022.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 29; Aug. 5, 2022 22-02457H

SECOND INSERTION

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

**CASE NO. 2022-CC-40913 WHITBURN, LLC. PLAINTIFF, VS. GRANDER, INC. DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 12, 2022, and entered in 2022-CC-040913 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Whitburn, LLC is the Plaintiff and Grander Inc. is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 26, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 28, Block 5, Bayou Pass Village, according to the map or plat thereof as recorded in Plat Book 103, Page 57, Public Records of Hillsborough County, Florida. Property address: 2122 Pleasure Run Dr., Ruskin, FL 33570

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

IMPORTANT

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 14th day of July, 2022.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 29; Aug. 5, 2022 22-02460H

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION

**FILE NO: 22-CP-002632 DIV.: W - East County IN RE: ESTATE OF HELEN VIOLA BARRERA, Deceased.**

The administration of the Estate of HELEN VIOLA BARRERA, deceased, whose date of death was January 24, 2021, File Number 292022CP002632, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, 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 has been served must file their claims with this court WITHIN THE LATER

OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 29 day of July, 2022.

**RHONDA YVONNE DIFRANCO**  
**Personal Representative**  
Gerald L. Hemmess, Jr., Esq.  
Counsel for Personal Representative  
Florida Bar # 67695  
100 Ashley Dr. South, Ste. 600  
Tampa, FL 33602-5300  
(813) 324-8320  
gerald@hemmess.com  
July 29; Aug. 5, 2022 22-02434H

SECOND INSERTION

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

**CASE NO. 2022-CC-024913 CHARM-B INC. PLAINTIFF, VS. DOWNWIND MANAGEMENT, INC. DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 3, 2022, and entered in 2022-CC-024913 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Charm-B Inc. is the Plaintiff and Downwind Management, Inc. is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 11, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 211, of Lakeside Tract B, according to the map or plat thereof as recorded in Plat Book 93, Page 23-1 through 23-7, Public Records of Hillsborough County, Florida.

Property address: 31302 Mari-on Lake Court, Riverview, FL 33569

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

45.031.

IMPORTANT

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations 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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 21st day of July, 2022.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 29; Aug. 5, 2022 22-02425H

SECOND INSERTION

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

**CASE NO. 2022-CC-45081 MAC-BRH INC. PLAINTIFF, VS. GOLDROCK INC. AS TRUSTEE ONLY UNDER THE 16-617 LAND TRUST, DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2022, and entered in 2022-CC-045081 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MAC-BRH Inc. is the Plaintiff and Goldrock Inc, as Trustee only Under the 16-617 Land Trust, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 26, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 13, SPYGLASS AT RIVER BEND, according to the map or plat thereof as recorded in Plat Book 106, Page 206, Public Records of Hillsborough County, Florida.

Property address: 125 Orange Mill Ave., Ruskin, FL 33570

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

IMPORTANT

**VAN NESS LAW FIRM, PLLC**  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL: [Pleadings@vanlawfl.com](mailto:Pleadings@vanlawfl.com)  
/s/ Ian D. Jagendorf  
Ian D. Jagendorf, Esq.  
Florida Bar #: 33487  
Email: [IJagendorf@vanlawfl.com](mailto:IJagendorf@vanlawfl.com)  
CR16378-20/sap  
July 29; Aug. 5, 2022 22-02497H

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 14th day of July, 2022.  
Erik De L'Etoile, Esq.  
DeL'Etoile Law Firm, P.A.  
Attorney for Plaintiff  
Florida Bar No. 71675  
Tampa, FL 33610  
(813) 563-5025  
Erik@deletoilelaw.com  
www.deletoilelaw.com  
July 29; Aug. 5, 2022 22-02459H

SECOND INSERTION

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

**CASE NO. 29-2022-CA-004758 GROW FINANCIAL FEDERAL CREDIT UNION, Plaintiff, vs. KERRIE RICHARDSON, et al. Defendants.**

To: KERRIE RICHARDSON  
1908 CANTERBURY LANE K17, SUN CITY CENTER, FL 33573  
UNKNOWN SPOUSE OF KERRIE RICHARDSON  
1908 CANTERBURY LANE K17, SUN CITY CENTER, FL 33573  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
UNIT 17, CAMBRIDGE K CONDOMINIUM REVISED, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 8, AMENDED IN CONDOMINIUM PLAT BOOK 2, PAGE 14, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3192, PAGE 1911, AND SUBSEQUENT AMENDMENTS THERETO, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before August 23, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 22 day of July, 2022.

CLERK OF THE CIRCUIT COURT

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

MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
6998567  
22-00513-1  
July 29; Aug. 5, 2022 22-02487H

SECOND INSERTION

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

**CASE NO. 12-CA-014547 DEUTSCHE BANK NATIONAL TRUST COMPANY FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR THE HOLDERS OF VENDEE MORTGAGE TRUST 2000-3, Plaintiff, vs. STEVE SHAVER, et al. Defendants**

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Foreclosure entered June 30, 2022 in Case No. 12-CA-014547 in the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR THE HOLDERS OF VENDEE MORTGAGE TRUST 2000-3 ("Plaintiff") and STEVE SHAVER; ROD KHELEIF; TENANT N/K/A SUZANNE CICCONE ("Defendants"). Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the internet at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on AUGUST 24, 2022 the following described property as set forth in said Final Judgment, to wit:

LOT 12, IN BLOCK 4, OF W E HAMNER'S ALBIMAR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 109, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated July 25, 2022.  
VAN NESS LAW FIRM, PLLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL: [Pleadings@vanlawfl.com](mailto:Pleadings@vanlawfl.com)  
/s/ Ian D. Jagendorf  
Ian D. Jagendorf, Esq.  
Florida Bar #: 33487  
Email: [IJagendorf@vanlawfl.com](mailto:IJagendorf@vanlawfl.com)  
CR16378-20/sap  
July 29; Aug. 5, 2022 22-02497H

**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](mailto:legal@businessobserverfl.com)

Business Observer

## SECOND INSERTION

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

CIVIL DIVISION: M-1  
CASE NO.: 08-CA-006245

**SPECIALIZED LOAN SERVICING LLC,**  
**Plaintiff, vs.**  
**NANCY VELEZ A/K/A NANCY FULLETON, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 18th day of September 2019, in Case No. 08-CA-006245, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, SPECIALIZED LOAN SERVICING LLC, is the Plaintiff and NANCY VELEZ A/K/A NANCY FULLETON; GEORGE VELEZ; ISRAEL DISCOUNT BANK OF NEW YORK F/K/A MANUFACTURERS BANK OF FLORIDA, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 17th day of August 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 4, ROCKY POINT VILLAGE, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34,

PAGE 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4510 EDEN ROCK ROAD, TAMPA, FL 33634

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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 within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602.

Dated this 25th day of July 2022.

By: /s/ David B. Adamian  
David B. Adamian, Esq.  
Bar Number: 1025291  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311  
[FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
service@delucalawgroup.com  
18-02816-F  
July 29; Aug. 5, 2022 22-02483H

## SECOND 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-002213  
DIVISION A

**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORENA KNIGHT, et al.,**  
**Defendants.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORENA KNIGHT  
Last Known Address: 12832 KINGS LAKE DRIVE, GIBSONTON, FL 33534  
Current Residence Unknown

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

LOT 37, BLOCK 1, KINGS LAKE, PHASE 1B, UNIT NO. 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE(S) 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before August 29, 2022, a date at least

thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 26 day of July, 2022.

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

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
P.O. BOX 771270  
CORAL SPRINGS, FL 33077  
22-00276  
July 29; Aug. 5, 2022 22-02509H

## SECOND INSERTION

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

CASE NO. 21-CA-006950  
**BANK OF AMERICA, N.A.,**  
**Plaintiff, vs.**

**EFFIE JEAN BENNETT A/K/A**  
**EFFIE J. BENNETT, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 09, 2022, and entered in 21-CA-006950 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and EFFIE JEAN BENNETT A/K/A EFFIE J. BENNETT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 17, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 24 AND WEST 1.80 FEET OF LOT 23, BLOCK 61, CLAIR MEL CITY - SECTION "A" UNIT 5, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7018 FLINT DRIVE, TAMPA, FL 33619

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

dance with Florida Statutes, Section 45.031.

**IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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 26 day of July, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
20-047569 - CaB  
July 29; Aug. 5, 2022 22-02508H

## SECOND INSERTION

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

CASE NO. 21-CA-006611  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**  
**Plaintiff, vs.**  
**EMILY ECHOLS, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 15, 2022, and entered in 21-CA-006611 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and EMILY M. ECHOLS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 19, 2022, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND IN HILLSBOROUGH COUNTY, FLORIDA, TO-WIT: THE NORTH 55 FEET OF LOTS 22 AND 23 IN BLOCK 18 OF BELMONT HEIGHTS, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4 ON PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 4904 NORTH 32ND ST, TAMPA, FL 33610

Any person claiming an interest in the

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

**IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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 26 day of July, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
20-079666 - CaB  
July 29; Aug. 5, 2022 22-02506H

## SECOND INSERTION

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

CASE NO. 19-CA-011385  
**Lakeview Loan Servicing, LLC,**  
**Plaintiff, vs.**

**YANITSA GARCIA,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011385 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and YANITSA GARCIA are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00AM on the 17th day of August, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, AYALA & SANTOS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH THE SOUTH 18 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING THAT STRIP OF LAND LYING BETWEEN THE NORTH LINE OF AYALA & SANTOS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,

DA, AND THE SOUTH LINE OF LAKE BRITTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SUBJECT TO AN EXISTING PEOPLES GAS LINE.

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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 25th day of July, 2022.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By: /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 20-F01910  
July 29; Aug. 5, 2022 22-02485H

## SECOND INSERTION

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

CASE NO. 17-CA-006238  
**CITIMORTGAGE, INC.,**  
**Plaintiff, vs.**  
**MELBOURNE GLASS, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 09, 2022, and entered in 17-CA-006238 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CITIMORTGAGE, INC. is the Plaintiff and BRAD GLASS; MELBOURNE GLASS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MELBOURNE GLASS, SR, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-

SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCIS SCOTT GLASS, DECEASED; MELBOURNE GLASS, JR; PAUL GLASS; JASON GLASS; MELINDA GLASS; BETTY JEAN GLASS are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 15, 2022, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 22 EAST, AND RUN THENCE NORTH 208.7 FEET, THENCE WEST 208.7 FEET, THENCE SOUTH 208.7 FEET, AND THENCE EAST 208.7 FEET TO THE POINT OF BEGINNING. CONTAINING 1 ACRE MORE OR LESS.

Property Address: 2602 WILLIAMS RD, PLANT CITY, FL 33565

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

**IMPORTANT**

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

Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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 25 day of July, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email:  
fmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
17-051731 - CaB  
July 29; Aug. 5, 2022 22-02507H

## Q&amp;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](http://Legals.BusinessObserverFL.com)

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

IV18237

## Q&amp;A

### Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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

IV18237 v6



SECOND INSERTION

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

Case #: 2018-CA-005693

DIVISION: C

Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A. Plaintiff, -vs.-  
 Juan C. Zavala a/k/a Juan Zavala a/k/a Ron Zavala; Nohemi Paredes Zavala a/k/a Nohemi Zavala; United States of America, Department of Treasury; Fields Motorcars of Florida, 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, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-005693 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A., Plaintiff and Juan C. Zavala a/k/a Juan Zavala a/k/a Ron Zavala 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 16, 2022, the following described property as set forth in said Final Judgment, to-wit:  
 ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF PLANT CITY IN THE COUNTY

OF HILLSBOROUGH AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 11/05/1997 AND RECORDED 11/13/1997 IN BOOK 8792 PAGE 957 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 5, BLOCK 3, DORENE TERRACE UNIT 3, PLAT BOOK 44, PLAT PAGE 97, RECORDED DATE 12/14/1972.

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

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: 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:  
 mtebbi@logs.com  
 By: /s/ Michael L. Tebbi  
 Michael L. Tebbi, Esq.  
 FL Bar # 70856  
 18-313590 FCO1 WEQ  
 July 29; Aug. 5, 2022 22-02436H

SECOND INSERTION

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

Case #: 21-CA-008670

DIVISION: D

BANK OF AMERICA, N.A. Plaintiff, -vs.-  
 Kathy Romaine a/k/a Kathy J. Wagher a/k/a Kathy Jean Wagher; James Scott Romaine; Secretary of Housing and Urban Development; Kenneth Bud Parks a/k/a Kenneth B. Parks; Ida M. Parks a/k/a Ida Marlene Eaton; 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)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 21-CA-008670 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff and Kathy Romaine a/k/a Kathy J. Wagher a/k/a Kathy Jean Wagher 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 30, 2022, the following described property as set forth in said Final Judgment, to-wit:

THE NORTH 150.00 FEET OF THE SOUTH 441.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. LESS THE WEST 20.00 FEET THEREOF; AND THE NORTH 81.00 FEET OF THE SOUTH 291.00 FEET OF THE EAST 135.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE

NORTHWEST 1/4 OF SAID SECTION 9; AND THE EAST 20.00 FEET OF THE WEST 40.00 FEET OF THE SOUTH 291.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; LESS THE SOUTH 18.00 FEET THEREOF FOR NORTH WOOLEN LOOP ROAD RIGHT OF WAY.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1996, MAKE: REDMAN, VIN#: FLA14610525A AND VIN#: FLA14610525B.

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

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: 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: (813) 880-8888 Ext. 55139  
 Fax: (813) 880-8800  
 For Email Service Only:  
 FLeService@logs.com  
 For all other inquiries:  
 mtebbi@logs.com  
 By: /s/ Michael L. Tebbi  
 Michael L. Tebbi, Esq.  
 FL Bar # 70856  
 21-325338 FCO1 CGG  
 July 29; Aug. 5, 2022 22-02481H

SECOND INSERTION

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

Case No.: 29-2017-CA-002241

NATIONSTAR HECM ACQUISITION TRUST 2016-2, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, Plaintiff, vs.  
 THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER HEYWARD AKA CHRISTOPHER E HEYWARD, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 23, 2022, and entered in Case No. 29-2017-CA-002241 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Christopher Heyward, Stacey Y. Heyward, Antinique Raeshawn Heyward a/k/a Antinique R. Heyward, Bank of America, N.A. (USA), Carrie Tarver Williams f/k/a Carrie B. Scott, Chris E. Heyward, a/k/a Chr Heyward, Christopher Heyward Jr, a/k/a Christopher Hayward, Jr., Gerald Tom Clark, Jr., a/k/a Gerald Tom Clark a/k/a Gerald T. Clark, Government Employees Insurance Company, Jordon Anthony Heyward, Nikita Kaysonnie Wilson a/k/a Nikita Kaysonnie Wilson, Palisades Collection, L.L.C., Rachael Michelle Lott a/k/a Rachael M. Lott, Renae C. Heyward-Kendrick a/k/a Renae Heyward Kendrick a/k/a Renae W. Kendrick a/k/a Renae C. Kendrick f/k/a Renae C. Heyward, State of Florida Department of Revenue, Synchrony Bank, f/k/a GE Money Bank, a Corporation, United States of America, Secretary of

Housing and Urban Development, Vivian Owens Heyward, a/k/a Vivian O. Heyward, Tina M. Heyward, 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 August 15, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 3 AND 4, IN BLOCK 3, OF FOREST PARK SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS SAME IS RECORDED IN PLAT BOOK 11, AT PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 3505 N 34TH ST, TAMPA, FL 33605

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 22 day of July, 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 Ritchie  
 Florida Bar #106621  
 Justin Ritchie, Esq.  
 CT -16-034945  
 July 29; Aug. 5, 2022 22-02498H

SECOND INSERTION

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

Case No.: 22-CC-035204

Division P

ROBERT MALAGON, Plaintiff, v.  
 JILLIAN SCOTT, d/b/a CARL & THE WOLF, Defendant.  
 TO: Jillian Scott, d/b/a Carl & the Wolf, Defendant, and to all parties claiming interest by, through, under or against Defendant.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Contracts and Indebtedness.

The action was instituted in the Circuit Court, Hillsborough County, Florida, and is styled ROBERT MALAGON vs. JILLIAN SCOTT, d/b/a CARL & THE WOLF, Case Number 2022-CC-035204.

You are required to serve a copy of your written defenses, if any, to the action on Joseph F. Southron, Plaintiff's attorney, whose address is 400 N. Ashley Drive, Suite 1720, Tampa, Florida 33602, on or before August 29, 2022, and file the original with the clerk of this court either before service on Joseph F. Southron or immediately after service; otherwise, a default will be entered against you for the relief demanded in the Complaint.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: 7/26/2022  
 Isha Tirado-Baker, Deputy Clerk  
 Cindy Stuart  
 Clerk of the County Court  
 Hillsborough County, Florida  
 By Deputy Clerk

Joseph F. Southron  
 Plaintiff's attorney  
 400 N. Ashley Drive, Suite 1720  
 Tampa, Florida 33602  
 July 29; Aug. 5, 12, 19, 2022  
 22-02516H

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

Case No. 22-CA-004913

Division H

JENNIE M. WALKER, Plaintiff vs.  
 CHARLES MICHAEL MALOWNEY, individually and as trustee of the "The Revocable Living Trust of Charles Michael Malowney" u/t/d August 25, 2003, if alive, and if dead, his unknown spouses, heirs, devisees, grantees and creditors and all other parties claiming by, through, and under or against him; JOSEPH A. RYAN, individually and as trustee of the "Joseph A Ryan Revocable Living Trust" u/t/d October 14, 2003, if alive, and if dead, his unknown spouses, heirs, devisees, grantees and creditors and all other parties claiming by, through, and under or against him; DARLENE K. WAGNER, individually and as successor trustee of the "The Revocable Living Trust of Charles Michael Malowney" u/t/d August 25, 2003, and as successor trustee of the "Joseph A Ryan Revocable Living Trust" u/t/d October 14, 2003, if alive, and if

dead, her unknown spouses, heirs, devisees, grantees and creditors and all other parties claiming by, through, and under or against her; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees and creditors, or other parties claiming by, through, and under those unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in and to the lands hereafter described Defendants.

TO: CHARLES MICHAEL MALOWNEY, JOSEPH A. RYAN, and DARLENE K. WAGNER, and such defendants as set out above whose addresses are unknown.

YOU ARE NOTIFIED that an action to quiet title to the following described land in Hillsborough County, Florida: Unit B7L20, of Regency Cove, a Cooperative, according to exhibit "C-2" (plot plan) of Master Occupancy Agreement as recorded in Official Records Book 6284, at pages 1119 through 1142 of the

Public Records of Hillsborough County, Florida, commonly known as 4851 Gandy Boulevard, Unit B7L20 Tampa, Florida, 33611, for a term of years from the 1st day of June 1991, until the 31st day of May, 2090, in consideration of the mutual covenants contained in that certain Master Occupancy Agreement which form of Agreement and all amendments thereto are incorporated herein by reference together with appurtenant stock share certificate number 1216 and the mobile homes bearing title numbers 5245143 and 5245144  
 Folio Number: 130078-1408  
 Physical Address: 4851 West Gandy Blvd., Unit B7L20, Tampa, FL 33611

Has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Catherine C. Ingrande, Plaintiff's Attorney, whose address is 3935 16th Street North, STE 100, Saint Petersburg, FL 33703, on or before August 29, 2022 and file the original with the Clerk of this Court, either before service on Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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 ImpairedLine1-800-955-8770.  
 Witness my hand and seal of this Court on 7/26/2022.  
 CINDY STUART  
 As Clerk of the Court  
 (SEAL) By: Isha Tirado-Baker,  
 Deputy Clerk

Catherine C. Ingrande  
 Plaintiff's Attorney  
 3935 16th Street North, STE 100  
 Saint Petersburg, FL 33703  
 July 29; Aug. 5, 12, 19, 2022  
 22-02500H

SECOND INSERTION

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

Case No. 08-CA-002953

DIVISION:

RF -Section I  
 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs.  
 DEBBIE VISICARO A/K/A DEBBIE L. VISICARO; UNKNOWN SPOUSE OF DEBBIE L. VISICARO NKA FRANK VISICARO; CITRUS STEEPLCHASE HOMEOWNERS' ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 27, 2022, and entered in Case No. 08-CA-002953 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and DEBBIE VISICARO A/K/A DEBBIE L. VISICARO; UNKNOWN SPOUSE OF DEBBIE L. VISICARO NKA FRANK VISICARO; CITRUS STEEPLCHASE HOMEOWNERS' ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on December 27, 2022 , the following described property as set forth in said Order or Final Judgment, to-wit:  
 LOT 51, STEEPLCHASE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO

PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.  
 DATED 7/20/22.  
 By: s/Jeffrey M. Seiden, Esq. Jeffrey M. Seiden  
 Florida Bar No.: 57189  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700  
 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff  
 499 NW 70th Ave., Suite 309  
 Fort Lauderdale, FL 33317  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail: answers@dallegal.com  
 1460-175007 / VMR  
 July 29; Aug. 5, 2022 22-02427H



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  
 Legals.BusinessObserverFL.com

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

SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 17-CA-003938

Division: H  
(Consolidated with 17-CA-008392)  
REGIONS BANK, an Alabama  
state chartered bank, as successor  
in interest to AmSouth Bank,  
Plaintiff, vs.

HEMANT N. SHAH a/k/a  
HEMANTKUMAR NATHUBHAI  
SHAH, individually, MADHVI H.  
SHAH, individually, EVERBANK  
COMMERCIAL FINANCE, INC.,  
a Delaware corporation, KEY  
EQUIPMENT FINANCE,  
INC., a Michigan corporation,  
MAYSOUN DAABOUL f/k/a  
UNKNOWN TENANTS, and HAMP  
CORPORATION, INC., a dissolved  
Florida Corporation,  
Defendants.

SURAJ KIRAN, INC., a Florida  
corporation,  
Plaintiff, vs.

HEMANT N. SHAH a/k/a  
HEMANTKUMAR NATHUBHAI  
SHAH, and REGIONS BANK,  
An Alabama state chartered bank,  
as successor in interest to AmSouth  
Bank,  
Defendants.

NOTICE IS HEREBY GIVEN that pur-  
suant to the "Final Summary Judgment  
on Amended Complaint in Execution of  
Judgment to Foreclose Judicial Liens,"  
entered in the above-styled action on  
July 20, 2022, in the Thirteenth Ju-  
dicial Circuit Court, in and for Hill-  
sborough County, Florida, the Clerk of  
Hillsborough County will sell the real  
property situated in Hillsborough  
County, Florida, described below to the  
highest bidder, for cash, to be held on-  
line at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), in accordance with Chapter 45  
Florida Statutes on August 23, 2022, at

10:00 a.m.:

Lot 51, Block D, HIDDEN OAKS  
AT TEMPLE TERRACE PHASE  
2, according to the map or plat  
thereof as recorded in Plat Book  
104, Page 24, 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 within 60  
days after the sale.

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

/s/ Stephenie Biernacki Anthony  
JOHN A. ANTHONY, ESQ.  
Florida Bar No. 0731013  
janthony@anthonyandpartners.com  
STEPHENIE BIERNACKI  
ANTHONY, ESQ.  
Florida Bar No. 0127299  
santhony@anthonyandpartners.com  
Anthony & Partners, LLC  
100 S. Ashley Drive, Suite 1600  
Tampa, Florida 33602  
Telephone: 813/273-5616  
Telecopier: 813/221-4113  
Attorneys for Regions Bank  
July 29; Aug. 5, 2022 22-02426H

SECOND INSERTION

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

CIVIL DIVISION:  
CASE NO.: 22-CA-000515  
SECTION # RF  
COMMUNITY LOAN SERVICING,  
LLC F/K/A BAYVIEW LOAN  
SERVICING, LLC,  
Plaintiff, vs.

ALLEN PARKER; CITY OF TAMPA,  
FLORIDA; PRIME ACCEPTANCE  
CORP.; QUICK QUOTE ROOFING  
LLC; UNKNOWN SPOUSE OF  
ALLAN PARKER; UNKNOWN  
TENANT IN POSSESSION OF THE  
SUBJECT PROPERTY,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant  
to Uniform Final Judgment of Foreclo-  
sure dated the 21st day of July 2022, and  
entered in Case No. 22-CA-000515, of  
the Circuit Court of the 13TH Judicial  
Circuit in and for HILLSBOROUGH  
County, Florida, wherein COMMU-  
NITY LOAN SERVICING, LLC F/K/A  
BAYVIEW LOAN SERVICING, LLC  
is the Plaintiff and ALLEN PARKER  
CITY OF TAMPA, FLORIDA PRIME  
ACCEPTANCE CORP. QUICK QUOTE  
ROOFING LLC UNKNOWN SPOUSE  
OF ALLAN PARKER UNKNOWN  
TENANT; and IN POSSESSION OF  
THE SUBJECT PROPERTY are defen-  
dants. CINDY STUART as the Clerk of  
the Circuit Court shall sell to the highest  
and best bidder for cash electronically at  
[www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the  
Clerk's website for on-line auctions at,  
10:00 AM on the 21st day of September  
2022, the following described property  
as set forth in said Final Judgment, to  
wit:

LOT 36, BLOCK 1, GANDY  
GARDENS 9, ACCORDING TO  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
42, PAGE 32, OF THE PUBLIC  
RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA  
IF YOU ARE A PERSON CLAIM-  
ING A RIGHT TO FUNDS REMAIN-  
ING AFTER THE SALE, YOU MUST  
FILE A CLAIM WITH THE CLERK  
NO LATER THAN THE DATE THAT

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

If you are a person with a 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 request such an accommodation,  
please contact the Administrative Of-  
fice of the Court as far in advance as  
possible, but preferably at least (7)  
days before your scheduled court ap-  
pearance or other court activity of the  
date the service is needed: Complete  
the Request for Accommodations  
Form and submit to 800 E. Twiggs  
Street, Room 604 Tampa, FL 33602.  
Please review FAQ's for answers to  
many questions. You may contact the  
Administrative Office of the Courts  
ADA Coordinator by letter, telephone  
or e-mail: Administrative Office of  
the Courts, Attention: ADA Coordina-  
tor, 800 E. Twiggs Street, Tampa, FL  
33602, Phone: 813-272-7040, Hear-  
ing Impaired: 1-800-955-8771, Voice  
impaired: 1-800-955-8770, e-mail:  
ADA@fljud13.org

Dated this 25th day of July 2022.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
20-00237  
July 29; Aug. 5, 2022 22-02486H

# OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY:  
[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY:  
[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY:  
[charlotte.realforeclose.com](http://charlotte.realforeclose.com)

LEE COUNTY:  
[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY:  
[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY:  
[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY:  
[pasco.realforeclose.com](http://pasco.realforeclose.com)

PINELLAS COUNTY:  
[pinellasclerk.org](http://pinellasclerk.org)

POLK COUNTY:  
[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY:  
[myorangeclerk.com](http://myorangeclerk.com)

Check out your notices on: [floridapublicnotices.com](http://floridapublicnotices.com)

# Business Observer

LV10183



**Q** What changes were made to public notice advertising?

**A** 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](http://Legals.BusinessObserverFL.com)

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

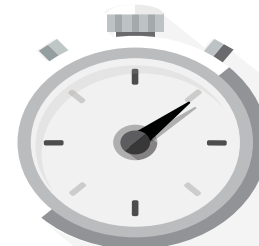


**Q** Can the county commission or other government agency use a local online news or blogging website to publish government notices under the newspaper-website only option?

**A** No. They must use a website of a newspaper meeting the criteria of Florida House Bill 35, which includes being printed. A general online news site without a printed product would not qualify.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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



# SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV10237

HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER

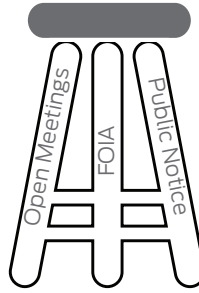
CALL  
941-906-9386  
and select the appropriate County  
name from the menu option  
OR  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business  
Observer

LV10250

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

## It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**









-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

**Publishing notices on the internet is neither cheap nor free** 





 **Newspapers remain the primary vehicle for public notice in all 50 states**

## Types Of Public Notices






### Citizen Participation Notices

-  Government Meetings and Hearings
-  Meeting Minutes or Summaries
-  Agency Proposals
-  Proposed Budgets and Tax Rates
-  Land and Water Use
-  Creation of Special Tax Districts
-  School District Reports
-  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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)