

HILLSBOROUGH COUNTY LEGAL NOTICES

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that GMS Southeast, Inc., 3904 East Adamo Drive, Tampa, FL 33605, desiring to engage in business under the fictitious name of Colonial Materials, 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. February 10, 2023 23-00359H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that GMS Southeast, Inc., 3904 East Adamo Drive, Tampa, FL 33605, desiring to engage in business under the fictitious name of Capitol Materials Coastal, 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. February 10, 2023 23-00360H

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Belfor USA Group, Inc., 5433 W. Crenshaw St, Tampa, FL 33634, desiring to engage in business under the fictitious name of 1-800-BOARDUP of Sarasota Metro, 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. February 10, 2023 23-00361H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Horses Helping Humans located at 1216 Tuxford Dr, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Brandon, Florida, this 3rd day of February, 2023. EQUESTRIA CONSULTING SERVICES LLC February 10, 2023 23-00390H

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 CSI INTERNATIONAL located at 3817 W. DALE AVENUE UNIT 2 in the City of TAMPA, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of February, 2023. VSKD BUSINESS SERVICES LLC February 10, 2023 23-00374H

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 RNA located at 3817 W. DALE AVENUE UNIT 2 in the City of TAMPA, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of February, 2023. Rui Pereira February 10, 2023 23-00389H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Richard Spector located at 12025 Penfield Place, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Riverview, Florida, this 6th day of February, 2023. Richard Alan Kratochvil February 10, 2023 23-00400H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THE FACILITIES GROUP NATIONAL located at 3817 W. DALE AVENUE UNIT 2 in the City of TAMPA, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of February, 2023. VSKD BUSINESS SERVICES LLC February 10, 2023 23-00377H

FICTITIOUS NAME NOTICE

Notice is hereby given that SHANNON PEREIRA, OWNER, desiring to engage in business under the fictitious name of STAT CPR AND MORE located at 9448 CHANNING HILL DRIVE, SUN CITY, FLORIDA 33573 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. February 10, 2023 23-00379H

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 MYRNA ELOISA SMITH located at Care of, 1235 Ballard Green Place in the City of Brandon, Hillsborough County, FL 00000 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of February, 2023. Myrna-Eloisa:Smith., Authorized Representative February 10, 17, 2023 23-00387H

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 Tampa Bay Tech Fix located at 15003 Turtle Lake Court, 19a-303 in the City of Lutz, Hillsborough County, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of February, 2023. Samuel Thomas Smith February 10, 2023 23-00388H

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 Data Recovery Guy located at 3217 Pine Club Drive in the City of Plant City, Hillsborough County, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of February, 2023. Rui Pereira February 10, 2023 23-00389H

FIRST INSERTION

Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date March 4, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

37607 2010 Toyota VIN#: JTD-KN3DU8A0151033 Lienor: Stadium Toyota 5088 N Dale Mabry Hwy Tampa 813-872-0147 Lien Amt \$4867.09

Licensed Auctioneers FLAB422 FLAU 765 & 1911

February 10, 2023 23-00403H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Focused Solutions located at 6421 N Florida Ave Ste D, in the County of Hillsborough, in the City of Tampa, Florida 33604 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 3rd day of February, 2023. Creative Capital Team LLC February 10, 2023 23-00391H

FICTITIOUS NAME NOTICE

Notice is hereby given that REBECCA ANN COOK, OWNER, desiring to engage in business under the fictitious name of PUPPI SPA ESSENTIALS located at 1802 RAVEN GLEN DR, RUSKIN, FLORIDA 33570 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. February 10, 2023 23-00394H

FICTITIOUS NAME NOTICE

Notice is hereby given that IGLESIA CRISTIANA LA NUEVA JERUSALEM INC, OWNER, desiring to engage in business under the fictitious name of NEW JERUSALEM CHURCH INTERNATIONAL located at 3101 S KINGSWAY ROAD, SEFFNER, FLORIDA 33584 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. February 10, 2023 23-00395H

FICTITIOUS NAME NOTICE

Notice is hereby given that IGLESIA CRISTIANA LA NUEVA JERUSALEM INC, OWNER, desiring to engage in business under the fictitious name of NUEVA JERUSALEM CHURCH INTERNACIONAL located at 3101 S KINGSWAY ROAD, SEFFNER, FLORIDA 33584 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. February 10, 2023 23-00396H

FICTITIOUS NAME NOTICE

Notice is hereby given that NEW TIMES CONSULTING INC, OWNER, desiring to engage in business under the fictitious name of NEW TIMES EDUCATION located at 11208 DELICATE ROSE CT, RIVERVIEW, FLORIDA 33578 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. February 10, 2023 23-00397H

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 RNA FACILITIES MANAGEMENT located at 3817 W. DALE AVENUE UNIT 2 in the City of TAMPA, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of February, 2023. VSKD BUSINESS SERVICES LLC February 10, 2023 23-00376H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pathway Cyber Systems located at 701 S Howard Ave, in the County of Hillsborough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 6th day of February, 2023. SMART EYE INNOVATIONS GROUP, LLC February 10, 2023 23-00401H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Manny's Daughters Garden of Joy located at 2606 W. Hillsborough Ave., in the County of Hillsborough, in the City of Tampa, Florida 33614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 6th day of February, 2023. MANNY'S DAUGHTERS ON THE GO LLC February 10, 2023 23-00402H

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 CSI located at 3817 W. DALE AVENUE UNIT 2 in the City of TAMPA, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of February, 2023. VSKD BUSINESS SERVICES LLC February 10, 2023 23-00373H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM 03/13/23 The Hyatt Auto Repair Center 1209 Old Hopewell RD STE D5 Tampa, FL 33619

2021 HYUN
5NPEG4JA9MH130108 \$7,312.82
February 10, 2023 23-00405H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 03/03/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1B3HB68F18D609841 2008 DODG
1FAHP34N77W196540 2007 FORD
1G6DM577680117828 2008 CAD
1N4BL2AP0BN469298 2011 NISS
WBAXG5C52DDY34538 2013 BMW
February 10, 2023 23-00409H

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 Ecomaid's of Greater Tampa-Riverview-Valrico, located at 10323 Boggy Moss Dr, in the City of Riverview, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 7 of February, 2023. TALENO INVESTMENTS, LLC 10323 Boggy Moss Dr Riverview, FL 33578 February 10, 2023 23-00413H

FICTITIOUS NAME NOTICE

Notice is hereby given that MELISSA A HUGHEY, NANCY DEJESUS, OWNERS, desiring to engage in business under the fictitious name of INFINITY CREATIONS located at 3512 KING RICHARD COURT, SEFFNER, FLORIDA 33584 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. February 10, 2023 23-00414H

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 861958 from the Diocese of St. Petersburg, 6363 9th Avenue, St. Petersburg, FL 33710. The application was received on December 22, 2022. Proposed activities include: a new Center for the Arts and its associated infrastructure and surface water management system. The project name is the Tampa Catholic High School - Bellini Center for the Arts and is approximately 3.29 acres, located in Section 2, Township 29 South, Range 18 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774. February 10, 2023 23-00404H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 02/24/2023 at 9:00 A.M.

1C3EL55RX2N278741
2002 CHRYSLER SEBRING
1G2WK52J52F111185
2002 PONTIAC GRAND PRIX
1ZVBP8EM3B5160696
2011 FORD MUSTANG
2HGFC2F62KH554729
2019 HONDA CIVIC
4F2YZ94135KM02199
2005 MAZDA TRIBUTE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 02/24/2023 at 09:00 A.M.

3FAHP0HA1A1R166188
2010 FORD FUSION
JTKKU104X8J015920
2008 SCION XD
KNDJN2A24F7207833
2015 KIA SOUL

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
February 10, 2023 23-00415H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TGMG Valrico located at 2211 Lithia Center Lane, in the County of Hillsborough in the City of Tampa, Florida 33596 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 7th day of February, 2023. Tampa General Medical Group Inc. Karna Patel, M.D., President February 10, 2023 23-00430H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SOLO HAIR SALON : Located at 101 E Kennedy Blvd Ste 330 : Hillsborough County in the City of Tampa : Florida, 33602-5133 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this February day of 08, 2023 LEWCHENKO WALKIRIS February 10, 2023 23-00437H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TGMG Armenia located at 2333 W. Hillsborough Avenue, Suite 160, in the County of Hillsborough in the City of Tampa, Florida 33603 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 7th day of February, 2023. Tampa General Medical Group Inc. Karna Patel, M.D., President February 10, 2023 23-00431H

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 Akel Law located at 14502 N. Dale Mabry Hwy, Ste. 200 in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of February, 2023. Naseem Akel February 10, 2023 23-00432H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ric Hess lawn Care located at 808 wood lawn ave, in the County of Hillsborough, in the City of plant city, Florida 33563 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at plant city, Florida, this 8th day of February, 2023. Richard L Hess February 10, 2023 23-00435H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AWW CONSULTING : Located at 4244 Sandy Shores Dr : Hillsborough County in the City of Lutz : Florida, 33558-9700 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lutz Florida, this February day of 08, 2023 DRABKI ANNA February 10, 2023 23-00436H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SOLO HAIR SALON : Located at 101 E Kennedy Blvd Ste 330 : Hillsborough County in the City of Tampa : Florida, 33602-5133 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this February day of 08, 2023 LEWCHENKO WALKIRIS February 10, 2023 23-00437H

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com
Business Observer
IN 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 27, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 01:45 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 01:45 PM Sale to be held at www.storagetreasures.com.
1049 - Miller, Johnny; 319 - Feliciano, Rose Marie; 809 - Golf View Realty Property Mgt. Inc. Pappa, Gerald; 848 - Business Forms, American; 852 - Wimley, Dymaund
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139 Time: 01:55 PM Sale to be held at www.storagetreasures.com.
A0112 - Buie, Kaniya; A0217 - Rodriguez, Juvenal; A0224 - Rentz, Armond; A0247 - Fiqueroa, Omayra; A0257 - Lee, Antray; A0292 - figueroa, Stephanie; A0329 - Alavarez, Jose; A0355 - floyd, Laquita; A0438 - Charles, Coffel; A0490 - barnett, anikka; A0531 - Hawkins, Rebecca; C0600 - Miller, Alexa; C0641 - kramer, christena; C0648 - diaz, Ashley; C0670 - Duarte, Ralbin; C0714 - Singleton, Dorein

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129 Time: 02:05 PM Sale to be held at www.storagetreasures.com.
0009 - williams, Devon; 0021 - Shaw, Kevin; 0133 - Andrade, Anastasia; 0321 - Rodriguez, Anthony; 0332 - Roman, Nathalia; 0403 - Drzik, Lisa; 0429 - Gantes, Lyan; 0443 - Rodriguez, Rosa; 0513 - Abrams, Julia; 0679 - Caicedo, Carol; 0820 - Kloa, Jenneifer; 1005 - Lain, LaShea; 1021 - Kelly, Adrienne; 1060A - smith, Latoria; 1120F - Willoughy, Yvonne; 1120N - Ramos, Isaela

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824 Time: 02:15 PM Sale to be held at www.storagetreasures.com.
B017 - McQueen, Ivy; B030 - Beach, Rhonda; B069 - Stephen, Angela; E008 - Greene, Cherry; E011 - Osmanovic, Sabina; E029 - Krulik, Margaret; E061 - Hamilton, Kimberly; E089 - Gordillo, Diana; F019 - Crews, Bryan; F021 - Ellis, David; F057 - Perez, Cassandra; G042 - Harvey, David; G098 - jimenez, Ivanna; G104 - Sandoval, Jenyfer; G110 - Jr, Maurice Johnson; H005 - Glomb, Zachary; H035 - Davis, Robert; J017 - Wilson, Stanley; J067 - Foster, George; K002 - RIVERO, MAILEN; K081 - HANLEY HEATING & AIR CONDITIONING INC. HANLEY, RICHARD

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681 Time: 02:25 PM Sale to be held at www.storagetreasures.com.
1066 - Fergus, Shyanka; 1207 - Davis, Jacqueline; 1270 - stroud, Alexis; 1354 - Cash, Shannon; 2146 - Alvarado III, Felipe; 2148 - Harris, Jasmin; 2281 - Brown, DeVaughn; 2296 - Goodwin, Jim; 3108 - Hammill, Rachelle; 3122 - Sanchez, Beatriz; 3163 - Davis, De Azia; 3230 - Harden, Jean; 3264 - Larriex Berrios, Lesley; 3342 - arocha, Yisel; 3368 - Murray, Mindy; 3444 - R Taylor Law Firm P.A. Taylor Jr, Robert; D102 - Coleman Jr, Richard; D103 - Felder, Ishakia; F131 - Trujillo, yusneli; F149 - Bustamante, Ivette; F171 - beck, genevieve

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832 Time: 02:35 PM Sale to be held at www.storagetreasures.com.
1126 - Smith, Brittanica; 1151 - Fatjo, Gregory; 1410 - Smith, Bree; 1504 - Stevens, Jonathan; 1513 - johnson, joy; 1529 - Flores, David; 2016 - Mondragon, Francisco; 2046 - Lima, Mathews; 2095 - Smitherman, Monique; 2118 - John, Janelle; 2147 - Cosenza, Rosemary; 2150 - POTOCHNEY, ROBERT; 2184 - Bartell, Megan; 2216 - John, Janelle; 3023 - Crocetto, Michael; 3035 - Bedford, Scott; 4201 - Gray, Natalie; 5204 - Campbell, Brian; 5307 - Castillo, Anthony; 5423 - Cotrina, Franz

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985 Time: 02:45 PM Sale to be held at www.storagetreasures.com.
1034 - Vieira, David; 1056 - Valle, Esther P.; 1110 - ROSA, YINETTE; A022 - Glomb, Zachary; C031 - Andriano, Mary Ann; C047 - Leo Moreno, Yordani; D010 - McCarthy, Theodore; D073 - Carr, Steven; F014 - Blaxon, Jennifer; F034 - Smith, Alexander

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098 Time: 02:55 PM Sale to be held at www.storagetreasures.com.
1057 - ARAGON, LISA; 1200 - BENDUS, EMILY; 1245 - WATSON, CORRY; 2132 - Soto, William; 2192 - Muniz, Zoila; 2198 - Lebrocq, Wendii; 2214 - Joseph, Jerald; 2244 - Carrier, Kristoffer; 2294 - CORDOVI, ADRIANA

PUBLIC STORAGE # 08756, 1260 W Waters Ave, Tampa, FL 33634, (813) 658-5627 Time: 03:05 PM Sale to be held at www.storagetreasures.com.
0213 - Sakas, Amanda; 0304 - McPherson, Shanitha; 0502 - Garcia, Manuel Arias; 0707 - Smith, Ronald; D103 - Clagette, Mialiyah; 1264 - Gunn, Ryan; 1277 - Otto, Maria; 1302 - Marquez, Roberto; 1330 - clark, rudolph

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

23-00380H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 27, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storagetreasures.com.

0136 - Radix, Michelle; 0221 - Paul, DAndra; 1004 - Joshi, Ami; 3025 - Anderson, Brandon
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:45 AM Sale to be held at www.storagetreasures.com.
5004 - Zayas, Isiel; 6064 - James, Carla; 7005 - O'Neal, Justin; 8024 - Williams, Dallis; 8042 - Wilson, Samuel

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 10:00 AM Sale to be held at www.storagetreasures.com.
1098 - Willimon, Craig; 2183 - Brown Jr, William; 3052 - Riddick, Lemuel F.; 4025 - Forman, John

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 10:15 AM Sale to be held at www.storagetreasures.com.
A023 - carter, brenda; B008 - lee, tesha; B020 - Chapman, Devin; B035 - Davis, Darrio; C034 - Gilbert, Courtney; C046 - soboh, Moe; D001 - Maye, Shenell; D012 - Stewart, Marquis; E007 - Davis, Lorraine; E021 - Banks, Johnny; E106 - Gibson, Twanahy; E109 - Thomas, Essence; E112 - Graham, Rogers; E119 - Simmons, Samantha; E130 - bryant, Shakeal; E143 - James, Zerlina; E144 - Jackson, Felecia; E147 - Gadis, Katrina; E148 - orwig, richard; E154 - Mills, Shanteia; E175 - Thompson, Vasha; F012 - Dixon, Desiree; F028 - MUHAMMAD, SHAWNTEL; F059 - Gadson, Charisse; G003 - Moguchenko, Kyrylo; G027 - Peters, Larry; G036 - timonthe, Guercy; G048 - adisme, monita; G074 - STEPHENS, Terry; H030 - COPELAND, OLIVIA; H059 - Wilt, Ruben; J001 - tucker, Hazel; J002 - Grover, Taniyah; J011 - Watson, Bonita; J045 - Holt, Michael; J051 - Simons, Clarice; J052 - Stevens, Ashley S

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137 Time: 10:30 AM Sale to be held at www.storagetreasures.com.

A017 - Sparrow, Geneva; A023 - Turner, Thomas; A048 - Willard, Jimmy; A066 - Kelley, Vickie; A067 - Martin, Vanessa; B005 - Weatherholtz, Jamie; B018 - Willingham, Deandra; B032 - rogers, fernica; B035 - Diaz, Nitasha; B039 - Weems, Alexis; B053 - Kelly, Mary; B071 - SMITH, FRANCES; B081 - Benjamin, Gregory; B083 - Zarnoch, Roberta; C070 - Macall, Darios; C111 - Stewart, Faye; D007 - Andrews, Keshia; D064B - Picena, Marlen; D108 - Brown, Aceshunn; D116 - Brooks, Anfernee; D128 - KAHLER, FRANK; D131 - Suarez, Gilbert Soto; E012 - LABRADA, LANG; E037 - Collins, Ricky; E039 - bradshaw, Rachael

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473 Time: 10:45 AM Sale to be held at www.storagetreasures.com.

C030 - Garza, Ricardo; C056 - Knox, James; D019 - Mcmiller, Gervonte; D046 - Knox, James; G079 - stoel, Jerikka; G082 - Withrow, William J.; G092 - Prediado Cortes, Heider; G118 - Camacho, Ginaida

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466 Time: 11:00 AM Sale to be held at www.storagetreasures.com.

A010 - Pratt, Lusia; A031 - Mccullough, Ayanna; A043 - Deeresian, Frandy; A047 - Knight, Tamara; B013 - Sanchez, Kamilah; B055 - Rey Pugh, Dulce; B082 - Cameron, Larry; C012 - Guerrero, Kevin; E001 - Martin, Rosa; E008 - johnson, tawanda; F015 - Andrews, Charlotte; G053 - Davis, Tara; G062 - Gonzalez, Gina; G080 - Ferrell, Cherish; H003 - Francois, Edna; H009 - jacobs, marcus; H041 - Godwin, Eric; H042 - Sutton, Ahyanna; H044 - Pierrot, Nathaniel; H083 - Collins, Verdell; I037 - Robinson, Birtannica; I054 - Flanigan, Michael; I087 - Smith, Shanice; J031 - Thomas, Tashera Z.; J042 - Jackson, doretha; J044 - Jackson, doretha; K005 - Perez-Cruz, Anibal; P020 - All Dimensions Landscape and Exterior Vitale, Brian; P042 - Glenn, Jarrell

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:15 AM Sale to be held at www.storagetreasures.com.

A032 - Tucker, David; B050 - Boone, Yvonne; B056 - Slouiss, Ceskia; B083 - Burgos, Jamie; C022 - STEWART, CHARLENE; C023 - Munoz, Jorge; C058 - Jacobs, Jarius; C077 - Costa Jr, Francisco; C114 - Preston, Isha; C125 - Malphus, Lillie; D044 - ruiz, Edith; D050 - Rice Jr, Willie; D070 - murphy, Michael; D103 - Richmond, Lakeysia; D107 - rodriguez, Fabian; I038 - Savage, Sharon; J014 - Augustine, Jeanine; J015 - Dorsey, James; J018 - Jeffries, StacieLin; J028 - Carlin, Laurence; J042 - Rollins, Tyronda; J070 - Powe, Kameko; J165 - Mayhue, Charvonia; K009 - Giltett, Keinesia; K031 - Joesph, Miquelange; K091 - Bruno, Jordan; K105 - Clark, Deandra; L013 - Powe, Kameko; L307 - Quintero, Daniel

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 11:30 AM Sale to be held at www.storagetreasures.com.

1031 - Jaber, Nidal; 1045 - Barnes, Tammy; 1065 - Mclेमore, Cierra; 1096 - Boyd, Lanette; 1111 - Jenkins-Hester, Yolanda; 1113 - Evans, Tanaya; 1137 - Fahlsing, Tabitha; 1181 - Green, Taylor; 1218 - Sullivan, Patrick; 125 - Janson, Garrett; 1283 - Baquero, Ramona; 1296 - Johnson, Dawnyal; 1306 - Ambrosino, Justin; 1324 - Tompkins, Keyaria; 1331 - Young, Stephanie; 1366 - tyson, Christian; 1396 - Johnson, Calvin; 1433 - Lopez, Paul J.; 1453 - Williams, Kaina; 1458 - Bowe, Destiny; 147 - harma, Mohamed; 1481 - Mitchell, Christopher; 1493 - Johnson, Mario; 1515 - Melendez, Liliane; 159 - Rivera, Alejandro; 170 - Walters, Thomas; 244 - Allen, Lawanda; 261 - Canaday, Kelly; 333 - Diaw, Coura; 406 - Smith, Shantavia; 457 - Parker, Debbie; 461 - thomas, Kyll; 630 - Ramnath, Raseem; 649 - Borrea, Elliott; 717 - Williams, Marion; 733 - Leonard, Randall; 923 - Davis, Carlos; 936 - Weston, Jeremiah; 938 - Fulford, Jazlyn; 943 - saylors, Ashley; 975 - Williams, Gregory

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:45 AM Sale to be held at www.storagetreasures.com.

1011 - Castillo, Maria; 1024 - thaxton, Ryan; 1047 - Kernzer, Jennifer; 1048 - Wiggins, Casie; 1154 - Muir, Faye; 3016 - Itara-Martinez, Carmen; A062 - Visag, Kenny; A064 - Felipe, Richard; B206 - Bachmann, Rodney; B208 - harris, jhon; C326 - Kapono, Benjamin; F631 - Williams, Phillip; F657 - Kapono, Benjamin

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM Sale to be held at www.storagetreasures.com.

0003 - West, Brittany; 0010 - Gonzalez, Fidel; 0020 - moore, royal; 0118 - Rivera, Hector; 0124 - Bunting, Ronnie; 0270 - Jenkins, Barbara; 0301 - Douglas, Alvin; 0337 - McAdoo-Green, Catherine; 0389 - Wilson, Jarrod; 0400 - Van Dorn, Sharina; 0425 - Mccarthon, Albert; 0450 - Rivera, Jassimine; 0460 - Clark, Aarlan; 0545 - Webster, Christina; 0555 - wilborn, euonia; 0611 - jackson, Isaiah; 0659 - Murphy, Angela; 0683 - Puckett, James; 0858C - Gonzalez, Melina; 0863H - Harris, Jivara Mordaunt; 0881 - Carter, Lawrence; 0903 - Barrios, Jorge; 0904 - Collins-Bey, Tyshaun; 0922 - Anderson, April; 1004 - Sturdon, Benjamin

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182 Time: 12:15 PM Sale to be held at www.storagetreasures.com.

0108 - Thomas-Cannon, Tarace; 0109 - Ilaverias, Alison; 0239 - Sanchez, Jenna; 0246 - Escoriza, George; 0252 - Lewis, Keverick; 0309 - Olapade, Lue; 0318 - Dunlap, Monica; 0332 - Paul, Trisha; 0334 - Gaddy, Roselynn; 0349 - Norton, Andy; 0402 - Gabriel, Classius; 0433 - Cherkowsky, Edward; 0438 - Caldwell, Romello; 0454 - Butler, Lenario; 0503 - Carter, Kyla; 0505 - Lofton, Tawana; 0516 - Beza, Alexander; 0540 - Davis, Lael; 1002 - Thompson, Lamar; 1008 - Rayford, Iesha; 1011 - Russ, Allison; 1072 - Thornton, Donald; 1079 - Steele, Jasmine; 1092 - Wimbley, Tronda; 1095 - Jermaine, Johnny; 1184 - Williams, Desmond; 1187 - Solomon, Terrick; 1235 - Crocker, Kamri; 1276 - Oates, Thomas; 1291 - Carter, Oras; 1295 - Lewis, Markeria; 1312 - Johnson, Richard; 1331 - Sampson, Keyvius; 1335 - Davis, Antoine; 1353 - Johnson, Alton; 1371 - Willis, Ivory; 1374 - Slk financial corp muldrow, Deonquez; 1434 - Grace, Tennille; 1453 - Cayasso, Chanel; 1460 - Jenkins, Iris A.; 1498 - Lopez, Caridad; 1523 - Hill, Mikayla; 1544 - Stewart, Faye

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 12:30 PM Sale to be held at www.storagetreasures.com.

0409 - ADI, MOURAD; 3038 - Harrison, Tamarr; 3056 - Burrows, Alicia; 3071 - Reynolds, Jade; 3173 - Castro-Eaton, Adeline; 3216 - Graham, Jessica

PUBLIC STORAGE # 27104, 7808 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 12:45 PM Sale to be held at www.storagetreasures.com.

2126 - Ivery, Monae; 2129 - Norfleet, Makeda; 2169 - Mazion, Natasha; 3041 - Brooks, Michael; 3055 - Slocum, Rebecca; 3064 - Wring, Phil; 3084 - Allen, Quincy; 3085 - Mazion, Natasha; 3107 - Sevilla, Zuleyka; 3129 - Slatton, Dominique; 3142 - Alogaili, Asim; 3164 - Mingo, Salathe

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471 Time: 01:00 PM Sale to be held at www.storagetreasures.com.

1068 - Freeman, Herbert; 2024 - Torres, Jose L.; 2029 - Blasher, Robert; 2069 - Brown, James; 2082 - Washington, Angeleta; 2092 - Stallings, Tayivonea; 2114 - Montgomery, michelle; 3038 - Lewis, Alexandria; 3068 - Myers, Doris; 3095 - Holahan, Darian; 4015 - kerr, Roman; 4100 - Davis, Desire; 5040 - Jenkins, Pia; 5091 - Byron, Keroniza; 5119 - Kwality Life Bagley, Melissa; 5133 - Wisniewski, Ronald; 5165 - Downey, Caitlyn; 5217 - Jocke, David

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

23-00381H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE LITTLE BLACK BUS : Located at 5011 W Hillsborough Ave Ste L : Hillsborough County in the City of Tampa : Florida, 33634-5309 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this February day of 08, 2023

DMAXX UNIVERSE LLC
February 10, 2023 23-00445H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TYNDALE CHRISTIAN ACADEMY : Located at 3223 Gallagher Rd : Hillsborough County in the City of Dover : Florida, 33527-4733 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Dover Florida, this February day of 08, 2023

FIRST BAPTIST CHURCH DOVER FL
February 10, 2023 23-00439H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HIGHLY FLAVORED TREATS : Located at 9007 Hickory Cir : Hillsborough County in the City of Tampa : Florida, 33615-1440 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this February day of 08, 2023

ALVAREZ JESSIE ANN
February 10, 2023 23-00438H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of UPS STORE 7716 : Located at 2933 Birchcreek Dr : Hillsborough County in the City of Wesley Chapel : Florida, 33544-7371 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel Florida, this February day of 08, 2023

KRISHNA VIHAN, LLC
February 10, 2023 23-00440H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of QUICK CASH PAWN : Located at 8404 SHELDON rD : Hillsborough County in the City of Tampa : Florida, 33615 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this February day of 08, 2023

NEIGHBORHOOD FINANCIAL GROUP LLC
February 10, 2023 23-00441H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE Reading Room : Located at P.O. Box 2456 : Hillsborough County in the City of Brandon : Florida, 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Brandon Florida, this February day of 08, 2023

The Reading Room
February 10, 2023 23-00442H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of NENE'S RESTAURANT & BAR : Located at 25918 Crippen Dr : Hillsborough County in the City of Land O Lakes : Florida, 34639-5725 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes Florida, this February day of 08, 2023

ITSMARTOPU LLC
February 10, 2023 23-00443H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JP METAL WORKZ : Located at PO Box 816 : Hillsborough County in the City of Lithia : Florida, 33547 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lithia Florida, this February day of 08, 2023

GENSHINO PETER RICHARD
February 10, 2023 23-00444H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-004070
Division A
IN RE: ESTATE OF SARAH JEAN SCANLAND
Deceased.

The administration of the estate of SARAH JEAN SCANLAND, deceased, whose date of death was September 26, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 10, 2023.

Personal Representative:
MARY JACQUELYN SCANLAND
1375 Corner Oaks Drive
Brandon, Florida 33510
Attorney for Personal Representative:
Jeffrey A. Aman, Esquire
Attorney for Personal Representative
Florida Bar Number: 437417
AMAN LAW FIRM
282 Crystal Grove Boulevard
Lutz, Florida 33548
Telephone: (813) 265-0004
Fax: (888) 870-8658
E-Mail: jeffa@amanlawfirm.com
Secondary E-Mail:
service@amanlawfirm.com
February 10, 17, 2023 23-00378H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000348
Division A
IN RE: ESTATE OF BARRY J. HEWITT,
Deceased.

The administration of the estate of BARRY J. HEWITT, deceased, whose date of death was April 22, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The name and

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-000328
Division Probate
IN RE: ESTATE OF
PAMELA SUE GONZALEZ
A/K/A PAMELA SUE DEUTSCH
GONZALEZ A/K/A PAMELA
D. GONZALEZ
Deceased.

The administration of the estate of Pamela Sue Gonzalez a/k/a Pamela Sue Deutsch Gonzalez a/k/a Pamela D. Gonzalez, deceased, whose date of death was November 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 BARRED.

The date of first publication of this notice is February 10, 2023.

Personal Representative:
Anamaris Gonzalez Nieves
3295 56th Street N
St. Petersburg, Florida 33710
Attorney for Personal Representative:
s/ John A. Richert
John A. Richert, Esq.
Attorney for
Anamaris Gonzalez Nieves
Florida Bar Number: 106613
Richert Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: john@richertquarles.com
Secondary E-Mail:
emina@richertquarles.com
February 10, 17, 2023 23-00362H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT
COURT FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-000209
Division: A
IN RE: ESTATE OF
CAROL SUSAN JOHNSTON
Deceased.

The administration of the Estate of Carol Susan Johnston, deceased, whose date of death was December 23, 2022 is pending in the Thirteenth Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 23-CP-000209 and the division is Division A. 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 FLORIDA STATUTES 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 February 10, 2023.

Personal Representative:
Laura Aldrin
207 Autumn Ridge Drive
Pikeville, North Carolina 27863
Attorney for Personal Representative:
s/ Ashley W. Ivanov, Esq.
Ashley W. Ivanov, Esq.
Florida Bar No. 0115496
The Law Office of Ashley Ivanov, P.A.
11116 Foster Carriage Rd.
Lithia, FL 33547
Telephone: (813) 436-0288
law@ashleyivanov.com
service@ashleyivanov.com
February 10, 17, 2023 23-00363H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-000285
Division Probate
IN RE: ESTATE OF
ROBERT GONZALEZ
Deceased.

The administration of the estate of ROBERT GONZALEZ, deceased, whose date of death was November 26, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court & Comptroller, Hillsborough County, 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 February 10, 2023.

Personal Representative:
NANCY G. BELLO
9312 ROCKPORT PLACE
TAMPA, FLORIDA 33626
Attorney 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 for the Petitioner
2240 Belleair Road, Suite 115
Clearwater, FL 33764
Phone: 727-539-6800
Fax: 727-539-5936
E-mail:
eservice@yourpersonalattorney.com
February 10, 17, 2023 23-00364H

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 OHIO CUSTODIAL MAINTENANCE located at 217 N. HOWARD AVE 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 7th day of February, 2023.
OSS OHIO HOLDINGS LLC
February 10, 2023 23-00446H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2023-CP-000144
DIVISION: B
IN RE: ESTATE OF
YOLANDA DANETTE
LONGSTREET
Deceased.

The administration of the estate of YOLANDA DANETTE LONGSTREET, deceased, whose date of death was July 15, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-000144; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 10, 2023.

Petitioner
CEMERON LONGSTREET
4080 Whittier Lane,
Fort Mill, SC 29708
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
February 10, 17, 2023 23-00382H

FIRST INSERTION

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

Case Number: 2022-CA-009938
IN RE: FORFEITURE OF:
One (1) 2014 CHRYSLER 300
VIN: 2C3CABGOEH119467

ALL PERSONS who claim an interest in the following property: One (1) 2014 Chrysler 300, VIN: 2C3CABGOEH119467, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about November 14, 2022, in Hillsborough County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Dr. Tampa, Florida 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

The date of first publication of this notice is February 10, 2023.

Personal Representative:
TARA MARIE HEWITT
2711 Bonterra Blvd.
Valrico, Florida 33594
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemeway@bhpaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
February 10, 17, 2023 23-00406H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23-CP-000408
Division: B
IN RE: ESTATE OF
ROBERT THOMAS SULLIVAN
A/K/A ROBERT T. SULLIVAN,
Deceased.

The administration of the estate of ROBERT THOMAS SULLIVAN A/K/A ROBERT T. SULLIVAN, deceased, whose date of death was October 7, 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 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 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 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 February 10, 2023.

Personal Representative:
KATHLEEN F. WATKINS
3129 Christophers Watch Ln.
Ruskin, FL 33570

Attorney for Personal Representative:
NATALIE R. WILSON
Florida Bar Number: 0027231
GrayRobinson, P.A.
One Lake Morton Dr.
Lakeland, FL 33801
Telephone: (863) 284-2253
Fax: (863) 688-0310
E-Mail:
natalie.wilson@gray-robinson.com
Secondary E-Mail:
destiny.crisman@gray-robinson.com
February 10, 17, 2023 23-00448H

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA

PROBATE DIVISION
File No. 22-CP-3691
Probate Division B
IN RE: THE ESTATE OF
MARK S. GRUBER,
Deceased.

The administration of the estate of MARK S. GRUBER, deceased, File No. 22-CP-3691, whose date of death was September 12, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division B, the address of which is 800 E. Twiggs Street, Room 426, Edgcomb Courthouse Courtroom #412, Tampa, Florida 33602. The estate is testate and the date of the decedent's will is June 1, 2017 and there are no codicils.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

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

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

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

The date of first publication of this notice is February 10, 2023

Personal Representative
Heidi Hunter Goldsworthy
7850 Crosswater Trail, Apt. 2311
Windermere, FL 34786
724-454-9939

Attorney for Personal Representative
Mark T. Vuono, Esq.
Florida Bar No. 322180
Vuono & Gray, LLC
310 Grant St., Suite 2310
Pittsburgh, PA 15219
Telephone: 412-471-1800
412-310-6399
Email: mvuono@vuonogray.com
February 10, 17, 2023 23-00393H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-004403
Division A
IN RE: ESTATE OF
BETTY JEAN MITCHELL
Deceased.

The administration of the estate of Betty Jean Mitchell, deceased, whose date of death was September 12, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 10, 2023.

Personal Representative:
Debra Mitchell
6505 Spanish Moss Circle
Tampa, Florida 33625
Attorney for Personal Representative:
Elaine N. McGinnis
Attorney for Personal Representative
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
February 10, 17, 2023 23-00398H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-000181
IN RE: ESTATE OF:
WILLIE COPPAGE
Deceased.

The administration of the Estate of WILLIE COPPAGE, deceased, whose date of death was on August 22, 2022, File Number 23-CP-000181, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 10, 2023.

Personal Representative:
Deborah L. Coppage
18076 Gunn Highway
Odessa, FL 33556
Attorney for Personal Representatives:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
February 10, 17, 2023 23-00416H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-000082
Division A
IN RE: ESTATE OF
LARRY PAUL CHAPMAN
Deceased.

The administration of the Estate of LARRY PAUL CHAPMAN, deceased, whose date of death was August 26, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 10, 2023.

Personal Representative:
TARA MARIE HEWITT
2711 Bonterra Blvd.
Valrico, Florida 33594
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemeway@bhpaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
February 10, 17, 2023 23-00406H

FIRST INSERTION

NOTICE OF PUBLIC SALE
U-Stor Tampa East will be held on or thereafter the dates in 2023 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday February 22, 2023 @ 10:00 AM.

- A-6 Terry Levens
- B-7 Karl Jasmin
- D-1 Jahaad Malphus
- E-3 Dalove Edouard
- F-18 Benjamin Moya
- F-25 Tyrone Figueroa
- G-8 Wilsame Lubin Jr
- G-15 Labertha Downer
- J-25 Darlene Chambers
- K-5 Darlene Chambers

February 10, 17, 2023 23-00447H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication



FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-3691
Probate Division B
IN RE: THE ESTATE OF
MARK S. GRUBER,
Deceased.

The administration of the estate of MARK S. GRUBER, deceased, whose date of death was September 13, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 426, Edgecomb Courthouse Courtroom #412, 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 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: February 10, 2023

Personal Representative
Heidi Hunter Goldsworthy
7850 Crosswater Trail, Apt. 2311
Windermere, FL 34786
724-454-9939

Attorney for Personal Representative
Mark T. Vuono, Esq.
Florida Bar No. 322180
Vuono & Gray, LLC
310 Grant St., Suite 2310
Pittsburgh, PA 15219
Telephone: 412-471-1800
412-310-6399
Email: mvuono@vuonogray.com
February 10, 17, 2023 23-00392H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
HILLSBOROUGH COUNTY
PROBATE DIVISION
Case No: 2022-CP-3740
IN RE: ESTATE OF
ROBERT ANDREW WALKER
Deceased.

The Administration of the estate of ROBERT ANDREW WALKER, deceased, 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 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 February 10, 2023

Personal Representative:
Heather Walker
Attorney for Personal Representative:
/s/ Brantley Oakey
Brantley Oakey, Esq.
boakey@naplesattorney.biz
Bar No: 99076
780 5th Ave. South, Ste 200
Naples, FL 34102
239-963-2897
February 10, 17, 2023 23-00427H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-004326
Division: A
IN RE: ESTATE OF
EUGENE RAVENEL,
Deceased.

The administration of the estate of EUGENE RAVENEL, deceased, whose date of death was August 24, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No.: 22-CP-004326, the address of which is Hillsborough County Clerk of Court, 301 N. Michigan Avenue, Plant City, Florida 33563. 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 who have claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other person 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 PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: February 10, 2023.

Personal Representative:
Pamela K. Ravenel
6520 Baybrooks Circle
Temple Terrace, FL 33617
Attorney for Personal Representative:
THEODORE N. TAYLOR, ESQUIRE
ATTORNEY AT LAW
10404 Tara Drive
Riverview, FL 33578
(813) 752-5633
Email: ttaylor@tntpalaw.com
Fla. Bar No.: 261319
February 10, 17, 2023 23-00425H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-000360
IN RE: ESTATE OF
ELAINE M. MCCOLLUM
Deceased.

The administration of the estate of Elaine M. McCollum, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 10, 2023.

Personal Representative:
Melissa A. Martin
4117 W. Bay to Bay Boulevard
Tampa, FL 33629
Attorney for Personal Representative:
Jeffrey M. Gad, Attorney
Florida Bar Number: 186317
JOHNSON POPE BOKOR
RUPPEL & BURNS LLP
401 E. Jackson Street, Suite 3100
Tampa, FL 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: jeffreym@jpfirm.com
Secondary E-Mail:
lgerken@jpfirm.com
February 10, 17, 2023 23-00426H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-236
IN RE: ESTATE OF
DEBBIE BOHNER,
Deceased.

The administration of the estate of DEBBIE BOHNER, deceased, whose date of death was July 23, 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 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: February 10, 2023.

DUSTIN BOHNER
Personal Representative
5007 Seneca Avenue
Tampa, FL 33617
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
February 10, 17, 2023 23-00428H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-000240,
Division B
IN RE: ESTATE OF
FRANK JOSEPH SCHIAVI, A/K/A
FRANK JOSEPH SCHIAVI, Jr.,
Deceased.

The administration of the estate of Frank Joseph Schiavi, a/k/a Frank Joseph Schiavi, Jr., deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 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 February 10, 2023.

Personal Representative:
Jack P. Schiavi
4400 Fontana Street
Orlando, FL 32807
Attorney for Personal Representative:
Sabrina L. Casagrande, Esq.
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Dr.,
Oldsmar, FL 34677
Telephone: (813) 852-6500
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail:
vadams@strosslaw.com
February 10, 17, 2023 23-00429H

FIRST INSERTION

NOTICE OF ACTION
FOR PUBLICATION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, STATE OF FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-007276
DIVISION: T

SONYA ANANIAS,
Plaintiff
MADCAT PAINTING, INC.;
JAMES STODDARD; and
DEBBIE STODDARD
Respondents.
TO: MADCAT PAINTING, INC.
JAMES STODDARD
DEBBIE STODDARD

YOU ARE NOTIFIED that an action for Breach of Contract, including claims for monetary damages and attorney's fees, has been filed against you. You are required to file a copy of your written defenses, if any, to this action on Derek Matthews, Esq., Plaintiff's attorney, whose address is 5476 Lithia Pinecrest Rd, Lithia, FL 33547, on or before 20 days from the first date of publication and file the original with the clerk of this court at 800 E Twiggs St, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default judgment will be entered against you for the relief demanded in the Complaint. The First date of Publication will be February 10, 2023.

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 30th day of November, 2022
By: Derek T. Matthews, Esquire
Florida Bar No: 1000992
Feb. 10, 17, 24; Mar. 3, 2023
23-00420H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 2022-CA-008946
DIVISION: T

SHERENE SHALHUB,
Plaintiff, vs.
ALICE MILLER, KAREN E.
LOWMAN, ALIA SHALHUB,
LULWA SHALHUB, MAHMOUD
SHALHUB, OMAR SHALHUB,
SARAH SHALHUB, SULTAN
SHALHUB, UNKNOWN HEIRS
OF THE ESTATE OF MARY ANN
HALHUB A/K/A MARY ANN
SHALHUB-DAVIS, and UNKNOWN
HEIRS OF THE ESTATE OF
MOHAMED S. SHALHUB,
Defendants.
TO: Sultan Shalhoub
Address Unknown

YOU ARE NOTIFIED that an action to determine ownership of the following described property in Hillsborough County, Florida:

Lot 11 of PINEVIEW SUBDIVISION, according to the map thereof, recorded in Plat Book 33, Page 46, Public Records of Hillsborough County, Florida

has been filed and you are required to serve a copy of written defenses, if any, to it on Nicole R. Copsidas, Esq., the Plaintiff's attorney, whose address is SHUFFIELD, LOWMAN & WILSON, P.A., 1000 Legion Place, Suite 1700, Orlando, FL 32801, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED this 31 day of January, 2023.
CINDY STUART
Clerk of the Circuit Court
(SEAL) By: Isha Tirado-Baker,
As Deputy Clerk
Nicole R. Copsidas, Esq.,
the Plaintiff's attorney
SHUFFIELD, LOWMAN &
WILSON, P.A.
1000 Legion Place, Suite 1700
Orlando, FL 32801
February 10, 17, 2023 23-00371H

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.: 29-2019-CA-001306
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
LISA MARIE CASTLEBERRY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 20, 2023, and entered in Case No. 29-2019-CA-001306 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nacionstar Mortgage LLC d/b/a Mr. Cooper, is the Plaintiff and Lisa Marie Castleberry, William Alan Castleberry, Chatham Walk Homeowners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 3, 2023 the following described property as set forth in said Final Judgment of Foreclosure: LOT 21, BLOCK 1, WYNN-MERE WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE(S) 169 THROUGH 175, INCLUSIVE, OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 710 CHATHAM WALK
DRIVE, 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 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 02 day of February, 2023.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
CT - 18-033140
February 10, 17, 2023 23-00407H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 22-CA-005687
Division k

LENNAR MORTGAGE, LLC
Plaintiff, vs.
GLENN L. ELLENWOOD, II A/K/A
GLENN ELLENWOOD; AYANA N.
HARVEY A/K/A AYANA HARVEY,
et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RICHARD SCHATZBERG, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS
5209 LAKE SIENA DR
WIMAUMA, FL 33598

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

LOT 7, IN BLOCK 4, OF BALLENTRAE SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 151, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 12314 BALLENTRAE FOREST DR, RIVERVIEW, FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 02/24/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813)

FIRST INSERTION

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

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

DANIEL W. MARTIN; MISTY M. MARTIN; SOUTH POINTE OF TAMPA 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 January 23, 2023 in Civil Case No. 21-CA-008665, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and DANIEL W. MARTIN; MISTY M. MARTIN; SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 1, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 41, BLOCK 10 OF SOUTH POINTE, PHASE 2A - 2B, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 84, PAGE(S) 77-1 THROUGH 77-9, 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 1 day of February, 2023.

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: 2023-02-01 12:58:41 Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1133-2591B February 10, 17, 2023 23-00368H

FIRST INSERTION

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

CASE NO. 2017 CA 7997 Division D UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service, Plaintiff, vs. GUIDMEL A. FELIZ-URENA; et. al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Foreclosure Sale entered on February 2, 2023, by the above entitled Court in the above styled cause, the Clerk of Court or any duly authorized deputy, will sell the property situated in Hillsborough County, Florida, described as: Lot 20, Block 6, BAYOU PASS VILLAGE, according to the map or plat thereof as recorded in Plat Book 103, page 57, of the Public Records of Hillsborough County, Florida.

to the highest and best bidder for cash on May 2, 2023. online at www.hillsborough.realforeclose.com, beginning at 10:00 A.M., subject to all ad valorem taxes and assessments for the real property described above.

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

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM PRIOR TO THE CLERK REPORTING THE FUNDS AS UNCLAIMED.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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 Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602., Phone (813)272-7040; e-mail ada@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED: February 3, 2023. BOSWELL & DUNLAP, LLP 245 SOUTH CENTRAL AVENUE (33830) POST OFFICE DRAWER 30 BARTOW, FL 33831-0030 TELEPHONE: (863)533-7117 FACSIMILE: (863)533-7412 E-SERVICE: FJMEFILING@BOSDUN.COM

ATTORNEYS FOR PLAINTIFF BY: /s/ Frederick J. Murphy, Jr. FREDERICK J. MURPHY, JR. FLORIDA BAR NO.: 0709913 E-MAIL: FJM@BOSDUN.COM SETH B. CLAYTOR FLORIDA BAR NO.: 084086 E-MAIL: SETH@BOSDUN.COM February 10, 17, 2023 23-00385H

FIRST INSERTION

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

CASE NO. 22-CA-003582

LOANDEPOT.COM, LLC Plaintiff, v. DELINE COLLEEN FFRENCH; ROJAE BROOKS; EVALYN ELIZABETH FFRENCH; UNKNOWN SPOUSE OF DELINE COLLEEN FFRENCH; UNKNOWN SPOUSE OF EVALYN ELIZABETH FFRENCH; UNKNOWN SPOUSE OF ROJAE BROOKS; UNKNOWN TENANT 2; R & V LTD. INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JOHN SUTTON; UNKNOWN TENANT 1; CHATHAM WALK HOMEOWNERS ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 31, 2023, 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:

LOT 5, BLOCK 6, WYNNMERE WEST PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE(S) 160 THROUGH 171, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 1110 WYNNMERE

MEADOW PL, RUSKIN, FL 33570-4537 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on March 08, 2023 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 3rd day of February, 2023.

eXL Legal, PLLC Designated Email Address: efliling@exllegal.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 1000007804 February 10, 17, 2023 23-00383H

FIRST INSERTION

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

CASE NO. 22-CA-008241 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA L HUDSON, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA L HUDSON, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 19, BLOCK "D", DEL WEBB'S SUN CITY FLORIDA UNIT NO. 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 18, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/06/2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 2nd day of February, 2023

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Mustafa Divan DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-048786

February 10, 17, 2023 23-00399H

FIRST INSERTION

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

CASE NO.: 2022-CA-008946

DIVISION: T SHERENE SHALHUB, Plaintiff, vs. ALICE MILLER, KAREN E. LOWMAN, ALIA SHALHOUB, LULWA SHALHOUB, MAHMOUD SHALHOUB, OMAR SHALHOUB, SARAH SHALHOUB, SULTAN SHALHOUB, UNKNOWN HEIRS OF THE ESTATE OF MARY ANN HALHUB A/K/A MARY ANN SHALHUB-DAVIS, and UNKNOWN HEIRS OF THE ESTATE OF MOHAMED S. SHALHUB, Defendants.

TO: Alia Shalhoub Address Unknown

YOU ARE NOTIFIED that at action to determine ownership of the following described property in Hillsborough County, Florida:

Lot 11 of PINEVIEW SUBDIVISION, according to the map there-of, recorded in Plat Book 33, Page 46, Public Records of Hillsborough County, Florida

has been filed against you and you are required to serve a copy of written defenses, if any, to it on Nicole R. Copsidas, Esq., the Plaintiff's attorney, whose

address is SHUFFIELD, LOWMAN & WILSON, P.A., 1000 Legion Place, Suite 1700, Orlando, FL 32801, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED this 31 day of January, 2023.

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

Nicole R. Copsidas, Esq. the Plaintiff's attorney SHUFFIELD, LOWMAN & WILSON, P.A. 1000 Legion Place, Suite 1700 Orlando, FL 32801 February 10, 17, 2023 23-00372H

FIRST INSERTION

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

CIVIL DIVISION: D

CASE NO.: 22-CA-004142 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMs TRUST II, Plaintiff, vs.

CATHERINE SCIARROTTA A/K/A CATHY SCIARROTTA et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 4th day of January 2023, in Case No. 22-CA-004142, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMs TRUST II is the Plaintiff and CATHERINE SCIARROTTA A/K/A CATHY SCIARROTTA; UNKNOWN SPOUSE OF CATHERINE SCIARROTTA A/K/A CATHY SCIARROTTA; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2, 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 14th day of March 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 10, HAMPTON LAKES AT MAIN STREET,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 92 - 96, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14131 STILTON ST, TAMPA, FL 33626

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. Twiggs Street, Room 604, Tampa, FL 33602.

Dated this 2nd day of February 2023.

By: /s/ David Dilts David Dilts, Esq. Bar Number:68615 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 21-04777-F February 10, 17, 2023 23-00386H

FIRST INSERTION

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

CASE NO: 21-CA-007792 BANK OF AMERICA, N.A., Plaintiff, vs.

ELLIE FRANCE; JOHN P. FRANCE; LONG & ASSOCIATE OF TAMPA, LLC; TAMPA PALMS OWNERS ASSOCIATION, INC.; THE RESERVE HOMEOWNERS ASSOCIATION, INC.; GRUBB & ASSOCIATES, LPA; GOLDSTEIN GRAGEL, LLC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; BANK OF AMERICA, N.A.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 21-CA-007792 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and ELLIE FRANCE and JOHN P. FRANCE, et al, are Defendants. The Clerk, CINDY STUART, shall sell to the highest and best bidder for cash at Hillsborough County On Line Public Auction website: https://hillsborough.realforeclose.com, at 10:00 AM on May 03, 2023, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH COUNTY, Florida, as set forth in said Consent Uniform Final Judgment of Foreclosure, to-wit:

LOT 4, BLOCK 7, TAMPA

PALMS 4A-UNIT 1, A REPLAT OF A PORTION OF TAMPA PALMS UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 30, 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 an individual with a disability who needs an accommodation in order access court facilities or participate in a court 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 Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-093486-F00 February 10, 17, 2023 23-00366H

FIRST INSERTION

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

CASE No. 22-CA-005556

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAL GILLINS AKA CAL GILLINS, JR., DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAL GILLINS AKA CAL GILLINS, JR., DECEASED 4208 S SANDALWOOD CIRCLE TAMPA, FL 33617

TRACY ROLLE AKA TRACEY AUSTIN ROLLE & UNKNOWN SPOUSE OF TRACY ROLLE AKA TRACEY AUSTIN ROLLE 4208 S SANDALWOOD CIRCLE TAMPA, FL 33617

TRACY ROLLE AKA TRACEY AUSTIN ROLLE & UNKNOWN SPOUSE OF TRACY ROLLE AKA TRACEY AUSTIN ROLLE 2030 RIVER REACH DR APT 129 NAPLES, FL 34104

ARMANDO DAWAY & UNKNOWN SPOUSE OF ARMANDO DAWAY 7809 RIVER RESORT LANE, APT. H TAMPA, FL 33617

ARMANDO DAWAY & UNKNOWN SPOUSE OF ARMANDO DAWAY 12908 N 15TH ST TAMPA, FL 33612

ARMANDO DAWAY & UNKNOWN SPOUSE OF ARMANDO DAWAY 4208 S SANDALWOOD CIR TAMPA, FL 33617

GLORIA JEAN BETHEL & UNKNOWN SPOUSE OF GLORIA JEAN BETHEL

4208 S SANDALWOOD CIRCLE TAMPA, FL 33617

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

LOT 14, BLOCK TWO, HILLCREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 89, 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 03/07/2023; 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 6th day of February, 2023.


CINDY STUART As Clerk of said Court (SEAL) By: /s/ Mustafa Divan 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 (36615.0340) February 10, 17, 2023 23-00423H

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserververfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



FLORIDA'S NEWSPAPER FOR THE C-SUITE
IN 2023 FEB. 17

FIRST 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-004850
SECTION # RF

TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. JAMES NUNAMAKER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 3rd day of February 2023, and entered in Case No. 22-CA-004850, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and JAMES NUNAMAKER UNKNOWN TENANT #1; and UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 6th day of March 2023 the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF LOT 2, BLOCK 1, ARTHUR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

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

Dated this 7th day of February 2023.
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
21-00578
February 10, 17, 2023 23-00418H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-008707

MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMADA CUELLAR A/K/A AMADA MARIE CUELLAR A/K/A AMADA MARIA RODRIGUEZ ET AL., DEFENDANTS.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMADA CUELLAR A/K/A AMADA MARIE CUELLAR A/K/A AMADA MARIA RODRIGUEZ
Last Known Address: 8302 RIVERWOOD BLVD, TAMPA, FL 33615
Current Residence: UNKNOWN

TO: MARIE CARDONA DOMINGUEZ A/K/A MARIE CUELLAR A/K/A MARIE D. CUELLAR-RODRIGUEZ
Last Known Address: 8302 RIVERWOOD BLVD, TAMPA, FL 33615
Current Residence: UNKNOWN

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTIAN DANIEL CUELLA
Last Known Address: 8302 RIVERWOOD BLVD, TAMPA, FL 33615
Current Residence: UNKNOWN

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HECTOR FELIPE CUELLAR
Last Known Address: 8302 RIVERWOOD BLVD, TAMPA, FL 33615

Current Residence: UNKNOWN
YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property:

LOT 45, IN BLOCK 1, OF TOWN 'N' COUNTRY PARK UNIT NO. 40, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 83, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 03/03/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER C/O FLA) 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 within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

WITNESS my hand and the seal of this Court this 30th day of January 2023

CINDY STUART
As Clerk of the Circuit Court (SEAL) By: /s/ Mustafa Divan
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
2200 W. Commercial Blvd, Suite 103
Ft. Lauderdale, FL 33309
22FL922-0004
February 10, 17, 2023 23-00424H

FIRST 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-008097
SECTION # RF

TOWD POINT MORTGAGE TRUST 2019-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. KIMBERLY A. BRINEGAR; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; JERRY G. BRINEGAR A/K/A JERRY BRINEGAR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 6th day of February 2023, and entered in Case No. 22-CA-008097, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and KIMBERLY A. BRINEGAR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. JERRY G. BRINEGAR A/K/A JERRY BRINEGAR; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 12th day of May 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 68, OF FERNCLIFF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, ON PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 7th day of February 2023.
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
22-00499
February 10, 17, 2023 23-00419H

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. 22-CA-005697

GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. JIMMY E. JAYNES A/K/A JIMMY JAYNES, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2023, and entered in 22-CA-005697 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and JIMMY E. JAYNES A/K/A JIMMY JAYNES; SUNCOAST CREDIT UNION 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 March 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT BEGINNING 300 FEET EAST AND 425 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A POINT OF BEGINNING; THENCE RUN NORTH 80 FEET; THENCE WEST 90 FEET; THENCE SOUTH 80 FEET; THENCE EAST 90 FEET TO THE POINT OF BEGINNING, PLUS AN ADDITIONAL 46 FEET BY 90 FEET CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY ON THE NORTHERLY SIDE OF SAID PROPERTY IN SECTION 28 TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA
Property Address: 6314 MOSS-

WOOD DRIVE, SEFFNER, FL 33584
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 1 day of February, 2023.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
22-037645 - RyC
February 10, 17, 2023 23-00370H

FIRST INSERTION

DECEASED; MICHAEL RUSHING; CLAUDIA EOFF; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STEPHEN RAY RUSHING A/K/A RAY RUSHING, Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on January 23, 2023 in Civil Case No. 21-CA-007123, 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 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JOAN P. RUSHING,

SIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JOAN P. RUSHING, DECEASED; MICHAEL RUSHING; CLAUDIA EOFF; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STEPHEN RAY RUSHING A/K/A RAY RUSHING are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 30, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 10, BLOCK 1, GANDY MANOR 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 19-CA-012894
SECTION # RF

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. GEORGE N. JOHNSON, II; KAYCE C. JOHNSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 6th day of February 2023, and entered in Case No. 19-CA-012894, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and GEORGE N. JOHNSON, II KAYCE C. JOHNSON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 2nd day of May 2023, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 2/5 OF THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE NORTH 35 FEET AND RESERVING THE WEST 35 FEET THEREOF FOR MUTUAL RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT
TOGETHER WITH THAT CERTAIN DOUBLEWIDE 2005 HOMES OF MERIT MOBILE HOME. VIN #FL-HML3F170228974A AND #FLHML3F170228974B, RP DECAL #12432668 AND RP DECAL #12432669 AFFIXED THERETO

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

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

Dated this 8th day of February 2023.
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
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DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
19-04308
February 10, 17, 2023 23-00434H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 19-CA-008745
DIVISION: B

Citibank, N.A., as Trustee for CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-QX1 Plaintiff, vs.- Manuel G. Varela a/k/a Manuel Varela; Evelyn Aguilar a/k/a Evelyn Aguilar; Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) 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. 19-CA-008745 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Citibank, N.A., as Trustee for CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-QX1, Plaintiff and Manuel G. Varela a/k/a Manuel Varela 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 March 13, 2023, the following described property as set forth in said Final Judgment, to-

LOT 50, BLOCK 9, BAY PORT COLONY, PHASE III, UNIT I, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 25, 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 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 Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

"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/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
19-320178 FC01 CXE
February 10, 17, 2023 23-00411H

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Business Observer

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

CASE NO.: 21-CA-007123
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JOAN P. RUSHING,

mediately 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 6 day of February, 2023.
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: 2023-02-06 09:53:51
Zachary Y. Ullman Esq
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-383B
February 10, 17, 2023 23-00422H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case #: 19-CA-009530
DIVISION: F

Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs-

Barry L. Collins; Unknown Spouse of Barry L. Collins; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-009530 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Barry L. Collins 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 March 8, 2023, the following described property as set forth in said Final Judgment, to-wit:

PART OF LOT 1, BLOCK 4, NORTHDAL, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST EASTERLY CORNER OF THE SAID LOT 1 AND RUN THENCE SOUTH 58 DEGREES 42' 25" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE CONTINUING SOUTH 58 DEGREES 42' 25" WEST; ALONG THE SAID SOUTHEAST-

ERLY BOUNDARY OF LOT 1 A DISTANCE OF 18.00 FEET; THENCE CROSSING THE SAID LOT 1 THE FOLLOWING THREE COURSES (1) NORTH 31 DEGREES 17' 35" WEST, A DISTANCE OF 113.67 FEET; THENCE (2) SOUTH 58 DEGREES 42' 25" WEST, A DISTANCE OF 7.0 FEET; THENCE (3) NORTH 31 DEGREES 17' 35" WEST, A DISTANCE OF 41.33 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE SAID LOT 1; THENCE NORTH 58 DEGREES 42' 25" EAST, ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 25.00 FEET; THENCE CROSSING THE SAID LOT 1, SOUTH 31 DEGREES 17' 35" EAST, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

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

"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/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
19-320987 FCO1 CXE
February 10, 17, 2023 23-00369H

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. 2014-CA-006255
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

MELINDA L. MCKENNEY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2021, and entered in 2014-CA-006255 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MELINDA L. MCKENNEY AKA MELINDA LYNN JOHNSON AKA MELINDA JOHN-SON MCKENNEY AKA MELINDA L. JOHNSON; THEODORE J. MCKENNEY 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 March 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 6, LESS THE SOUTH 20.00 FEET THEREOF; ALL OF LOT 7; AND LOT 8; LESS THE SOUTH 33.33 FEET THEREOF; ALL IN BLOCK 1 OF NORTH GIBSON TERRACE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 69, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1211 NIAGARA STREET, PLANT CITY, FL 33563

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 6 day of February, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
15-060575 - NaC
February 10, 17, 2023 23-00433H

FIRST 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-005957
SECTION # RF

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS5, Plaintiff, vs. SHERI LYONS; CACH, LLC; DROME CONTRACTING SERVICES INC. D.B.A. ABILITY ROOFING SOLUTIONS; LAKE ST. CHARLES MASTER ASSOCIATION INC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 7th day of February 2023, and entered in Case No. 22-CA-005957, of the Circuit Court of the 13TH 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 LEGACY MORTGAGE ASSET TRUST 2020-GS5 is the Plaintiff and SHERI LYONS CACH, LLC CLERK OF COURT FOR HILLSBOROUGH COUNTY, FLORIDA DROME CONTRACTING SERVICES INC. D.B.A. ABILITY ROOFING SOLUTIONS INHERITANCE ADVANCED, LLC LAKE ST. CHARLES MASTER ASSOCIATION INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK STATE OF FLORIDA TAVARUS BERNARD GADDDY ALEXANDER LAMONT LYONS; and UNKNOWN SPOUSE OF TAVARUS BERNARD GADDDY IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 12th day of April 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 9, LAKE ST. CHARLES UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 8th day of February 2023.
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
22-00123
February 10, 17, 2023 23-00450H

FIRST INSERTION

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

CASE NO. 29-2022-CA-010310
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

JUAN LUIS FELIX MONTILLA AND KATIANA MICHELLE ESCALERA PARIS A/K/A KATIANA M. ESCALERA PARIS, et al. Defendant(s).

TO: KATIANA MICHELLE ESCALERA PARIS A/K/A KATIANA M. ESCALERA PARIS and UNKNOWN SPOUSE OF KATIANA MICHELLE ESCALERA PARIS A/K/A KATIANA M. ESCALERA PARIS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 17, BLOCK 3, OF FAIRVIEW TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 55, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/10/2023/

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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 7th day of February, 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Mustafa Divan DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
20-074918
February 10, 17, 2023 23-00451H

FIRST INSERTION

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

CIVIL DIVISION: I
CASE NO.: 22-CA-004615
SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELIZABETH DEAN; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF ELIZABETH DEAN; UNKNOWN SPOUSE OF BRUCE HUTCHCRAFT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 3rd day of February 2023, and entered in Case No. 22-CA-004615, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ELIZABETH DEAN FLORIDA HOUSING FINANCE CORPORATION UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELIZABETH DEAN UNKNOWN SPOUSE OF ELIZABETH DEAN JOHN THOMAS GREENE ROBERT ANDREW GREENE WILLIAM ALLEN GREENE MICHAEL ANTHONY GREENE UNKNOWN SPOUSE OF BRUCE HUTCHCRAFT BARBARA SUZANNE LENSKA CATHRYN LOUISE MCGINNIS; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 4th day of May 2023 the following described property as set forth in said Final Judgment, to wit:

LOTS 589 THROUGH 592 INCLUSIVE, MANGO HILLS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 23 OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 8th day of February 2023.
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
22-00664
February 10, 17, 2023 23-00449H

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 20-CA-000277
SECTION # RF

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

BAHRAM ZAMANI ALAVIJEH A/K/A BAHRAM Z. ALAVIJEH A/K/A BAHRAN Z. ALAVIJEH A/K/A ALAVIJEH BAHRAM ZAMAN A/K/A ALAVIJEH BAHRAM ZAMANI; FARANAK ESFAHANI; UNKNOWN SPOUSE OF FARANAK ESFAHANI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to In Rem Uniform Final Judgment of Foreclosure dated the 3rd day of February 2023, and entered in Case No. 20-CA-000277, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and BAHRAM ZAMANI ALAVIJEH A/K/A BAHRAM Z. ALAVIJEH A/K/A ALAVIJEH BAHRAM ZAMAN FARANAK ESFAHANI UNKNOWN SPOUSE OF FARANAK ESFAHANI; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 5th day of June 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 36, H.J. WATROUS 2ND ADD'N TO WEST HYDE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 57 OF THE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 55.11 FEET THEREOF AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

IF YOU ARE A PERSON CLAIMING 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 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 6th day of February 2023.
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
19-00483
February 10, 17, 2023 23-00408H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu.

or email legal@businessobserverfl.com

Business Observer

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THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0599825156
File No.: 2023-190
Certificate No.: 2020 / 6756
Year of Issuance: 2020
Description of Property: THOUSAND OAKS SUBDIVISION LOT 18 BLOCK 4 PLAT BK / PG : 43 / 68

SEC - TWP - RGE : 05 - 28 - 20
Name(s) in which assessed: JEFFREY KEVIN HOLLEY David DeWayne Lawhon Mary M Lawhon
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00215H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0577370050
File No.: 2023-197
Certificate No.: 2020 / 6275
Year of Issuance: 2020
Description of Property: S 125 FT OF THE E 190 FT OF DESC PROP: THAT PART OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW

1/4 E OF BAYOU LESS E 50 FT FOR RD R/W
SEC - TWP - RGE : 18 - 32 - 19
Name(s) in which assessed: PATRICK JOSEPH MACDON-ALD
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00219H

SECOND 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 02/23/23 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

21-6	Santiago, Luis	Clothing, Furniture Boxes,
B-419	Ford, Richard	Boxes
B-454	Ford, Richard	Furniture, Boxes, Bags, Totes
C-571	Kennedy, Lindsay	Tools, Toys, Furniture, Boxes, Totes

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.
February 3, 10, 2023
23-00293H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0627800100
File No.: 2023-184
Certificate No.: 2020 / 7146
Year of Issuance: 2020
Description of Property: COMM AT SE COR OF N 1/2 OF NE 1/4 OF SE 1/4 RUN N 89 DEG 45 MIN 22 SEC W 53.69 FT FOR A POB CONT N 89 DEG 45 MIN 22 SEC W 635 FT N 00 DEG 14 MIN 38 SEC E 150 FT S 89 DEG 45 MIN 22 SEC E 335 FT S 00 DEG 14 MIN 38 SEC W 135 FT S 89 DEG 45 MIN 22 SEC E 298.15 FT S 07 DEG 05 MIN 48 SEC E 15.11 FT TO THE POB
SEC - TWP - RGE : 32 - 28 - 20
Name(s) in which assessed: EDWARD M BARBER NELLIE BARBER NELLIE COLLINS BARBER
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00213H

SECOND 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 02/23/2023 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Unit 103 Anna Acevedo- boxes, totes.
Unit 119 Katrina Mack- boxes, furniture, bike.
Unit 344 Ashley Lara- Furniture, boxes.
Unit 434 John Duda- Furniture, boxes.
Unit 601 Matheus Costa- Tools, concrete mix.
Unit 615 Vitor Vieira- Tools, tile
Unit 814 John Davis- Furniture, boxes.
Unit 848 Gustavo Feria- boxes, furniture.

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.
February 3, 10, 2023
23-00291H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0065210000
File No.: 2023-186
Certificate No.: 2020 / 1073
Year of Issuance: 2020
Description of Property: WATERFRONT ESTATES UNIT 1 LOT 2 LESS ELY 5.3 FT MOL FOR RD R/W
PLAT BK / PG: 33 / 84
SEC - TWP - RGE: 34 - 28 - 17
Name(s) in which assessed: M JULIA MORRIS
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00214H

SECOND 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 02/23/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Kyle Kruse	Unit 1059	Boxes, Totes, Clothing, Outdoors sports, tools
Angelica Venidis	Unit 3019	Totes, bags, dishes, furniture

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.
February 3, 10, 2023
23-00292H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0136880000
File No.: 2023-191
Certificate No.: 2020 / 1485
Year of Issuance: 2020
Description of Property: TWO BUILDING TRACTS LYING IN S 1/3 OF SW 1/4 LESS RD & LESS W 440 FT DESC AS FOLLOWS COMM AT SW COR OF SD SEC RUN N 89 DEG 33 MIN 29 SEC E 949.04 FT THN N 00 DEG 26 MIN 31 SEC W 47 FT TO POB THN N 00 DEG 26 MIN 31 SEC W 50 FT THN N 89 DEG 33 MIN 29 SEC E 50 FT THN S 89 DEG 33 MIN 29 SEC W 789.30 FT THN N 00 DEG 26 MIN 31 SEC W 197.77 FT TO POB THN N 19 DEG 05 MIN 16 SEC E 50 FT THN S 70 DEG 54 MIN 44 SEC E 53 FT THN S 19 DEG 05 MIN 16 SEC W 50 FT THN N 70 DEG 54 MIN 44 SEC W 53 FT TO POB A/K/A BUILDINGS 1 2
SEC - TWP - RGE: 12 - 27 - 18
Name(s) in which assessed: HOWARD L ALBRITTON/ TRUSTEE
Howard L. Albritton, as Trustee
The Howard L. Albritton Revoca-

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress Blvd, River-view 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 02/23/2023 at 2:30PM, Contents include personal property along with the described belongings to those individuals listed below.

Unit- A356 Vanessa Vazquez	Boxes, Furniture, Electronics
Unit- A279 Mary Olsen	Boxes, Clothing
Unit- A240 Dale Mack	Boxes, Clothing, Furniture
Unit- A172 Jana Nicole Quick	Boxes, TV
Unit- A155 Nyla Brooks	Boxes, Electronics
Unit- A140 Letisha George	Boxes, Toys
Unit- A134 Nicloes Crispin	Furniture
Unit- A131 Alexus Simpson	Boxes, Clothing, Tools
Unit- A116 Christopher Haswell	Artwork, Clothing, Furniture
Unit- A051 Shawnlee Void	Boxes, Furniture, Lamps
Unit- B097 Arianny Parrilla	Boxes, Clothing
Unit- B185 Nury Albino	Boxes, Electronics, Bikes
Unit- B218 Karla Torres	Boxes, Furniture, Electronics
Unit- D104 Ryan Bishop	Appliances, Boxes, Tools
Unit- D105 Ryan Bishop	Appliances, Boxes, Tools
Unit- D137 Nancy J. Melendez	Boxes, Clothing, Furniture
Unit- D145 Linda Walker	Boxes, Furniture, Electronics
Unit- D183 Carlos McCain	Appliances, Clothing, Furniture
Unit- D211 Ryan Bishop	Boxes, Furniture, Tools
Unit- D220 Loraine Fleurant	Boxes, Clothing, Furniture

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)344-7390
February 3, 10, 2023
23-00294H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0329485058
File No.: 2023-196
Certificate No.: 2020 / 3254
Year of Issuance: 2020
Description of Property: GREER RANCH LOT 4 PLAT BK / PG : 83 / 52
SEC - TWP - RGE : 04 - 27 - 19
Name(s) in which assessed: HSH TRUST
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00218H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1488210286
File No.: 2023-194
Certificate No.: 2014 / 333763
Year of Issuance: 2014
Description of Property: WATERSIDE CONDOMINIUM II BLDG 35 UNIT 108 PLAT BK / PG : 8 / 11
SEC - TWP - RGE : 28 - 28 - 19
Name(s) in which assessed: CONDO ASSOCIATION OF WATERSIDE II INC
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00221H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0841955200
File No.: 2023-193
Certificate No.: 2020 / 10141
Year of Issuance: 2020
Description of Property: THAT PT OF E 1/2 OF SE 1/4 OF SW 1/4 OF NE 1/4 BEG 167 FT W & 227 FT N OF SE COR THERE-OF CONT N 273 FT THN W TO PT 30 FT E OF W BDRY OF SD E 1/2 N TO N BDRY W 15 FT S TO PT W OF BEG THN E TO BEG SEC 02-29-21
SEC - TWP - RGE : 02 - 29 - 21
Name(s) in which assessed: JAMES EARL WASDEN JAMES TIMOTHY WASDEN BETTY J MCCOY A/K/A BETTY J WASDEN
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00217H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1290140050
File No.: 2023-200
Certificate No.: 2020 / 13268
Year of Issuance: 2020
Description of Property: GRAND KEY A CONDOMINIUM UNIT 1210 BLDG 1 AND UNDIV INT COMMON ELEM PLAT BK / PG : 19 / 291
SEC - TWP - RGE : 04 - 30 - 18
Name(s) in which assessed: JANISE L ARMSTRONG
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00212H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1527910000
File No.: 2023-198
Certificate No.: 2020 / 15034
Year of Issuance: 2020
Description of Property: LOT BEG 25 FT S & 261 FT E OF NW COR OF NW 1/4 OF SE 1/4 OF SE 1/4 AND RUN S 160 FT E 193.5 FT N 160 FT W 193.5 FT TO BEG
SEC - TWP - RGE : 33 - 28 - 19
Name(s) in which assessed: JACK A LALA JEAN P LALA
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00220H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0065210000
File No.: 2023-186
Certificate No.: 2020 / 1073
Year of Issuance: 2020
Description of Property: WATERFRONT ESTATES UNIT 1 LOT 2 LESS ELY 5.3 FT MOL FOR RD R/W
PLAT BK / PG: 33 / 84
SEC - TWP - RGE: 34 - 28 - 17
Name(s) in which assessed: M JULIA MORRIS
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00214H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1290140050
File No.: 2023-200
Certificate No.: 2020 / 13268
Year of Issuance: 2020
Description of Property: GRAND KEY A CONDOMINIUM UNIT 1210 BLDG 1 AND UNDIV INT COMMON ELEM PLAT BK / PG : 19 / 291
SEC - TWP - RGE : 04 - 30 - 18
Name(s) in which assessed: JANISE L ARMSTRONG
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00212H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1527910000
File No.: 2023-198
Certificate No.: 2020 / 15034
Year of Issuance: 2020
Description of Property: LOT BEG 25 FT S & 261 FT E OF NW COR OF NW 1/4 OF SE 1/4 OF SE 1/4 AND RUN S 160 FT E 193.5 FT N 160 FT W 193.5 FT TO BEG
SEC - TWP - RGE : 33 - 28 - 19
Name(s) in which assessed: JACK A LALA JEAN P LALA
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00220H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0136880000
File No.: 2023-191
Certificate No.: 2020 / 1485
Year of Issuance: 2020
Description of Property: TWO BUILDING TRACTS LYING IN S 1/3 OF SW 1/4 LESS RD & LESS W 440 FT DESC AS FOLLOWS COMM AT SW COR OF SD SEC RUN N 89 DEG 33 MIN 29 SEC E 949.04 FT THN N 00 DEG 26 MIN 31 SEC W 47 FT TO POB THN N 00 DEG 26 MIN 31 SEC W 50 FT THN N 89 DEG 33 MIN 29 SEC E 50 FT THN S 89 DEG 33 MIN 29 SEC W 789.30 FT THN N 00 DEG 26 MIN 31 SEC W 197.77 FT TO POB THN N 19 DEG 05 MIN 16 SEC E 50 FT THN S 70 DEG 54 MIN 44 SEC E 53 FT THN S 19 DEG 05 MIN 16 SEC W 50 FT THN N 70 DEG 54 MIN 44 SEC W 53 FT TO POB A/K/A BUILDINGS 1 2
SEC - TWP - RGE: 12 - 27 - 18
Name(s) in which assessed: HOWARD L ALBRITTON/ TRUSTEE
Howard L. Albritton, as Trustee
The Howard L. Albritton Revoca-

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1290140050
File No.: 2023-200
Certificate No.: 2020 / 13268
Year of Issuance: 2020
Description of Property: GRAND KEY A CONDOMINIUM UNIT 1210 BLDG 1 AND UNDIV INT COMMON ELEM PLAT BK / PG : 19 / 291
SEC - TWP - RGE : 04 - 30 - 18
Name(s) in which assessed: JANISE L ARMSTRONG
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00212H

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1527910000
File No.: 2023-198
Certificate No.: 2020 / 15034
Year of Issuance: 2020
Description of Property: LOT BEG 25 FT S & 261 FT E OF NW COR OF NW 1/4 OF SE 1/4 OF SE 1/4 AND RUN S 160 FT E 193.5 FT N 160 FT W 193.5 FT TO BEG
SEC - TWP - RGE : 33 - 28 - 19
Name(s) in which assessed: JACK A LALA JEAN P LALA
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/9/2023) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 1/20/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Jan. 27; Feb. 3, 10, 17, 2023
23-00220H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-BUSINESS
Business Observer
LV202879-V16

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

Business Observer
LV202879-V16

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 21-CA-005175 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES III TRUST, Plaintiff, v. CHEIKH SYLLA, et al., Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated January 24, 2023, entered in Case No. 21-CA-005175 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES III TRUST is the Plaintiff and CHEIKH SYLLA; CYNETTE SYLLA and DESJARDINS BANK, N.A., are 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 March 1, 2023, 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:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 27, BLOCK 8, BYARSTHOMPSON ADD'N TO DAVIS ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 43 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE NORTHWESTERLY 22.0 FEET ALONG THE LUZON AVENUE BOUNDARY OF SAID LOT 27; THENCE NORTHEASTERLY IN A STRAIGHT LINE, 104.42 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 27, 22.0 FEET NORTHWESTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 27; THENCE SOUTHEASTERLY 92.0 FEET ALONG THE EASTERLY BOUNDARY OF LOTS 27 AND 26 OF SAID BLOCK 8 TO A POINT 3.0 FEET NORTHWESTERLY OF THE MOST EASTERLY

CORNER OF SAID LOT 26; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 106.95 FEET TO A POINT 3.0 FEET NORTHWESTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 26; THENCE NORTHWESTERLY ALONG THE LUZON AVENUE BOUNDARY, 70.0 FEET TO THE POINT OF BEGINNING, including the buildings, appurtenances, and fixtures located thereon.

Property Address: 615 Luzon Avenue, Tampa, FL 33606

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're a person with a disability who needs an accommodation, you're 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 26 day of January 2023.

Respectfully submitted,
HOWARD LAW GROUP
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
February 3, 10, 2023 23-00300H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 23-CP-000214 IN RE: THE ESTATE OF LINDA SUE FINLEY, Deceased.

The administration of the Estate of Linda Sue Finley, deceased, whose date of death was June 25, 2022, File Number 23-CP-000214, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twigg Street, Tampa, FL 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, 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, 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 February 3, 2023.

Personal Representative:
JOHN BURTON FINLEY,
Personal Representative
404 Caboose Lane
Valrico, FL 33594
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
February 3, 10, 2023 23-00349H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-003607 Division A IN RE: ESTATE OF CLARA C. COX Deceased.

The administration of the estate of Clara C. Cox, 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. Twigg Street, Tampa, Florida 33602. 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 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 February 3, 2023.

Personal Representatives:
/s/ Edwin Hoffman,
Senior Vice President of Wells Fargo Bank, N.A.
/s/ Ronald E. Mudra
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representatives
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
1304 S. De Soto Avenue, Suite 303
Tampa, Florida 33606
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
February 3, 10, 2023 23-00351H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000215 Division A IN RE: ESTATE OF MARY LYNN EDWARDS ULREY, Deceased.

The administration of the estate of MARY LYNN EDWARDS ULREY, deceased, whose date of death was January 10, 2023, 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 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 February 3, 2023.

Personal Representative:
William M. Stainton
2430 W Prospect Road
Tampa, FL 33629
Attorney for Personal Representative:
JAMES W. GOODWIN, ESQUIRE
Florida Bar Number: 375519
MATTHEW P. SCHNITZLEIN,
ESQUIRE
Florida Bar Number: 126463
Attorneys for Petitioner
MACFARLANE FERGUSON
& MCMULLEN
One Tampa City Center
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4337
Fax: (813) 273-4256
E-Mail: jwg@macfar.com
mps2@macfar.com
Secondary E-Mail: lmm@macfar.com
February 3, 10, 2023 23-00350H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-003150 IN RE: ESTATE OF JEANNETTE LOUIS Deceased.

The administration of the estate of Jeannette Louis, deceased, whose date of death was 05/01/2018, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: February 3, 2023.

Personal Representative
Pierre Louis
4216 North 39th Street
Tampa, FL 33610
/s/ Jason Turchin, Esq.
Jason Turchin, Esq.
Law Offices of Jason Turchin
2883 Executive Park Drive, Ste. 103
Weston, FL 33331
Telephone: 954-659-1605 x 210
Facsimile: 954-659-1380
Florida Bar # 585300
Attorney for Personal Representative
February 3, 10, 2023 23-00339H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000032 Division: B IN RE: ESTATE OF DONALD W. SEITER Deceased.

The administration of the estate of Donald W. Seiter, deceased, whose date of death was April 13, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 W. Twigg St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 3, 2023.

Personal Representative:
Donna W. Niederkehr
1601 Newman's Cardington Road West
West Marion, Ohio 43302
Attorney for Personal Representative:
Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
February 3, 10, 2023 23-00324H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-000323 Division: B IN RE: ESTATE OF MARY S. KRYSSTYN, Deceased.

The administration of the estate of MARY S. KRYSSTYN, deceased, whose date of death was November 3, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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: February 3, 2023.

Signed on this 30th day of January, 1/31/2023.
Elizabeth H. Krystyn
ELIZABETH H. KRYSSTYN
Personal Representative
3311 S. Omar Avenue
Tampa, Florida 33611
/s/ Jamil G. Daoud
JAMIL G. DAOUD, ESQ.
Attorney for Personal Representative
Florida Bar No. 25862
Foley & Lardner LLP
100 North Tampa Street, Suite 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
Secondary Email: lgarrard@foley.com
February 3, 10, 2023 23-00352H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 19-CA-009695 FREEDOM MORTGAGE CORPORATION, Plaintiff, v. FRANK SHOREY, et al., Defendants.

NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on March 15, 2023, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot(s) 31, Block 7, RIVERVIEW MEADOWS PHASE 2, according to the plat as recorded in Plat Book 126, Pages 88 through 95, of the Public Records of Hillsborough County, Florida.
Property Address: 11403 Warren Oaks Place, Riverview, FL, 33578

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

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

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

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

SUBMITTED on this 26th day of January, 2023.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
February 3, 10, 2023 23-00302H

SECOND INSERTION

CITATION SURROGATE'S COURT MONROE COUNTY File No. 2021-2880/B

THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD FREE AND INDEPENDENT Cheri Kotzin Felch (sister of Amy Kotzin a/k/a Amy S. Kotzin) if living, but if dead, her distributees, legal representatives, assigns and all persons who by purchase, inheritance or otherwise have or claim to have an interest in the Estate of Amy Kotzin a/k/a Amy S. Kotzin, deceased, derived through Cheri Kotzin Felch, whose address is unknown to the Petitioner.

A petition having been duly filed by Cressida A. Dixon, Esq., Monroe County Public Administrator who is domiciled at 350 Linden Oaks, Third Floor, Rochester, NY 14625

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Monroe County, at 99 Exchange Boulevard, Room 533, Rochester, New York, on March 23, 2023 at 9:30 o'clock in the forenoon of that day, why a decree should not be made in the estate of Amy Kotzin a/k/a Amy S. Kotzin lately domiciled at 3135 Atlantic Avenue, Penfield, NY 14526, US, admitting to probate a Will date May 17, 2007, as the Will of Amy Kotzin a/k/a Amy S. Kotzin, deceased, relating to real and personal property, and directing that Letters of Administration c.t.a issue to Cressida A. Dixon, Esq., Monroe County Public Administrator and revoke the temporary letters previously issued by this Court and for such other and further relief as to the Court may seem just and proper.

Dated, Attested and Sealed January 25, 2023.

Hon. Christopher S. Ciccio, Surrogate.

Attorneys for Petitioner:
Matthew W. Taylor, Esq.,
Bond Schoeneck & King, PLLC
350 Linden Oaks, Third Floor,
Rochester, NY 14625
Telephone: 585-362-4855.
Feb. 3, 10, 17, 24, 2023 23-00356H

SAVE TIME

Email your Legal Notice

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

SECOND INSERTION

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

CASE NO. 22-CA-007945
BANK OF AMERICA, N.A.,
Plaintiff, vs.
DARRIUS WASHINGTON, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF EDWARD
LEE FLETCHER, JR. DECEASED,
et al.
Defendant(s),
 TO: DARRIUS WASHINGTON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD LEE FLETCHER, JR. DECEASED, and DARRIUS WASHINGTON, and UNKNOWN SPOUSE OF DARRIUS WASHINGTON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 570 OF BELLMONT HEIGHTS NO. 2 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 88, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 02/27/2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court at County, Florida, this 26th day of January, 2023.
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Mustafa Divan DEPUTY CLERK
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 22-064066
 February 3, 10, 2023 23-00355H

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 22-CA-002823
SECTION # RF

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
CHARLES ALFONSO A/K/A
CHARLES M. A. ALFONSO;
HILLSBOUROUGH COUNTY,
FLORIDA; ALICIA ALFONSO;
UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the 30th day of January 2023, and entered in Case No. 22-CA-002823, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and CHARLES ALFONSO A/K/A CHARLES M. A. ALFONSO HILLSBOUROUGH COUNTY, FLORIDA ALICIA ALFONSO; and UNKNOWN TENANT N/K/A MICHAEL ALFONSO IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 6th day of March 2023 the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:
 LOT 20, BLOCK 1, THE WINDS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 12, PUB-

LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 1st day of February 2023.
 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
 21-00691
 February 3, 10, 2023 23-00357H

SECOND INSERTION

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

CASE NO.: 22-CC-074992
DIVISION: O

HIGHLAND OAKS MHP, LLC
d/b/a Highland Oaks, and LSC
MOBILE SALES, INC.,
Plaintiffs, vs.
ROY MILLON BROOKS and
STATE OF FLORIDA
DEPARTMENT OF HIGHWAY
SAFETY AND MOTOR VEHICLES,
Defendants.

TO: Roy Millon Brooks
 4943 East Hillsborough Avenue
 Lot No. 56
 Tampa, Florida 33610

YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

4943 East Hillsborough Avenue, Lot No. 56, Tampa, Florida 33610

has been filed against you, and you are

required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE HOMETOWN NEWS, 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.

WITNESS Cindy Stuart, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida.
 Dated: 1/31/2023

CINDY STUART
 Hillsborough County Clerk of Court
 (SEAL) By: Isha Tirado-Baker
 Deputy Clerk

Brian C. Chase, Esq.
 Plaintiff's attorney
 3902 N. Marguerite Street
 Tampa, Florida 33603
 February 3, 10, 2023 23-00341H

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

CASE NO.: 29-2021-CA-007487
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT
SERIES I TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST, ANNA LOU VAN PELT
A/K/A ANNA VAN PELT,
DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 22, 2022, and entered in Case No. 29-2021-CA-007487 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, is the Plaintiff and Parkland Estates HOA, Inc, Parkland Estates Civic Club, Inc., The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Anna Lou Van Pelt a/k/a Anna Van Pelt, deceased, Charlotte Anne Van Pelt, James P. Van Pelt, Edward Andrew Van Pelt, Jon D. Van Pelt, Cindy Louise Quayle, The Unknown Beneficiaries of the Anna Lou Van Pelt Trust, Dated 6/25/2002, The Unknown Successor Trustee of the Anna Lou Van Pelt Trust, Dated 6/25/2002, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the February 24, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1, BLOCK 12, REVISED PLAT OF PARKLAND ESTATES, A SUBDIVISION OF RECORD IN PLAT BOOK 1, PAGE 156 OF THE PUBLIC

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@fjud13.org

Dated this 31st day of January, 2023.
 Erik De L'Etoile, Esq.
 DeL'Etoile Law Firm, P.A.
 Attorney for Plaintiff
 Florida Bar No. 71675
 10150 Highland Manor Dr. Ste 200
 Tampa, FL 33610
 (813) 563-5025
 Erik@deletoilelaw.com
 www.deletoilelaw.com
 February 3, 10, 2023 23-00354H

SECOND INSERTION

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

CASE NO. 22-CC-69450
MAC-BRH INC.
Plaintiff, vs.
WHITBURN, LLC AS TRUSTEE
OF THE 11451 DUTCH IRIS
RESIDENTIAL LAND TRUST
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 9, 2022, and entered in 2022-CC-069450 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 as Trustee of the 11451 Dutch Iris Residential 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 March 2, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 67, WATSON GLEN PHASE I, according to the map or plat thereof as recorded in Plat Book 109, Page 71 through 74, Inclusive, Public Records of Hillsborough County, Florida.
 More commonly known as: 11451 Dutch Iris Dr., Riverview, FL 33578 ("Property").

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@fjud13.org

Dated this 31st day of January, 2023.
 Erik De L'Etoile, Esq.
 DeL'Etoile Law Firm, P.A.
 Attorney for Plaintiff
 Florida Bar No. 71675
 10150 Highland Manor Dr. Ste 200
 Tampa, FL 33610
 (813) 563-5025
 Erik@deletoilelaw.com
 www.deletoilelaw.com
 February 3, 10, 2023 23-00354H

SECOND INSERTION

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

CIVIL DIVISION: F
CASE NO.: 19-CA-003640
SECTION # RF

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
TINA HILL; 8886 MOONLIT
MEADOWS LAND TRUST;
EAGLE PALMS HOMEOWNERS
ASSOCIATION, INC.;
HILLSBOROUGH COUNTY,
FLORIDA; UNKNOWN TENANT
IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 26th day of January 2023, and entered in Case No. 19-CA-003640, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TINA HILL EAGLE PALMS HOMEOWNERS ASSOCIATION, INC. HILLSBOROUGH COUNTY, FLORIDA MICHAEL D. CHANCEY, AS TRUSTEE OF THE 8886 MOONLIT MEADOWS LAND TRUST; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 21st day of June 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 51, EAGLE PALM PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 11 THROUGH 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 1st day of February 2023.
 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
 17-01673
 February 3, 10, 2023 23-00358H

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LESS AND EXCEPT THAT PART BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, RUN THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 15.40 FEET; THENCE NORTH 56 DEGREES 46 MINUTES 34 SECONDS WEST 28.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 1; THENCE SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY 24.02 FEET TO THE POINT OF BEGINNING.
 A/K/A 3102 WEST FOUNTAIN BLVD TAMPA FL 33609

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 26 day of January, 2023.

ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-9743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida Bar #106621
 Justin Ritchie, Esq.
 CT - 21-003867
 February 3, 10, 2023 23-00328H

SECOND INSERTION

SECOND AMENDED NOTICE OF SALE (As to Date Only) 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.

Case No.: 17-CA-008392
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 pursuant 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, and the "Emergency Motion Handling Order," entered on December 13, 2022, in the Thirteenth Judicial Circuit Court, in and for Hillsborough 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 online

at www.hillsborough.realforeclose.com, in accordance with Chapter 45 Florida Statutes on May 9, 2023, 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 notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

/s/ 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
 February 3, 10, 2023 23-00353H

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878

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. 16-CA-003313
PennyMac Loan Services, LLC, Plaintiff, vs. HOA Problem Solutions 5, Inc., as Trustee of the 5101 Stone Haven Court Land Trust, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 16-CA-003313 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and HOA Problem Solutions 5, Inc., as Trustee of the 5101 Stone Haven Court Land Trust; Unknown Beneficiaries of the 5101 Stone Haven Court Land Trust; Cody R. Geist; Nicole R. Geist; Plantation Homeowners, Inc; CRD 2, Inc, as beneficiary of the 5101 Stone Haven Court Land Trust are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 28th day of February, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 57, FAIRFIELD VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA.

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

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

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

Dated this 26th day of January, 2023.
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
FLCourtDoes@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 15-F12174
February 3, 10, 2023 23-00297H

SECOND INSERTION

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

CASE NO.: 22-CA-010292
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF PATRICIA F. AYALA, 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 Patricia F. Ayala, deceased
Last Known Residence: Unknown

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

CONDOMINIUM UNIT NUMBER 62; BUILDING A, FAIR OAKS NORTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3552, PAGE 1299, AND ANY AMENDMENTS THERETO; AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 49, ALL OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 02/27/2023, 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 January 24, 2023.
As Clerk of the Court
(SEAL) By: /s/ As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1395-752B
Ref# 3051
February 3, 10, 2023 23-00314H

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. 16-CA-001317
CIT BANK, N.A., Plaintiff, vs. REMIGIO RODRIGUEZ AND TOMASA TERESA RODRIGUEZ A/K/A TOMASA TERESA RODRIQUEZ, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2017, and entered in 16-CA-001317 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CIT BANK, N.A. is the Plaintiff and REMIGIO RODRIGUEZ; TOMASA TERESA RODRIGUEZ A/K/A TOMASA TERESA RODRIQUEZ;

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 March 02, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 9, OF GOLFWOOD ESTATES, UNIT #12, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 43 ON PAGE 61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 4826 EL CAPISTRANO DRIVE, 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 accor-

SECOND INSERTION

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

Case No. 18-CA-008920
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust H, Plaintiff, vs. Carol Ann Barnes, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-CA-008920 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust H is the Plaintiff and Carol Ann Barnes; Michael Barnes; Jennifer Michelle Barnes; Austin Barnes; Christopher Barnes; Nicole Barnes a/k/a Nicole Ann Barnes; Clerk of the Court, Hillsborough County, Florida; Hillsborough County, Florida are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 29th day of March, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 8, LAKEMONT, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH

COUNTY, FLORIDA.

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

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

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

Dated this 25th day of January, 2023.
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
FLCourtDoes@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 18-F01769
February 3, 10, 2023 23-00298H

SECOND INSERTION

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

CASE NO.: 2022-CA-004330
MIDFLORIDA CREDIT UNION, Plaintiff, v. JAMES A. NUNAMAKER A/K/A JAMES NUNAMAKER; UNKNOWN SPOUSE OF JAMES A. NUNAMAKER A/K/A JAMES NUNAMAKER; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREINNAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS, Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREINNAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS, DEFENDANTS.

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

Lot 54, LANG'S ADDITION TO GOLF VIEW ESTATES, a subdivision according to the plat thereof recorded in Plat Book 30, Page 11, of the Public Records of Hillsbor-

ough County, Florida.

Parcel Identification No.: A-28-29-18-3RZ-000000-00054.0
Property Address: 3705 W. San Miguel Street, N., Tampa, FL 33629-5122

has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, Hillsborough County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before February 28, 1/27/2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are an individual with a disability who needs an accommodation in order to participate in this proceeding or other court service, program or activity, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATE: 1/27/2023
CINDY STUART
Clerk of the Court
By: Isha Tirado-Baker,
Deputy Clerk
Gregory A. Sanoba, Esquire
422 South Florida Avenue
Lakeland, Florida 33801
February 3, 10, 2023 23-00310H

SECOND INSERTION

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

CASE NO.: 19-CA-002232
BANK OF AMERICA, N.A., Plaintiff, vs. ROSELIO MEJIA; UNKNOWN SPOUSE OF ROSELIO MEJIA; UNKNOWN TENANT(S) IN POSSESSION #1 AND #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 24, 2023, entered in Civil Case No.: 19-CA-002232 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff, and ROSELIO MEJIA; UNKNOWN SPOUSE OF ROSELIO MEJIA N/K/A MARTA MEJIA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A VICTOR PARDON, are Defendants.

CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 27th day of March, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 13, BLOCK 1, RIVER OAKS ESTATES UNIT #1, LESS THE SOUTH 16.00 FEET FOR ADDITIONAL RIGHT OF WAY AS RECORDED IN PLAT BOOK 36 PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remain-

ing funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

Dated: January 25, 2023
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
19-47936
February 3, 10, 2023 23-00301H

SECOND INSERTION

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

CASE NO. 22-CA-009849

DIVISION: K
LOANDEPOT.COM, LLC Plaintiff, v. THE UNKNOWN HEIRS, GRANTEE, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DARROW J SUMPTER A/K/A DARROW JAMES SUMPTER, DECEASED, ET AL., Defendants.

TO: THE UNKNOWN HEIRS, GRANTEE, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DARROW J SUMPTER A/K/A DARROW JAMES SUMPTER, DECEASED,
Current Residence Unknown, but whose last known address was:
926 CULBREATH GREEN CT, RUSKIN, FL 33570-2071
AND
DARRELL L TURNER A/K/A DARRELL TURNER,
Current residence unknown, but whose last known address was:
1501 JUDY LANE, COPPERAS COVE, TX 76522-4779
AND
DERRICK ANTHONY TURNER A/K/A DERRICK TURNER,
Current residence unknown, but whose last known address was:
2180 ALLANDALE CIRCLE N., JACKSONVILLE, FL 32254

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

LOT 12, BLOCK 6, WYNNMERE WEST PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE(S) 160 THROUGH 171, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TY, 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 02/27/2023 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

WITNESS my hand and seal of the Court on this 24th day of January, 2023.
Cindy Stuart
Clerk of the Circuit Court
(SEAL) By: /s/ Mustafa Divan
Deputy Clerk

eXL Legal, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
1000008375
February 3, 10, 2023 23-00311H

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 22-CC-5119

Div. L
LEN TOUCHSTONE, LLC Plaintiff, vs. ANIBAL VELEZ, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN Defendants.

Notice is hereby given that pursuant to the Amended Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida, described as:

Lot 18, in Block 6, of TOUCHSTONE PHASE 1, according to the Plat thereof, recorded in Plat Book 132, Page 37, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 17th day of March, 2023.

realforeclose.com at 10:00 a.m., on the 17th day of March, 2023.

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 31st day of January, 2023.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #0012798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 / (813) 286-0111 (FAX)
Attorneys for Plaintiff
February 3, 10, 2023 23-00340H

SAVE



TIME

Email your Legal Notice

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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION:
CASE NO.: 22-CA-002033
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
BLAISE R. GARDNER;
FLORIDA HOUSING FINANCE CORPORATION; **SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.;**
TOWNHOMES OF SUMMERFIELD HOMEOWNERS ASSOCIATION, INC.; **UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the 24th day of January 2023, and entered in Case No. 22-CA-002033, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and BLAISE R. GARDNER FLORIDA HOUSING FINANCE CORPORATION SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC. TOWNHOMES OF SUMMERFIELD HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 28th day of March 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 11, SUMMERFIELD VILLAGE 1, TRACT 2 PHASES 3, 4 & 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE(S) 228 THROUGH 233, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

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

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

Dated this 25th day of January 2023.
 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
 22-00246
 February 3, 10, 2023 23-00295H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION:
CASE NO.: 21-CA-007323
SECTION # RF
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,
Plaintiff, vs.
RAMANDEEP KAUR; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.; **UNKNOWN SPOUSE OF RAMANDEEP KAUR;**
GURPAL SINGH; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the 25th day of January 2023, and entered in Case No. 21-CA-007323, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and RAMANDEEP KAUR FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC. UNKNOWN SPOUSE OF RAMANDEEP KAUR GURPAL SINGH; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 28th day of March 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 71, FISHHAWK RANCH PHASE 2 PARCEL "DD-1B/DD-2/EE-2", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGE 91 THRU 104, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
 IF YOU ARE A PERSON CLAIMING 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 disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 27th day of January 2023.
 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
 19-00038
 February 3, 10, 2023 23-00309H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
Case #: 2018-CA-008102
DIVISION: D

Nationstar Mortgage LLC d/b/a Mr. Cooper
Plaintiff, vs.-
Laverne J. Gilmore a/k/a Laverne Gilmore; Unknown Spouse of Laverne J. Gilmore a/k/a Laverne Gilmore; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-008102 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Laverne J. Gilmore a/k/a Laverne Gilmore 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 March 7, 2023, the following described property as set forth in said Final Judgment, to-wit:

THE WEST 1/4 OF LOT 196, RUSKIN COLONY FARMS, LESS THE WEST 30 FEET AND THE NORTH 35 FEET THEREOF, ACCORDING TO

THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2004, MAKE: FLEETWOOD/BEACON, VIN#: FLFL470A30955BH21 AND VIN#: FL-FL470B30955BH21.
 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 Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

"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/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 18-314825 FC01 CXE
 February 3, 10, 2023 23-00299H

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-006638
BANK OF AMERICA, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAULINE G. FERRELL, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 09, 2022, and entered in 21-CA-006638 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAULINE G. FERRELL, DECEASED; JENNIFER MARIE FERRELL-MADDOX; LARRY DARNELL GUNN; DAVID LAMARE GUNN; MARVIN FERRELL, JR.; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; SHENITA LAFAWN HOLTON; CLERK OF THE COURT FOR HILLSBOROUGH COUNTY 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 March 02, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 16-B, BLOCK 12 OF DEL RIO ESTATES UNIT NO. 4 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 43 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 7104 NORTH 50TH STREET, TAMPA, FL 33617
 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: 7104 NORTH 50TH STREET, TAMPA, FL 33617

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

Dated this 27 day of January, 2023.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 21-057820 - EuE
 February 3, 10, 2023 23-00326H

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-007278
SECTION # RF
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2,
Plaintiff, vs.
FELIX GUAQUINCHAY;
GTE FEDERAL CREDIT UNION DBA GTE FINANCIAL; UNKNOWN SPOUSE OF FELIX GUAQUINCHAY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 24th day of January 2023, and entered in Case No. 22-CA-007278, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2 is the Plaintiff and GTE FEDERAL CREDIT UNION DBA GTE FINANCIAL ANGELICA A. MARTINEZ MERCEDES H. PORTERFIELD UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FELIX GUAQUINCHAY UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 28th day of March 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 13, 14 AND 15, BLOCK H, MAP OF HILLSBOROUGH HEIGHTS SOUTH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 CIVIL DIVISION
CASE NO. 22-CA-006469
DIVISION: K
RF-Section I
FORETHOUGHT LIFE INSURANCE COMPANY,
Plaintiff, vs.
MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; 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).
 TO: MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH Last Known Address
 4012 S RENELLIE DR
 TAMPA, FL 33611
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 14, BLOCK 11, ANITA SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
 BEING IN 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 02/24/2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 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 on January 23, 2023.
 As Clerk of the Court (SEAL) By: /s/ Mustafa Divan
 As Deputy Clerk
 Diaz Anselmo & Associates, P.A.
 Plaintiff's attorneys
 P.O. BOX 19519
 Fort Lauderdale, FL 33318
 (954) 564-0071
 answers@dallegal.com
 1460-185111 / PR2
 February 3, 10, 2023 23-00342H

Dated this 25th day of January 2023.
 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
 22-00491
 February 3, 10, 2023 23-00296H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
 CIVIL DIVISION
CASE NO. 22-CA-006469
DIVISION: K
RF-Section I
FORETHOUGHT LIFE INSURANCE COMPANY,
Plaintiff, vs.
MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; 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).

TO: MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH Last Known Address
 4012 S RENELLIE DR
 TAMPA, FL 33611
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 14, BLOCK 11, ANITA SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
 BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option

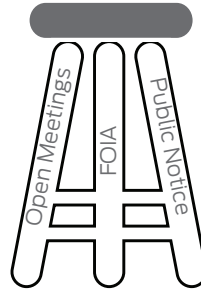
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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

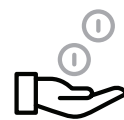


Verifiability



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

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

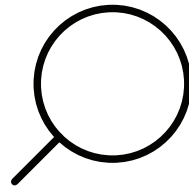


Citizens continue to learn about vital civic matters from newspaper notices.

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

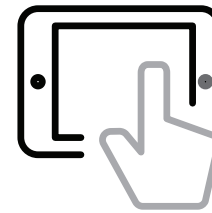
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- 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

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



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
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Court Notices

- Mortgage Foreclosures
- Name Changes
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