

## HILLSBOROUGH COUNTY LEGAL NOTICES

### 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 Platinum Mouse by Tamara located at 13921 Lake Fishhawk Drive in the City of Lithia, Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of March, 2023.  
Tamara Donovan  
March 24, 2023 23-00838H

### 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 Vintage Visions Art located at 11449 Dutch Iris Drive in the City of River-view, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of March, 2023.  
Dutch Iris Enterprises LLC  
Sandra Dorsey  
March 24, 2023 23-00839H

### FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on April 18, 2023 at 11:00am online at: [www.storage-treasures.com](http://www.storage-treasures.com) for the safeguard self-storage facility located at: SAFEGUARD SELF STORAGE 1115 E. Hillsborough Ave. Tampa, FL 33604  
Tel: 813-708-7438

Unit# A1114 VANESSA NOEMI FERNANDEZ Clothing, Furniture, Boxes  
Unit# A1208 CHARMANE ELAINE JACKSON Household goods, Furniture, Suitcase  
Unit# A1401 ANTHONY GENO MARTINSON Household goods, Trunks, Boxes

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

March 24, 31, 2023 23-00841H

### NOTICE OF PUBLIC SALE

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.78 on the sale dates at the locations below at 9:00 a.m. to satisfy towing and storage charges.

2002 LEXS  
JTHBD192820050766  
Sale Date: 04/17/2023  
Location: FLORIDA TOW LLC  
10109 TANNER RD.  
TAMPA, FL 33610

Lienors reserve the right to bid.  
March 24, 2023 23-00842H

### 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 Advanced Veterinary Services located at 2204 S Parsons Avenue in the City of Seffner, Hillsborough County, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of March, 2023.  
Advanced Veterinary Services, LLC  
March 24, 2023 23-00852H

### FICTITIOUS NAME NOTICE

Notice is hereby given that SNAC Endeavors Inc., owner, desiring to engage in business under the fictitious name of Lapels Cleaners 100213, located at 13309 Walden Sheffield Road, Dover, FL 33527, intends to register the said name in Hillsborough County, FL with the Division of Corporations, FL Dept. of State pursuant to section 865.09 of the Florida Statutes.

March 24, 2023 23-00856H

### FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on April 18 2023 at 10:00am online at: [www.storage-treasures.com](http://www.storage-treasures.com) for the safeguard self-storage facility located at: SAFEGUARD SELF STORAGE 1615 S. Kingsway Rd. Seffner FL 33584  
Tel: 813-736-1720

Unit #2221 KIMBERLY MARIE HENDRA-MCDADE Boxes, Household goods, Furniture  
Unit #3222 KIMBERLY JONES KIRK cleaning things, household goods, shelves  
Unit #3411 KYLE DAVID HUBBARD Clothes, Boxes, personal effects  
Unit #3520 EARL MARTIN BUDDY CLAY Clothes, Boxes, personal effects  
Unit #3824 VICKI ANN SELP Clothes, Bags, small furniture

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

March 24, 31, 2023 23-00840H

### 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 COOL BLASTERS located at 8610 BELLEVISTA DR in the City of TAMPA, Hillsborough County, FL 33635 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of March, 2023.  
COOL COMFORT HEATING AND COOLING, LLC  
March 24, 2023 23-00853H

### 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 Sellers located at 2711 Causeway Center Drive in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12/27 day of 12, 27.  
Todd Welch & Peter Humleker  
March 24, 2023 23-00854H

### 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 Fresh Face Skincare & Beauty located at 2914 Spring Hammock Drive, in the County of Hillsborough, in the City of Plant City, Florida 33566 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 17th day of March, 2023.  
DNP-DERM LLC  
March 24, 2023 23-00855H

### 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 Pure Sauna located at 19046 BRUCE B. DOWNS BLVD, # 1452, in the County of Hillsborough, in the City of TAMPA, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at TAMPA, Florida, this 21st day of March, 2023.  
V3A SERVICES LLC  
March 24, 2023 23-00886H

### 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 864879 from the Hillsborough County Public Schools, Operations Division, 1202 East Palm Avenue, Tampa, FL 33605. The application was received on February 13, 2023. Proposed activities include: a school auditorium and sports facility expansion and its associated infrastructure. The project name is the Newsome High School Auditorium & Sports Facility and is approximately 4.31 acres of project area, located in Section 21, Township 30 South, Range 21 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/](http://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](http://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.

March 24, 2023 23-00857H

### FICTITIOUS NAME NOTICE

Notice is hereby given that BRANDON BARRY COCHRAN, OWNER, desiring to engage in business under the fictitious name of TAMPA HOME BUYERS located at 6732 ROCKY PARK ST, TAMPA, FLORIDA 33625 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 24, 2023 23-00867H

### 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 Tea Time Catering located at 5507 Reflections Blvd. in the City of Lutz, Hillsborough County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of March, 2023.  
Lisa Kiev-Chen Catering LLC  
Lisa Kiev-Chen  
March 24, 2023 23-00868H

### FICTITIOUS NAME NOTICE

Notice is hereby given that AGUILANDRA LLC, OWNER, desiring to engage in business under the fictitious name of JUICE & CO located at 3815 N OAK DR, TAMPA, FLORIDA 33611 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 24, 2023 23-00872H

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 04/07/2023, at 10:00 am, the following property will be sold at public auction pursuant to F.S. § 715.109: A 1972 ECONA mobile home bearing vehicle identification number OF224 and all personal items located inside the mobile home. Last tenant: Donald Roberts, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Donald Roberts  
Sale to be held at: Winding Creek Mobile Home Park, 12420 Florida Ave., Tampa, FL 33612.

March 24, 31, 2023 23-00873H

### 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 04/07/2023 at 9:00 A.M.

4T1BF28B2YU111772  
2000 TOYOTA AVALON  
JA32U2FU3FU014042  
2015 MITSUBISHI LANCER  
JSV5S4A922103581  
2002 SUZUKI INTRUDER VOLUSIA

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  
March 24, 2023 23-00875H

### NOTICE OF PUBLIC MEETING

### WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meeting on Wednesday, April 5, 2023, at 7:00 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando 32817, (407) 723-5900, during normal business hours, or from the District's website <http://wynnmereeastdcd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Any person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt  
District Manager  
March 24, 2023

23-00874H

### NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 864627 from AC Tanner, LLC., West of 175 and south of Old Hillsborough Avenue in Tampa, FL. Application received February 08th, 2023. Proposed activity: Construction of two (2) warehouse distribution buildings consisting of sizes 172,833 & 202,433 SF on a 27.8-acre property. Project name: Crossroads West. Project size: 27.80 Acres. Location: Section(s) 05 Township 29, Range 20, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. 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, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watermatters.org](http://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 1(800)231-6103.

March 24, 2023 23-00879H

### NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 867237 from Abacus Storage, LLC., West of 30th Street and south of Shell Point Road in Tampa, FL. Application received March 21st, 2023. Proposed activity: Construction of 112,645 SF of buildings to be used for mini storage on a 12.14-acre property. Project name: Abacus Storage Southshore. Project size: 12.14 Acres. Location: Section(s) 10 Township 32, Range 19, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. 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, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watermatters.org](http://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 1(800)231-6103.

March 24, 2023 23-00878H

### FICTITIOUS NAME NOTICE

Notice is hereby given that THREE KINGS CONSULTING, LLC, OWNER, desiring to engage in business under the fictitious name of EVANS RESTORATION located at 2215 E EMMA ST, TAMPA, FLORIDA 33610 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 24, 2023 23-00884H

### 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 Hired Hands Connection located at 216 Apollo beach dr in the City of Apollo Beach, Hillsborough County, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of March, 2023.  
Branado Smith  
March 24, 2023 23-00885H

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 22-CP-004031  
IN RE: ESTATE OF HAROLD DAVID JOHNSON, Deceased.

The administration of the Estate of HAROLD DAVID JOHNSON, deceased, whose date of death was 2/2/2022, Case Number 22-CP-004031, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 24 day of March 2023.

**Personal Representative:**  
**CHARLENE DODGE,**  
501 Cottage Lane,  
Brandon, FL 33510

Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
elizabeth@elizabethdevolder.com  
rachael@elizabethdevolder.com  
March 24, 31, 2023 23-00887H

## PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email  
legal@businessobserverfl.com

FLORIDA NEWSPAPER FOR THE COURTS  
**Business Observer**

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000483  
IN RE: ESTATE OF  
THOMAS J. COLAMETA,  
Deceased.

The administration of the Estate of Thomas J. Colameta, deceased, whose date of death was 1/2/2023, Case Number 23-CP-000483, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 24 day of March, 2023.

**Personal Representative:****Renee D'Andrea,**1207 Lady Guinevere Dr,  
Valrico, FL 33594Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.

Florida Bar Number: 1031888

Counsel for Personal Representative

Law Office of Elizabeth Devolder,  
PLLC.

5383 Primrose Lake Circle, Suite C

Tampa, FL 33647

(813) 319-4550 (Tel)

(813) 319-4550 (fax)

rachael@elizabethdevolder.com

casemanager@elizabethdevolder.com

March 24, 31, 2023 23-00843H

## FIRST INSERTION

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

PROBATE DIVISION

File No. 23-CP-505

IN RE: ESTATE OF

ROBERT BURNETT,

Deceased.

The administration of the estate of Robert Burnett, deceased, whose date of death was January 3, 2023, 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is 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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is March 24, 2023.

**Personal Representative:****/s/ Nathan Burnett**

4112 Gildas Path

Plugerville, TX 78660

Attorney for Personal Representative:

/s/Vito M. Roppo, Esq.

Fla. Bar No. 0112153

Colosseum Counsel, PLLC

3811 Airport Pulling Road, Suite 203

Naples, FL 34105

Telephone: (239) 631-8160

Vito@FightForMe.com

March 24, 31, 2023 23-00869H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000707  
Division: A  
IN RE: ESTATE OF  
RAZIA LATIF, A/K/A RAZIA  
KAZANI-LATIF, a/k/a  
Deceased.

The administration of the estate of Razia Latif, a/k/a Razia Kazani-Latif, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, Florida 33602. The names and addresses of the personal 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 March 24, 2023.

**Personal Representatives:****/s/ Sammy Noorani****Shamshuddin Noorani**

18032 Java Isle Drive

Tampa, Florida 33647

**/s/ Muhammad Noorani**

10525 Branham Fields Road

Duluth, Ga. 30097

Attorney for Personal Representatives:

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

March 24, 31, 2023 23-00844H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2022-CP-004169  
IN RE: ESTATE OF  
GEORGE M. WHITE

The administration of the estate of GEORGE M. WHITE, 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 P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2023.

**Personal Representative****Carolyn E. White**

1004 Circle Drive

Ruskin, Florida 33570

Attorney for Personal Representative:

David C. Fall, Esq.

PO Box 7044

Lakeland, FL 33807

Phone: 863-397-6065

March 24, 31, 2023 23-00860H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000691  
IN RE: ESTATE OF  
LESLIE G. BAILEY  
Deceased.

The administration of the estate of Leslie G. Bailey, deceased, whose date of death was December 23, 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 March 24, 2023.

**Personal Representative:****KARLA MARIE CAROLAN**

10009 Park Place Ave.

Riverview, Florida 33578

Attorney for Personal Representative:

KARLA MARIE CAROLAN, Attorney

Florida Bar Number: 0055321

ALL LIFE LEGAL PA

10009 Park Place Ave

RIVERVIEW, FL 33578

Telephone: (813) 671-4300

Fax: (813) 671-4305

E-Mail: kmcarolan@alllifelegal.com

Secondary E-Mail:

court filing@alllifelegal.com

March 24, 31, 2023 23-00845H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-935  
Division Probate  
IN RE: ESTATE OF  
RUFUS J. WILLIAMS III  
Deceased.

The administration of the estate of Rufus J. Williams III, deceased, whose date of death was February 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2023.

**Personal Representative:****Rufus J. Williams IV**

4525 W. Dale Ave

Tampa, Florida 33609

Attorney for Personal Representative:

Douglas L. Rankin, Attorney

Florida Bar Number: 365068

2335 Tamiami Trail North, Suite 308

Naples, FL 34103

Telephone: (239) 262-0061

Fax: (239) 239-262-2092

E-Mail: dlr@drankinlaw.com

Secondary E-Mail:

kj@drankinlaw.com

March 24, 31, 2023 23-00880H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 23-CP-000887  
Division: B  
IN RE: ESTATE OF  
MARTIN HENEHAN,  
Deceased.

The administration of the Estate of Martin Henehan, deceased, whose date of death was February 25, 2023, 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 March 24, 2023.

**Personal Representative:****Justin Henehan**

3830 24th Avenue N.

St. Petersburg, Florida 33713

Attorney for Personal Representative:

Elaine N. McGinnis

Florida Bar Number: 725250

324 N. Dale Mabry Highway, Suite 100

Tampa, FL 33609

Telephone: (813) 851-3380

E-Mail: elaine@estatelawtampa.com

March 24, 31, 2023 23-00846H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000815  
Division Probate  
IN RE: ESTATE OF:  
WILLIAM J JOHNSON  
Deceased.

The administration of the estate of WILLIAM J JOHNSON, deceased, whose date of death was February 22, 2023; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO BOX 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 24, 2023.

**BARBARA WOODS****Personal Representative**

1718 Stone Bridge Court

Marietta, GA 30064

DAVID LANIGAN

Attorney for Personal Representative

Email: dave@LaniganLaw.com

Secondary Email:

assistant@LaniganLaw.com

Florida Bar No. 326159

David Lanigan P.A.

15310 Amberly Drive Suite 250

Tampa, FL 33647

Telephone: (813) 983-0655

March 24, 31, 2023 23-00876H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 21-CP-3124  
Division Probate  
IN RE: ESTATE OF  
ROBERT I. ARONOW  
Deceased.

The administration of the estate of Robert I. Aronow, deceased, whose date of death was June 10, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E. Kennedy Blvd., Floor 13, 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 March 24, 2023.

**Personal Representative:****Alexa Quinn**

420 Church Street, Apt. 644

Orlando, Florida 32801

Attorney for Personal Representative:

T. Thomas Shirley, Attorney

Florida Bar Number: 154581

DUNKIN &amp; SHIRLEY PA

170 West Dearborn Street

Englewood, Florida 34223

Telephone: (941) 474-7753

Fax: (941) 475-1954

E-Mail: tom@dunkinshirley.com

March 24, 31, 2023 23-00847H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
File Number: 23-CP-000399  
IN RE: The Estate of:  
NANCY SUE ZEARS  
Deceased.

The administration of the estate of NANCY SUE ZEARS, deceased, whose date of death was January 9, 2023, and whose social security number is xxx-xx-8602, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of 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 SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 24, 2023.

**Personal Representative:****DIANA K. KAYSER**

3204 Gallagher Road

Plant City, FL,

**FIRST INSERTION**

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

**PROBATE DIVISION**  
**File No. 2023-CP-000880,**  
**Division A**  
**IN RE: ESTATE OF JOANN M. HENSLEY, Deceased.**

The administration of the estate of Joann M. Hensley, deceased, whose date of death was August 25, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 Twigg Street, Suite 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2023.

**Personal Representative:**  
**Bentley Hensley**  
 8615 Coryton Luttrell Road  
 Luttrell, TN 37779  
 Dated: March 21, 2023  
 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  
 March 24, 31, 2023 23-00893H

**FIRST INSERTION**

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

**PROBATE DIVISION**  
**File No.: 23-CP-000717**  
**Division: A**  
**IN RE: ESTATE OF CHARLENE CUERVO, Deceased.**

The administration of the estate of Charlene Cuervo, deceased, whose date of death was January 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2023.

**Personal Representative:**  
**Kimberly Diane Hedler**  
 10339 Del Mar Circle  
 Tampa, Florida 33624  
 Attorney for Personal Representative:  
 Elaine N. McGinnis  
 Florida Bar Number: 725250  
 324 N. Dale Mabry Highway, Suite 100  
 Tampa, FL 33609  
 Telephone: (813) 851-3380  
 E-Mail: elaine@estatelawtampa.com  
 March 24, 31, 2023 23-00889H

**FIRST INSERTION**

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

**PROBATE DIVISION**  
**File No. 23-CP-000827**  
**Division A**  
**IN RE: ESTATE OF RICKY E. WILLIAMS Deceased.**

The administration of the estate of Ricky E. Williams, deceased, whose date of death was September 1, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2023.

**Personal Representative:**  
**Marco R. Williams**  
 687 Brennan Drive  
 Decatur, Georgia 30033  
 Attorney for Personal Representative:  
 Jeffrey M. Gad, Attorney  
 Florida Bar Number: 317186  
 JOHNSON POPE BOKOR  
 RUPPEL & BURNS LLP  
 401 E. Jackson Street, Suite 3100  
 Tampa, Florida 33602  
 Telephone: (813) 225-2500  
 Fax: (813) 223-7118  
 E-Mail: jeffreyg@jppfirm.com  
 Secondary E-Mail:  
 lgerken@jppfirm.com  
 March 24, 31, 2023 23-00888H

**FIRST INSERTION**

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

**IN THE CIRCUIT COURT OF THE Circuit JUDICIAL CIRCUIT, IN AND FOR Hillsborough COUNTY, FLORIDA**

**Case No.: 23DR2850**  
**Division: DIV EP**

**Lakayla Marie Edwards, Petitioner, and Khristian Ashley Finch, Respondent,**  
 TO: Khristian Ashley Finch  
 2864 Ward Lake Way; Ellenwood, GA 30294

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lakayla Marie Edwards, whose address is 8673 Falling Blue Place; Riverview, FL 33578 on or before 4/18/2023, and file the original with the clerk of this Court at Clerk of Court, PO Box 3360, Tampa, FL 33601-3360 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: none

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 Dated: 3/17/2023

Cindy Stuart  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) By: Isha Tirado-Baker  
 Deputy Clerk  
 March 24, 31; April 7, 14, 2023 23-00890H

**FIRST INSERTION**

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

**CASE NO.: 22-CC-72524**

**PALMS AT CITRUS PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MADHUKAR GANGAPURAM and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**

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

Lot 47, of PALMS AT CITRUS PARK, according to the Plat thereof as recorded in Plat Book 123, Page 264, of the Public Records of Hillsborough County, Florida. With the following street address: 8807 Tropical Palm Drive, Tampa, Florida, 33626.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on May 5, 2023.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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.  
 Dated this 16th day of March, 2023.

CINDY STUART  
 CLERK OF COURT AND COMPTROLLER  
 s/ Stephan C. Nikoloff  
 Stephan C. Nikoloff  
 (Steve@associationlawfl.com)  
 Bar Number 56592  
 Attorney for Plaintiff  
 1964 Bayshore Boulevard, Suite A  
 Dunedin, Florida 34698  
 Telephone: (727) 738-1100  
 March 24, 31, 2023 23-00836H

**FIRST INSERTION**

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

**CASE NO. 19-CA-012607**

**NAVY FEDERAL CREDIT UNION, Plaintiff, vs. HEATHER GALVAN, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered March 2, 2022 in Civil Case No. 19-CA-012607 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Tampa, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and HEATHER GALVAN, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of April, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 17, BLOCK 11, FISH HAWK TRAILS, UNIT 4, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, 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.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602.  
 /s/ Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Rayermer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 110 SE 6th Street, Suite 2400  
 Fort Lauderdale, FL 33301  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mccalla.com  
 Fla. Bar No.: 0146803  
 20-00727-2  
 March 24, 31, 2023 23-00864H

**FIRST INSERTION**

**NOTICE OF SALE UNDER F.S. CHAPTER 45 HILLSBOROUGH COUNTY DIVISION B**

**CASE NO.: 2021-CA-003384**

**TRJMG FUND, LLC, Plaintiff vs. PHILLIP D. CHENEY, III, CYNTHIA D. CHENEY, Defendants.**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause and an Order Rescheduling Foreclosure Sale entered March 20, 2023 in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, the Clerk of Court of Hillsborough County, Florida, will sell the property situated in Hillsborough County, Florida, described as:

Lot 25, Block 8, WEST PARK ESTATES UNIT NO. 4 according to the Plat or Map thereof as recorded in Plat Book 36, Page 24 of the Public Records of Hillsborough County, Florida.  
 Property address: 4525 W. North Str., Tampa FL 33614  
 at public sale, to the highest bidder, for

**FIRST INSERTION**

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

**CASE NO.: 23-CA-001599**  
**DIVISION: J**

**MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. BARBARA STRAIGHT A/K/A BARBARA L. VANGUNDY A/K/A BARBARA L. BULLINGTON ET AL., DEFENDANTS.**

TO: CHARMAINE CRUZ  
 Last Known Address: 11422 W. HUMPHREY ST, TAMPA FL 33604  
 Current Residence: UNKNOWN  
 TO: FIRST AMERICAN CREDIT CORP FRANK V MOLLO A/K/A FRANK V. MOLLO, PRESIDENT OF FIRST AMERICAN CREDIT CORPORATION  
 Last Known Address: 10011 BRADWELL PLACE, TAMPA FL 33626  
 Current Residence: UNKNOWN

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

LOT 20 AND WEST 1/2 OF LOT 21, BLOCK 21, EL PORTAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 15, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are

**FIRST INSERTION**

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

**Case No.: 22-CC-99763**  
**Division: L**

**BRAVO HOME MANAGEMENT INC., Plaintiff's, v. STRONGBOX INVESTMENTS, INC., Defendant**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 16, 2023, and entered in 2022-CC-99763 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Bravo Home Management Inc. is the Plaintiff and Strongbox Investments, Inc., is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on April 19, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT NUMBER 1805, THE ATRIUM ON THE BAYSHORE, A CONDOMINIUM, TOGETHER WITH THE APURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS THEREOF ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED JUNE 18, 1982 RECORDED IN OFFICIAL RECORD BOOK 3965 PAGE 652 OF THE PUBLIC REOCRD OF HILLSBOROUGH COUNTY, FLORIDA AND PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4 PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

cash, on May 22, 2023 at 10:00am.

The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

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

If you are a person with 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.

Ivanov Wolf PLLC  
 3310 W. Cypress Street, Suite 206  
 Tampa FL 33607  
 Attorney for Plaintiff  
 March 24, 31, 2023 23-00881H

**FIRST INSERTION**

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 4/18/2023, 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. Twigg Street, Room 604, Tampa, FL 33602.

WITNESS my hand and the seal of this Court this 31/7 day of 2023

CINDY STUART  
 As Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker  
 As Deputy Clerk  
 MILLER, GEORGE & SUGGS, PLLC  
 Attorney for Plaintiff  
 2200 W. Commercial Blvd, Suite 103  
 Ft. Lauderdale, FL 33309  
 23FL922-0003  
 March 24, 31, 2023 23-00883H

**FIRST INSERTION**

FLORIDA.  
 More commonly known as: 2413 Bayshore Blvd, Unit 1805, Tampa, FL. 33629 ("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. Twigg Street, Room 604, Tampa, FL 33602. Please review FAQs 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. Twigg 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 15th day of March, 2023.

/s. Robert DeLeon  
 Robert DeLeon, Esq.  
 Counsel for the Plaintiff  
 Florida Bar No. 93901  
 DeLeon Law  
 204 37th Ave. N. #131  
 St. Petersburg, FL. 33703  
 (813) 330-2010  
 robert@deleon-law.com  
 March 24, 31, 2023 23-00882H

**PUBLISH YOUR LEGAL NOTICE**

Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

**OFFICIAL COURTHOUSE WEBSITES**

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

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

**CHARLOTTE COUNTY**  
[charlotteclerk.com](http://charlotteclerk.com)

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

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

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

**PASCO COUNTY**  
[pascoclerk.com](http://pascoclerk.com)

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

**POLK COUNTY**  
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## 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. 23-CA-000452  
NORETZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

MYRA W. WHITE AND JAMES WITTENBERG, et. al.

Defendant(s), TO: JAMES WITTENBERG and UNKNOWN SPOUSE OF JAMES WITTENBERG and UNKNOWN SPOUSE OF MYRA W. WHITE, 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 25, BLOCK BS, DEL WEBB'S SUN CITY UNIT NUMBER 25, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE(S) 15, 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 or before 04/17/2023/(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 15th day of March, 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  
22-051196

March 24, 31, 2023 23-00851H

## FIRST INSERTION

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

CASE NO.: 22-CC-089391

DIV. N

LAKE ST. CHARLES MASTER ASSOCIATION, INC.

Plaintiff, vs.

PATRICIA KRUS, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.

TO: Patricia Krus  
7002 Potomac Circle  
Riverview, Florida 33578

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 2, 2021, in Official Records Instrument #: 2021053713, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 7002 Potomac Circle, Riverview, Florida 33578

LEGAL: Lot 23, Block 1, Lakes St. Charles, Unit 1, a subdivision according to the plat thereof recorded in Plat Book 78, Page 9, in the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to

serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before April 18, 2023, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 17 day of March, 2023.

Cindy Stuart  
Clerk of the Court  
(SEAL) by: Isha Tirado-Baker  
as Deputy Clerk

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

March 24, 31, 2023 23-00866H

## FIRST INSERTION

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

CASE NO.: 22-CC-097449

DIV. N

BELMONT II COMMUNITY ASSOCIATION, INC.

Plaintiff, vs.

ESAU JEAN BAPTISTE, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.

TO: Esau Jean Baptiste  
9505 Lemon Drop Loop  
Ruskin, FL 33573

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on July 11, 2022, in Official Records Instrument #: 2022341611, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 9505 Lemon Drop Loop, Ruskin, Florida 33573

LEGAL: Lot 20, in Block 18 of Belmont South Phase 2E, according to the plat thereof, as recorded in Plat Book 138, Page 103, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed

against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before April 18, 2023, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 17 day of March, 2023.

Cindy Stuart  
Clerk of the Court  
(SEAL) by: Isha Tirado-Baker  
as Deputy Clerk

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

March 24, 31, 2023 23-00865H

## FIRST INSERTION

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

CASE NO.: 22-CA-002987

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR PPCA HOME EQUITY INVESTMENT TRUST CERTIFICATES, SERIES 2002-1FC1, Plaintiff, vs.

MARTHA MOREJON A/K/A MARTA MOREJON A/K/A MARTHA H. MOREJON; AGUSTIN J. MOREJON A/K/A AGUSTIN MOREJON; TRUIST BANK F/K/A SUNTRUST BANK, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 14, 2023, and entered in Case No. 22-CA-002987 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR PPCA HOME EQUITY INVESTMENT TRUST CERTIFICATES, SERIES 2002-1FC1, is Plaintiff and MARTHA MOREJON A/K/A MARTA MOREJON A/K/A MARTHA H. MOREJON; AGUSTIN J. MOREJON A/K/A AGUSTIN MOREJON; TRUIST BANK F/K/A SUNTRUST BANK, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.hillsborough. realforeclose.com at 10:00 a.m. on the 10th day of May, 2023, the following described property as set forth in said Uniform Final Judgment, to wit:

LOT 57, BLOCK 35, APOLLO BEACH UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 88 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 805 Eagle Lane, Apollo Beach, Florida 33572

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

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

If you are a person with a disability who needs 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: 3/15/23  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein, Esq.  
Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407

Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 22-400210

March 24, 31, 2023 23-00835H

## FIRST INSERTION

AMENDED NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 22-DR-9291

DIVISION: E

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT WILSON GILL

TO: Arbaeun Maurice Gill or any known or unknown legal or biological father of the female child born on July 8, 2022, to Patrice Marie Wilson Gill  
Current Residence Address: Unknown  
Last Known Residence Address: Unknown except for Clearwater, Florida

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Heart of Adoptions, Inc., 418 W. Platt Street, Suite A, Tampa, Florida 33606, regarding a minor female child born to Patrice Marie Wilson Gill on July 8, 2022, in Tampa, Hillsborough County, Florida. The legal father, Arbaeun Maurice Gill is African American, 32 years old, approximately 5'11" tall, weighs with black hair and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on May 11, 2023, at 9:30 a.m. eastern time, before Judge G. Gregory Green, at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 413, Tampa, Florida 33602. The Court has set aside 15 for the hearing. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to rep-

resentation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Jeanne T. Tate, P.A., 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before April 25, 2023, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER §63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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 at Tampa, Hillsborough County, Florida on March 16, 2023

CINDY STUART  
Clerk of the Circuit Court  
(SEAL) By: Martha Concilio  
Deputy Clerk

MARTHA CONCILIO  
Petitioner's attorney,  
Jeanne T. Tate, P.A.,  
418 West Platt Street, Suite B,  
Tampa, Florida 33606-2244,  
(813) 258-3355

March 24, 31; April 7, 14, 2023

23-00834H

## FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 15-CA-002744

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR6, Plaintiff, vs.

ELIZABETH ANN EGGLEY; UNKNOWN SPOUSE OF ELIZABETH ANN EGGLEY; UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA; SHERWOOD VILLAS HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 14, 2023 and entered in Case No. 15-CA-002744, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR6 is Plaintiff and ELIZABETH ANN EGGLEY; UNKNOWN SPOUSE OF ELIZABETH ANN EGGLEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA; SHERWOOD VILLAS HOMEOWNERS ASSOCIATION INC.; are defendants. CINDY STUART,

the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on April 12, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 17, GANDY SHERWOOD TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100 AT 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.

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

Dated this 16th day of March 2023.

Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 15-00183 JPC  
March 24, 31, 2023 23-00837H

der for cash at www.hillsborough. realforeclose.com on April 18, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 6, VILLAGE XIII - UNIT I OF CARROLLWOOD VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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 16 day of March, 2023.

ALDRIDGE PITTE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by  
Zachary Ullman  
Date: 2023-03-16 14:22:53  
Zachary Y. Ullman Esq  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepitte.com  
1454-363B  
March 24, 31, 2023 23-00848H

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

CASE NO.: 18-CA-010003

PENNYMAC LOAN SERVICES, 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 CLAY D. COFFMAN JR. AKA CLAY COFFMAN JR., DECEASED; BOARD OF COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION INC.; CLAY D. COFFMAN, III; KEITH COFFMAN; KRISTA HADDAD Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Rescheduling Sale entered on March 14, 2023 in Civil Case No. 18-CA-010003, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PENNYMAC LOAN SERVICES, LLC is the Plaintiff, and 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 CLAY D. COFFMAN JR. AKA CLAY COFFMAN JR., DECEASED; BOARD OF COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION INC.; CLAY D. COFFMAN, III; KEITH COFFMAN; KRISTA HADDAD are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bid-

der for cash at http://www.hillsborough. realforeclose.com, beginning at 10:00 AM on the 13th day of April, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK B, PATRICK AND SWEET'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 90, 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 ap-

pearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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 16th day of March, 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  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 15-F07914  
March 24, 31, 2023 23-00849H

pearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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 16th day of March, 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  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 15-F07914  
March 24, 31, 2023 23-00849H

pearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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 16th day of March, 2023.

LV20906\_V11

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

1V20878\_V18

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY CASE NO. 23-CA-001227

**PLANET HOME LENDING, LLC, Plaintiff, vs. WILLIE LEE ROBINSON JR., PATRICIA NORRIS, URSALA PAYNE, JOYCE A. ROBINSON, THOMAS E. ROBINSON, STATE OF FLORIDA DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE, ANDALUCIA MASTER ASSOCIATION, INC., UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DORIS ROBINSON A/K/A DORIS DIETZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, UNKNOWN SPOUSE OF PATRICIA NORRIS, UNKNOWN SPOUSE OF URSALA PAYNE, UNKNOWN SPOUSE OF WILLIE LEE ROBINSON JR., UNKNOWN SPOUSE OF JOYCE A. ROBINSON, UNKNOWN SPOUSE OF THOMAS E. ROBINSON, Defendants.**

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER,

AND AGAINST DORIS ROBINSON A/K/A DORIS DIETZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

THE EAST 100 FEET OF THE WEST 300 FEET OF THE SOUTH 163.6 FEET OF THE NORTH 642.3 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 20 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND THE EAST 50 FEET OF THE WEST 200 FEET OF THE SOUTH 163.6 FEET OF THE NORTH 642.3 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 20 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL NUMBER: U-08-30-20-ZZZ-000002-82930.0 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayment Leibert Pierce, LLC, Nicholas J. Vanhook, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 04/18/2023, a date which is within thirty (30)

days after the first publication of this Notice in the The Business Observer (Hillsborough/Pasco) 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 demand in the complaint.

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

WITNESS my hand and seal of this Court this 17th day of March, 2023.

Clerk of the Court (SEAL) By /s/ As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRSservice@mccalla.com 7147125 22-02055-3 March 24, 31, 2023 23-00896H

## SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 HILLSBOROUGH COUNTY DIVISION F CASE NO.:2022-CA-007177

**JMBA GROUP, LLP, Plaintiff vs. ANTHONY J. BROWN, JOANN BROWN, ET AL., Defendants.**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 in the Circuit Court of Hillsborough County, Florida, Cindy Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for

cash, on May 3, 2023 at 10:00am. The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

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

If you are a person with 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.

Ivanov Wolf PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff March 17, 24, 2023 23-00786H

THIRD INSERTION

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS DIVISION OF ST. CROIX Estate of Melvina Roberts, Deceased Case No. SX-2021-PB-102

Notice is hereby given that the Petitioner, Jennifer Roberts, has been appointed executrix of the above estate. All persons having claims against the estate are required to present them within six (6) months from the date of this notice, verified by affidavit, and all persons indebted to the estate are required to make payment promptly, to: Jennifer Roberts c/o Ethan Peterson, Esq. Westfall Law PLLC Attorney for the Estate 5032 Anchor Way, Suite 8 Christiansted, VI 00820 340-227-0017 March 10, 17, 24, 31, 2023 23-00748H

FOURTH INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-2120 Division: A IN RE: ESTATE OF LARRY C. DOTSON, Deceased.

TO: VINCENT DOTSON UNKNOWN

YOU ARE NOTIFIED that a Petition to Allocate Wrongful Death Proceeds, Petition for Discharge and Final Accounting have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before April 3, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 28th day of February, 2023.

As Clerk of the Court (SEAL) By: /s/ Becki Kern As Deputy Clerk March 3, 10, 17, 24, 2023 23-00657H

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No. 22-DR-009184

Division: DP IN RE: THE MARRIAGE OF YULIETT MONSERRAT PEREZ, Petitioner/Wife, and SANTIAGO MILLAN, Respondent/Husband.

TO: SANTIAGO MILLAN YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before April 4, 2023; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings. This notice shall be published once a week for four consecutive weeks in the

BUSINESS OBSERVER.

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 said court at Hillsborough County, Florida on this 3 day of 3/3, 2023.

Clerk Name: Cindy Stuart As clerk, Circuit Court Hillsborough County, Florida (Circuit Court Seal) By Isha Tirado-Baker, As Deputy Clerk

Attorney for Petitioner: Pablo Morla, Esq. Morla Law Group, P.A. 3621 W. Kennedy Blvd. Tampa, Florida 33609 March 10, 17, 24, 31, 2023 23-00714H



## SAVE TIME

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
 Deadline Wednesday at noon • Friday Publication

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

SARASOTA • MANATEE  
 HILLSBOROUGH • PASCO  
 PINELLAS • POLK • LEE  
 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

1V20903\_V12

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4-10-2023 at 11 a.m. the following vessel will be sold at public sale for storage charges pursuant to F.S.328.17 Description Of Vessel 1999 30ft Sea Ray Hin SERT4510H293 Tag: FL1556HL Tenant / Owner Rocky A Milien / MILLIONS OF MOBILES INC sale to be held at Shell Point Marina LLC 3340 W Shell Point Rd RUSKIN FL 33570 ALL AUCTIONS ARE HELD WITH RESERVE Shell Point Marina LLC reserves the right to bid/reject any bid/vessel may have been released/redeemed prior to the sale March 17, 24, 2023 23-00815H

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 23-CP-000817**  
**IN RE: ESTATE OF PATRICIA HART A/K/A PATRICIA MORROW HART A/K/A PATRICIA M. HART, Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PATRICIA HART A/K/A PATRICIA MORROW HART A/K/A PATRICIA M. HART, deceased, File Number 23-CP-000817; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110; that the decedent's date of death was November 8, 2022; that the total value of the estate is \$35,894.09, and that the names and addresses of those to whom it has been assigned by such order are:

DONALD O. MORROW  
 17470 Brookside Trace Ct.  
 Unit 323  
 Tampa, FL 33647

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 17, 2023.

**Personal Giving Notice:**  
**DONALD O. MORROW**  
 17470 Brookside Trace Ct.,  
 Unit 323  
 Tampa, FL 33647  
 Attorneys for Person Giving Notice:  
 CHRISTOPHER H. NORMAN  
 Florida Bar No. 821462  
 Email: cnorman@hnh-law.com  
 MICHELE L. CLINE  
 Florida Bar No. 84087  
 Email: mcline@hnh-law.com  
 Attorneys for Petitioner  
 Hines Norman Hines, P.L.  
 315 S. Hyde Park Ave.  
 Tampa, FL 33606  
 Telephone: 813-251-8659  
 March 17, 24, 2023 23-00763H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No.: 23-CP-000807**  
**Division: B**  
**IN RE: ESTATE OF DAVID SILES, Deceased.**

The administration of the Estate of David Siles, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

**Personal Representative:**  
**Laura Anne Gage**  
 3405 W. Grace Street  
 Tampa, Florida 33607  
 Attorney for Personal Representative:  
 Elaine N. McGinnis  
 Florida Bar Number: 725250  
 324 N. Dale Mabry Highway, Suite 100  
 Tampa, FL 33609  
 Telephone: (813) 851-3380  
 E-Mail: elaine@estatelawtampa.com  
 March 17, 24, 2023 23-00769H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
**PROBATE DIVISION**  
**FILE NO. 22-CP-000454**  
**IN RE: THE ESTATE OF HENRY ELTON EHLE JR.**

The administration of the estate of Henry Elton Ehle Jr., deceased, whose date of death was January 15, 2021, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgecomb Courthouse at 800 Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 the 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 March 17, 2023.

**Personal Representative:**  
**Valarie Grim**  
 701 S. Howard Ave., Suite 106339  
 Tampa, FL 33606  
 Personal Representative's Attorney  
 Shane K. Warner - Of the Firm  
 Attorney for the Personal Representative  
 FSB # 92131  
 Brooks & Brooks Law Firm  
 6812 Sheldon Rd.  
 Tampa, FL 33615  
 Ph: (813) 906-6000  
 Fax: (888) 900-2630  
 shane@brooksbrooksllaw.com  
 March 17, 24, 2023 23-00768H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
**File No. 22-CP-003015**  
**Division B**  
**IN RE: ESTATE OF DOUGLAS KING BEED Deceased.**

The administration of the estate of Douglas King Beed, deceased, whose date of death was July 3, 2022, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 17, 2023.

**Personal Representative:**  
**Cheryl Lynn Beed**  
 1611 E. Del Webb Blvd.  
 Sun City Center, Florida 33573  
 Attorney for Personal Representative:  
 /s/ Robert S. Walton  
 Robert S. Walton  
 Attorney for Personal Representative  
 Florida Bar Number: 92129  
 Law Offices of Robert S. Walton, PL  
 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  
 March 17, 24, 2023 23-00775H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0791240000  
 File No.: 2023-369  
 Certificate No.: 2020 / 9413  
 Year of Issuance: 2020  
 Description of Property:  
 WIMAUMA TOWN OF REVISED MAP E 1/2 OF S 1/2 OF LOT 1 BLOCK 12  
 PLAT BK / PG: 1 / 136  
 SEC - TWP - RGE: 10 - 32 - 20

Name(s) in which assessed:  
 JANIE MARSHALL  
 LOUIS MARSHALL  
 ESTATE OF JANIE MARSHALL

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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00778H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0242029826  
 File No.: 2023-375  
 Certificate No.: 2020 / 2594  
 Year of Issuance: 2020  
 Description of Property:  
 THE GRAND RESERVE CONDOMINIUMS AT TAMPA UNIT 4413 AND AN UNDIV INT IN COMMON ELEMENTS  
 SEC - TWP - RGE: 21 - 28 - 18

Name(s) in which assessed:  
 SRINIVASULU KANDUKURU  
 RAJASREE KANDUKURU

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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00779H

SECOND INSERTION

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

**PROBATE DIVISION**  
**File No. 23-CP-000831**  
**Division A**  
**IN RE: ESTATE OF DONALD GREGORY McDONALD a/k/a DONALD G. McDONALD, Deceased.**

The administration of the estate of DONALD GREGORY McDONALD, also known as DONALD G. McDONALD, 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. 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 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0464820000  
 File No.: 2023-376  
 Certificate No.: 2020 / 4798  
 Year of Issuance: 2020  
 Description of Property:  
 PALM RIVER ESTATES LOT 1 PLAT BK / PG: 37 / 59  
 SEC - TWP - RGE: 27 - 29 - 19

Name(s) in which assessed:  
 WANDA IVETTE RIVERA RAMOS  
 WANDA RAMOS VIERA

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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00780H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0643261001  
 File No.: 2023-384  
 Certificate No.: 2020 / 7307  
 Year of Issuance: 2020  
 Description of Property:  
 S 130 FT OF N 503.20 FT OF E 335 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 LESS E 172.40 FT THEREOF AND LESS ROAD R/W  
 SEC - TWP - RGE: 03 - 29 - 20

Name(s) in which assessed:  
 IONA C MAGGARD  
 GROVER DOUGLAS  
 MAGGARD  
 IONA COLLEEN MAGGARD  
 LIFE ESTATE

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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00783H

SECOND INSERTION

er 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 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0888440000  
 File No.: 2023-383  
 Certificate No.: 2020 / 10935  
 Year of Issuance: 2020  
 Description of Property:  
 W 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 AND LESS TRACT BEG AT INTERS OF S BDRY OF SR 674 AND E BDRY OF W 1/4 OF NE 1/4 AND RUN W 152 FT S 292 FT E 152 FT AND N 292 FT TO POB  
 SEC - TWP - RGE: 13 - 32 - 21

Name(s) in which assessed:  
 LONESOME DOVE FARMS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00782H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0776905080  
 File No.: 2023-378  
 Certificate No.: 2020 / 9137  
 Year of Issuance: 2020  
 Description of Property:  
 TROPICAL ACRES SOUTH UNIT NO 5A LOT 5 BLOCK 23  
 PLAT BK / PG: 47 / 77  
 SEC - TWP - RGE: 11 - 31 - 20

Name(s) in which assessed:  
 AARON LEE 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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00781H

SECOND INSERTION

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: March 17, 2023.

/s/ Michael A. Ingrao  
**Michael A. Ingrao**  
**Personal Representative**  
 5153 Isla Key Blvd. S., Apt. 412  
 St. Petersburg, FL 33715

/s/ Jamil G. Daoud  
 Jamil G. Daoud  
 Attorney for Personal Representative  
 Florida Bar No. 25862  
 Foley & Lardner LLP  
 100 N. Tampa Street, Suite 2700  
 Tampa, FL 33602  
 Telephone: (813) 225-4188  
 Email: jdaoud@foley.com

Secondary Email:  
 camatucci@foley.com  
 4873-7554-9011.1  
 March 17, 24, 2023 23-00796H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0468810000  
 File No.: 2023-365  
 Certificate No.: 2020 / 4836  
 Year of Issuance: 2020  
 Description of Property:  
 SOUTH TAMPA VILLA SITES ALL LOTS 1 THRU 6 INCL BLOCK 26 LESS RR R/W AND LOTS 1 AND 6 LESS RR R/W AND LESS THAT PART BEG 183.12 FT N OF SE COR OF LOT 6 AND RUN NWLY ALONG 493.34 FT RAD CURVE TO N BDRY OF LOT 1 E TO NE COR LOT 1 AND S TO BEG BLK 27 AND LOTS 2 THRU 5 INCL BLOCK 27 LESS RR R/W CARD 30  
 PLAT BK / PG: 6 / 58  
 SEC - TWP - RGE: 33 - 29 - 19

Name(s) in which assessed:  
 THE ATLANTIC LAND AND IMPROVEMENT CO  
 ATLANTIC LAND AND IMP CO PROPERTY TAX DEPT

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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00776H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0643260000  
 File No.: 2023-367  
 Certificate No.: 2020 / 7306  
 Year of Issuance: 2020  
 Description of Property:  
 SE 1/4 OF NW 1/4 OF SW 1/4 LESS TRACT BEG AT SW COR AND RUN E 122.5 FT N 286.5 FT W 112 FT N 12 FT W 10 FT AND S 298.5 FT TO BEG AND LESS TRACT DESC AS S 130 FT OF N 503.20 FT OF E 335 FT W  
 SEC - TWP - RGE: 03 - 29 - 20

Name(s) in which assessed:  
 IONA COLLEEN MAGGARD  
 a/k/a COLLEEN IONA MAGGARD  
 GROVER DOUGLAS MAGGARD JR  
 IONA COLLEEN MAGGARD/  
 LIFE ESTATE

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 (4/27/2023) 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 2/24/2023  
 Cindy Stuart  
 Clerk of the Circuit Court  
 Hillsborough County Florida  
 BY Adrian Salas, Deputy Clerk  
 March 17, 24, 31; April 7, 2023  
 23-00777H

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 LVZ028 V16

**SAVE TIME**

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

LVZ0906 V6

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000619  
Division A  
IN RE: ESTATE OF  
JOHN M. MULVOY,  
DECEASED.

The administration of the estate of JOHN M. MULVOY, deceased, whose date of death was July 21, 2022, is pending in the Circuit Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

## Personal Representative:

**Kathryn M. Mulvoy,**  
c/o BATTAGLIA, ROSS, DICUS,  
MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
C. Hunter Rawls, Esq.  
Florida Bar Number: 59432  
BATTAGLIA, ROSS, DICUS  
& MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, Florida 33707  
Telephone: (727) 381-2300  
Fax: (727) 343-4059  
Primary E-Mail: hrawl@brdwlaw.com  
Secondary E-Mail:  
probatecasemgr@brdwlaw.com  
Attorneys for Petitioner  
March 17, 24, 2023 23-00797H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023CP000418  
IN RE: ESTATE OF  
DANIEL ARMANDO RIVERA  
Deceased.

The administration of the estate of Daniel Armando Rivera, deceased, whose date of death was September 21, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

## Personal Representative:

**/s/ Luz Ayala**  
**Luz Ayala**  
14605 Brentwood Place  
Tampa, Florida 33618  
Attorney for Personal Representative:  
/s/ Myrna Serrano Setty  
Myrna Serrano Setty  
Attorney  
Florida Bar Number: 110636  
P.O. Box 145, Lutz, Florida 33548  
Telephone: (813) 902-3189  
Fax: (813) 501-1405  
E-Mail: mss@serranosetty.com  
Secondary E-Mail:  
info@serranosetty.com  
March 17, 24, 2023 23-00804H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000771  
Division A  
IN RE: ESTATE OF  
FREDRICK NOLAND  
Deceased.

The administration of the estate of FREDRICK NOLAND, deceased, whose date of death was January 26, 2023, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 17, 2023.

## Personal Representative:

**Irene Dillon**  
4575 Cove Circle, Unit 304  
St. Petersburg, FL 33708  
Attorney for Personal Representative:  
Dax O. Nelson  
Attorney  
Florida Bar Number: 52767  
Dax Nelson, P.A.  
2309 S. MacDill Avenue, Suite 102  
Tampa, FL 33629  
Telephone: (813) 739-6695  
Fax: (813) 739-6696  
E-Mail: dnelson@daxnelsonlaw.com  
Secondary E-Mail:  
nswart@daxnelsonlaw.com  
March 17, 24, 2023 23-00800H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-00030  
Division B  
IN RE: ESTATE OF  
LARRY WELCH  
Deceased.

The administration of the estate of LARRY WELCH, deceased, whose date of death was February 16, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

## Personal Representative:

**Janessa N. Welch**  
P.O. Box 703  
Waldo, Florida 32694  
Attorney for Personal Representative:  
KARLA MARIE CAROLAN  
Attorney  
Florida Bar Number: 0055321  
ALL LIFE LEGAL PA  
10009 Park Place Ave  
RIVERVIEW, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: kmcarolan@alllifelegal.com  
Secondary E-Mail:  
courtffiling@alllifelegal.com  
March 17, 24, 2023 23-00801H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000860  
IN RE: ESTATE OF  
JACQUELINE BUSH A/K/A  
JACQUELINE S. BUSH,  
Deceased.

The administration of the estate of JACQUELINE BUSH A/K/A JACQUELINE S. BUSH, deceased, whose date of death was November 14, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 17, 2023.

## Personal Representative:

**JAMES P. HINES, JR.**  
Personal Representative  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
CHRISTOPHER H. NORMAN  
Florida Bar No. 821462  
MICHELE L. CLINE  
Florida Bar No. 84087  
Attorneys for Personal Representative  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: cnorman@hnh-law.com  
Secondary Email:  
mcline@hnh-law.com  
March 17, 24, 2023 23-00802H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO.: 23-CP-000733  
IN RE: ESTATE OF  
GEORGE JESSE HIPPI,  
Deceased.

The administration of the estate of George Jesse Hipp, deceased, whose date of death was January 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

## Personal Representative:

**Cynthia Lewandowski**  
4148 Revival Lane  
Land O'Lakes, Florida 34638  
Attorney for Personal Representative:  
Steven L. Hearn, Esquire  
Florida Bar No. 350801  
Frederick L. Hearn, Esquire  
Florida Bar No. 105987  
STEVEN L. HEARN, P.A.  
600 South Magnolia Avenue,  
Suite 200  
Tampa, FL 33606  
Telephone: (813) 222-0003  
E-Mail: slh@estatedisputes.com  
Secondary E-Mail:  
flh@estatedisputes.com  
Secondary E-Mail:  
melr@estatedisputes.com  
March 17, 24, 2023 23-00821H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-738  
Division A  
IN RE: ESTATE OF  
GERALD M. BRAAFHART,  
aka GERARD M. BRAAFHART  
aka GERARD BRAAFHART  
Deceased.

The administration of the estate of GERALD M. BRAAFHART, also known as GERARD M. BRAAFHART, also known as GERARD BRAAFHART, deceased, whose date of death was February 1, 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. 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: March 17, 2023.

## Signed on this day of, 3/13/2023.

## SAQUANA MOTT

Personal Representative  
4151 Highland Dr.  
Fremont, MI 49412  
James P. Hines, Jr., Esq.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Ryne E. Hartt, Esq.  
Florida Bar No. 1011330  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
rhartt@hnh-law.com  
March 17, 24, 2023 23-00803H

## SECOND INSERTION

NOTICE TO CREDITORS  
THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
REF NO. 23-CP-000535  
In re: Estate of  
KATHLEEN E. PAWELCZYK,  
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is George Edgecomb Courthouse, Probate Division, Second Floor, Room 206, 800 Twigg Street, Tampa, FL 33601. The name and address of the personal representative and the personal representative's attorney are indicated below.

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

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

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

The date of death of the decedent is January 5, 2023.

The date of first publication of this notice is March 17, 2023.

## Personal Representative:

**JOHN PAWELCZYK**  
42 Burke Street  
Swansea, MA 02777  
Attorney for Personal Representative:  
TERRY J. DEEB  
DEEB ELDER LAW, P.A.  
6675 - 13th Avenue North, Suite 2C  
St. Petersburg, FL 33710  
Ph: #727/381-9800; Fx: #727/381-1155  
E-Mail: servicedjl@deebelderlaw.com  
Florida Bar Number: #997791  
March 17, 24, 2023 23-00822H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000539  
Division U  
IN RE: ESTATE OF  
EDWARD R. SZUCS,  
aka EDWARD ROY SZUCS  
Deceased.

The administration of the estate of EDWARD R. SZUCS, also known as EDWARD ROY SZUCS, deceased, whose date of death was January 17, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 17, 2023.

## Signed on this day of, 3/14/2023.

## CAROL SZUCS

Personal Representative  
806 Chess PL  
Seffner, FL 33584  
Christopher H. Norman, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0821462  
Ryne E. Hartt, Esq.  
Florida Bar No. 1011330  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: CNorman@hnh-law.com  
Secondary Email:  
Rhartt@hnh-law.com  
March 17, 24, 2023 23-00823H

## SECOND INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000889  
IN RE: ESTATE OF  
J. T. SMOTHERS,  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of J. T. SMOTHERS, deceased, File Number 23-CP-000889; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601, that the Decedent's date of death was May 16, 1976; that the total value of the estate is \$3,400.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Creditors: NONE  
Beneficiaries: Address CAROLYN ARCHER 214 NW 4th Avenue Mulberry, FL 33860 BILLY SMOTHERS P. O. Box 732 Cairo, GA 39823

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 17, 2023.

## Personal Giving Notice:

**JANICE MULLINS**  
Petitioner  
14825 Dupree Road  
Wimauma, FL, 33598  
Attorney for Person Giving Notice:  
MORGAN A. ROBINSON  
Attorney for Petitioner  
Email: mrobinson@hnh-law.com  
Florida Bar No. 1038923  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: (813) 251-8659  
March 17, 24, 2023 23-00824H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP000929  
IN RE: ESTATE OF  
CARL J. MELCHIOR, JR. A/K/A  
CARL JOSEPH MELCHIOR, JR.,  
Deceased.

The administration of the estate of CARL J. MELCHIOR, JR. A/K/A CARL JOSEPH MELCHIOR, JR., deceased, whose date of death was June 30, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 17, 2023.

## ALBERT GREGORY MELCHIOR

Personal Representative  
4504 W. Culbreath Ave.  
Tampa, FL 33609  
CHRISTOPHER H. NORMAN  
Florida Bar No. 821462  
Attorneys for Personal Representative  
MICHELE L. CLINE  
Florida Bar No. 84087  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: cnorman@hnh-law.com  
Secondary Email:  
mcline@hnh-law.com  
March 17, 24, 2023 23-00833H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000842  
IN RE: ESTATE OF  
LUCILLE SMITH,  
Deceased.

The administration of the estate of LUCILLE SMITH, deceased, whose date of death was December 26, 2022, 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: March 17, 2023.

## ROBERT D. HINES, ESQUIRE

Personal Representative  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
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:  
jriviera@hnh-law.com  
March 17, 24, 2023 23-00795H



SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO. 23-CA-000993**  
**DIVISION: B**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.**  
**IAN M. LOVETT; UNKNOWN SPOUSE OF IAN M. LOVETT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**  
 To the following Defendant(s):  
 IAN M. LOVETT (LAST KNOWN ADDRESS) 2117 W WATROUS AVE, UNIT 913 TAMPA, FLORIDA 33606  
 UNKNOWN SPOUSE OF IAN M. LOVETT (LAST KNOWN ADDRESS) 2117 W WATROUS AVE, UNIT 913 TAMPA, FLORIDA 33606  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 3, BLOCK 12, LINGERLONG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 a/k/a 905 S BRUCE ST, TAMPA, FLORIDA 33606  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Av-

enue, Suite D-220, Sunrise, FLORIDA 33323 on or before April 10, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and the seal of this Court this 9 day of March, 2023.  
 CINDY STUART  
 As Clerk of the Court  
 (SEAL) By /s/ Isha Tirado-Baker  
 As Deputy Clerk  
 Submitted by:  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue, Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 23-00098 JPC  
 March 17, 24, 2023 23-00767H

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO: 22-CC-096290**  
**DIV: L**  
**VISTA PALMS COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.**  
**VAMESHA JACKSON; UNKNOWN SPOUSE OF VAMESHA JACKSON; AND UNKNOWN TENANT(S), Defendants.**  
 NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Cindy Stuart, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:  
 Lot 6, in Block 26, of SUNSHINE VILLAGE PHASES 3A and 4, according to the Plat thereof as recorded in Plat Book 130, Page 197, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid.  
 Property Address: 17135 White Mangrove Drive, Wimauma, FL 33598  
 at public sale, to the highest and best bidder, for cash, via the Internet at www.hillsborough.realforeclose.com at 10:00 A.M. on April 28, 2023  
 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE

PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.  
 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
 MANKIN LAW GROUP  
 BRANDON K. MULLIS, ESQ.  
 Email: Service@MankinLawGroup.com  
 Attorney for Plaintiff  
 2535 Landmark Drive, Suite 212  
 Clearwater, FL 33761  
 (727) 725-0559  
 FBN: 23217  
 March 17, 24, 2023 23-00787H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 17-CA-005970**  
**WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs.**  
**CHERISA L. REED A/K/A CHERISA REED, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 14, 2018, and entered in 17-CA-005970 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the Plaintiff and CHERISA L. REED A/K/A CHERISA REED; JAMES R. REED, JR. A/K/A JAMES ROBERT REED JR.; BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 03, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 34, BLOCK 11, BRENTWOOD HILLS TRACT B, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 27, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
 Property Address: 1828 CITRUS ORCHARD WAY, VALRICO, FL 33594  
 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 8 day of March, 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: fmail@raslg.com  
 By: /s/ Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 17-011084 - EuE  
 March 17, 24, 2023 23-00770H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 2023-CA-000960**  
**Judge Emily Ann Peacock**  
**DIVISION: D**  
**ARMORTECH WINDOWS AND DOORS, INC. A Florida corporation, Plaintiff, vs.**  
**VALZINA LEWIS, KATRINA M. HARVEY, CORRY J. LEWIS, TAMPA BAY FEDERAL CREDIT UNION, Defendants.**  
 TO: CORRY J. LEWIS  
 2949 9TH Avenue, Apartment 4B  
 New York, New York 10039  
 KATRINA M. HARVEY  
 2413 West North A Street  
 Tampa, Florida 33609  
 YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage on the following real property in Hillsborough County, Florida:  
 LOT 61, SHADBERRY VILLAGE, LESS THE WESTERLY 3.00 FEET THEREOF AND ALSO ON THE EASTERLY 2.00 FEET THEREOF, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Commonly known as: 4502 Shadberry Drive, Tampa, Florida 33624  
 and you are required to serve a copy of your written defenses if any, to Chad

T. Orsatti, Esq., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
 Dated this 9 day of March, 2023.  
 CINDY STUART, Clerk of Court  
 Hillsborough County, Florida  
 (SEAL) /s/ Isha Tirado-Baker  
 Deputy Clerk of Court  
 Chad T. Orsatti, Esq.  
 Plaintiff's attorney  
 2925 Alternate 19 North, Suite B  
 Palm Harbor, Florida 34683  
 March 17, 24, 2023 23-00766H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 2023-CA-000437**  
**DIVISION: A**  
**JANETTE BRITT COKER, Plaintiff, vs.**  
**JENNIE REBECCA BRITT, et al., Defendant(s).**  
 NOTICE is hereby given that a civil action commenced on January 18, 2023 and is now pending as case number 2023-CA-000437 in the Circuit Court in the State of Florida, County of Hillsborough.  
 The name of the unserved party to the action is:  
 JENNIE REBECCA BRITT  
 ADDRESS UNKNOWN  
 and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.  
 This notice shall be published once each week for two consecutive weeks in the Business Observer publication.  
 Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie E. Dutton, whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.  
 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 said court at Hillsborough County, Florida on the 7 day of March, 2023.  
 CINDY STUART  
 AS CLERK OF THE COURT  
 (SEAL) BY Isha Tirado-Baker  
 As Deputy Clerk  
 /s/ Corrie Dutton  
 Corrie Dutton, Esq.  
 Florida Bar No.: 1032315  
 Law Offices of Stephen K. Hachey, P.A.  
 10853 Boyette Rd  
 Riverview FL 33569  
 Phone: 813-549-0096  
 E-service:  
 ESERVICE@hacheylawpa.com  
 March 17, 24, 2023 23-00788H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 22-CA-001188**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.**  
**CARMEN PORRATA-COLON A/K/A CARMEN PORRATA COLON, et al., Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 8, 2023 in Civil Case No. 22-CA-001188 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and CARMEN PORRATA-COLON A/K/A CARMEN PORRATA COLON, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of April, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 LOT 3, BLOCK 17, HAMPTON PARK TOWNHOMES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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.  
 /s/ Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 110 SE 6th Street, Suite 2400  
 Fort Lauderdale, FL 33301  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mccalla.com  
 Fla. Bar No.: 0146803  
 7150347  
 21-00405-3  
 March 17, 24, 2023 23-00794H

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO: 21-CC-055450**  
**LIVE OAK PRESERVE ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.**  
**KANESHIA S. PENDLETON; UNKNOWN SPOUSE OF KANESHIA PENDLETON; AND UNKNOWN TENANT(S), Defendants.**  
 NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Cindy Stuart, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:  
 Lot 65 in Block 90 of LIVE OAK PRESERVE PHASE 2B - VILLAGES 12 and 15 according to the Plat thereof as recorded in Plat Book 105, Page 90, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid.  
 Property Address: 20443 Autumn Fern Avenue, Tampa, FL 33647  
 at public sale, to the highest and best bidder, for cash, via the Internet at www.hillsborough.realforeclose.com at 10:00 A.M. on March 31, 2023  
 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.  
 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
 MANKIN LAW GROUP  
 BRANDON K. MULLIS, ESQ.  
 Email: Service@MankinLawGroup.com  
 Attorney for Plaintiff  
 2535 Landmark Drive, Suite 212  
 Clearwater, FL 33761  
 (727) 725-0559  
 FBN: 23217  
 March 17, 24, 2023 23-00764H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 22-CA-007841**  
**LOANDEPOT.COM, LLC Plaintiff, v.**  
**MICHAEL CUBBAGE A/K/A MICHAEL CHRISTOPHER CUBBAGE; UNKNOWN SPOUSE OF MICHAEL CUBBAGE A/K/A MICHAEL CHRISTOPHER CUBBAGE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CHATHAM WALK HOMEOWNERS ASSOCIATION, INC.; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; STATE OF FLORIDA DEPARTMENT OF REVENUE Defendants.**  
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 10, 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 14, BLOCK 7, WYNN-MERE 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 COUN-

TY, FLORIDA.  
 a/k/a 927 CULBREATH GREEN CT, RUSKIN, FL 33570-2072  
 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on April 12, 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 13th. day of March, 2023.  
 eXL Legal, PLLC  
 Designated Email Address: efling@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  
 1000008273  
 March 17, 24, 2023 23-00806H

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. 29-2021-CA-010224**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.**  
**KRISTIE S. LAIER, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2022, and entered in 29-2021-CA-010224 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KRISTIE S. LAIER; JONATHAN D. LAIER 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 April 13, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 2, MARGARET ANNE SUBDIVISION " SECOND REVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property Address: 4409 W BAY VILLA AVE, TAMPA, FL 33611  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 9 day of March, 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: fmail@raslg.com  
 By: /s/ Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 21-126506 - MaM  
 March 17, 24, 2023 23-00790H

**PUBLISH YOUR LEGAL NOTICE**  
 Email legal@businessobserverfl.com  
 Business Observer  
 FLORIDA'S LEADER FOR THE C-2023  
 1/2023B-V7

## 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-001929**  
**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE LOIS A. BOWE, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 04, 2022, and entered in 21-CA-001929 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC 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 LOIS A. BOWE, DECEASED; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on April 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 39 AND THE SOUTH ONE-HALF OF LOT 40, BLOCK 4, OF A RESUBDIVISION OF HIGHLAND TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2703 HIGHLAND AVE., 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 accordance with Florida Statutes, Section 45.031.

## IMPORTANT

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

Dated this 9 day of March, 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  
21-004439 - NaC  
March 17, 24, 2023 23-00789H

## SECOND INSERTION

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

**CASE NO.: 22-CA-003067**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC3,**  
**Plaintiff, vs.**  
**KOURTNEY KEYS A/K/A KOURTNEY A. KEYS; WILLIE WEEMS III A/K/A WILLIE J. WEEMS A/K/A WILLIE J. WEEMS LLL; CHELSEA MANOR PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF KOURTNEY KEYS A/K/A KOURTNEY A. KEYS; UNKNOWN SPOUSE OF WILLIE WEEMS III A/K/A WILLIE J. WEEMS A/K/A WILLIE J. WEEMS III; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; JEFFERY G. RITCHEY; ADRIENNE L. LOCK; TANeya L. GOODS; STATE OF FLORIDA, DEPARTMENT OF REVENUE,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 9, 2023, and entered in Case No. 22-CA-003067 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC3, is Plaintiff and KOURTNEY KEYS A/K/A KOURTNEY A. KEYS; WILLIE WEEMS III A/K/A WILLIE J. WEEMS LLL; CHELSEA MANOR PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF KOURTNEY KEYS A/K/A KOURTNEY A. KEYS; UNKNOWN SPOUSE OF WILLIE WEEMS III A/K/A WILLIE J. WEEMS III; UNITED STATES OF AMERICA,

DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; JEFFERY G. RITCHEY; ADRIENNE L. LOCK; TANeya L. GOODS; STATE OF FLORIDA, DEPARTMENT OF REVENUE, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell to the highest bidder or bidders via online auction at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 a.m. on the 10th day of May, 2023, the following described property as set forth in said Uniform Final Judgment, to wit:

LOT 4, BLOCK 6, CHELSEA MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2525 Earlswood Court, Brandon, Florida 33510 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 3/10/2023  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 22-400200  
March 17, 24, 2023 23-00792H

## 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-007712**  
**SECTION # RF**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**DAVID SANTIAGO; JENNIFER SANTIAGO; HILLSBOROUGH COUNTY CLERK OF COURT; STATE OF FLORIDA; THE SANCTUARY AT RIVERVIEW HOMEOWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF DAVID SANTIAGO; UNKNOWN SPOUSE OF JENNIFER SANTIAGO; 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 March 2023, and entered in Case No. 22-CA-007712, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is the Plaintiff and DAVID SANTIAGO JENNIFER SANTIAGO HILLSBOROUGH COUNTY CLERK OF COURT STATE OF FLORIDA THE SANCTUARY AT RIVERVIEW HOMEOWNERS' ASSOCIATION, INC. UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT UNKNOWN SPOUSE OF DAVID SANTIAGO UNKNOWN SPOUSE OF JENNIFER SANTIAGO; 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](http://www.hillsborough.realforeclose.com), the Clerk's website for on-line auctions at, 10:00 AM on the 31st day of May 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 2, SANCTUARY PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 123, PAGES 52 THROUGH 57, OF THE 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@fljud13.org

Dated this 8th day of March 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  
22-01519  
March 17, 24, 2023 23-00771H

## SECOND INSERTION

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

CIVIL DIVISION: E  
**CASE NO.: 21-CA-009342**  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-5,**  
**Plaintiff, vs.**  
**MARIO R. MORALES; MIRTA M. MORALES; HILLSBOROUGH COUNTY CODE ENFORCEMENT; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3 AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 30th day of January 2023, in Case No. 21-CA-009342, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-5, is the Plaintiff and MARIO R. MORALES; MIRTA M. MORALES; HILLSBOROUGH COUNTY CODE ENFORCEMENT; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3 AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the Clerk's website

for on-line auctions at, 10:00 AM on the 5th day of April 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 60, TOWN 'N COUNTRY PARK; UNIT NO. 28, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 79 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 6831 FOUNTAIN AVE TAMPA, FL 33634  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Dated this 6th day of March 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  
21-04978-1  
March 17, 24, 2023 23-00784H

## SECOND INSERTION

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

**CASE NO.: 21-CA-002698**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3,**  
**Plaintiff, vs.**  
**MAMIE HUNTER A/K/A MAMIE E. HUNTER A/K/A MAMIE R. HUNTER; UNKNOWN SPOUSE OF MAMIE HUNTER A/K/A MAMIE E. HUNTER A/K/A MAMIE R. HUNTER; DLJ MORTGAGE CAPITAL, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 9, 2023, entered in Civil Case No.: 21-CA-002698 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3, Plaintiff, and MAMIE HUNTER A/K/A MAMIE E. HUNTER A/K/A MAMIE R. HUNTER; DLJ MORTGAGE CAPITAL, INC.; ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS, are Defendants.

CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on the 9th day of May, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 32 OF HIGH POINT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 41, 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 remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.  
Dated: March 9, 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  
20-49048  
March 17, 24, 2023 23-00785H

## SECOND INSERTION

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

**CASE NO. 21-CA-009421**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, VERNON N. CAGE, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2022, and entered in 21-CA-009421 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, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, VERNON N. CAGE, DECEASED; DALE LEE CAGE A/K/A DALE L. CAGE are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on April 14, 2023, the following described property as set forth in said Final Judgment, to wit:

THE EAST 22 FEET OF LOT 17, ALL OF LOTS 18, AND 19, BLOCK 6, BAYBREEZE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 60 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
Property Address: 4104 W MONTGOMERY TER, TAMPA, FL 33616

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

## IMPORTANT

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

Dated this 9 day of March, 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  
22-046193 - NaC  
March 17, 24, 2023 23-00791H

## SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 HILLSBOROUGH COUNTY DIVISION F

**CASE NO.: 2022-CA-007177**  
**JMBA GROUP, LLP,**  
**Plaintiff vs.**  
**ANTHONY J. BROWN, JOANN BROWN, ET AL.,**  
**Defendants.**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 in the Circuit Court of Hillsborough County, Florida, Cindy

Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida  
Property address: 9318 Heritage Oak Ct., Tampa FL 33647  
at public sale, to the highest bidder, for cash, on May 3, 2023 at 10:00am.

The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>.

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

If you are a person with 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.

Ivanov Wolf PLLC  
3310 W. Cypress Street, Suite 206  
Tampa FL 33607  
Attorney for Plaintiff  
March 17, 24, 2023 23-00825H

## OFFICIAL COURTHOUSE WEBSITES

[manateeclerk.com](http://manateeclerk.com) [hillsclerk.com](http://hillsclerk.com)  
[sarasotaclerk.com](http://sarasotaclerk.com) [pascoclerk.com](http://pascoclerk.com)  
[charlotteclerk.com](http://charlotteclerk.com) [pinellasclerk.org](http://pinellasclerk.org)  
[leeclerk.org](http://leeclerk.org) [polkcountyclerk.net](http://polkcountyclerk.net)  
[collierclerk.com](http://collierclerk.com) [myorangeclerk.com](http://myorangeclerk.com)

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-001216  
SECTION # RF

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DEBRA ELAINE JACOBS A/K/A DEBRA E. JACOBS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF DEBRA ELAINE JACOBS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 10th day of March 2023, and entered in Case No. 22-CA-001216, 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 DEBRA ELAINE JACOBS A/K/A DEBRA E. JACOBS UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT UNKNOWN SPOUSE OF DEBRA ELAINE JACOBS 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 8th day of May 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 96, TOWN 'N COUNTRY PARK UNIT NO. 60, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE(S) 28, 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 13th day of March 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 22-00055 March 17, 24, 2023 23-00805H

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
Case #: 22-CA-004847  
DIVISION: J

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 Plaintiff, -vs.- Brenda P. Rojas a/k/a Brenda Rojas a/k/a Brenda Perkins Rojas a/k/a Brenda Kay Perkins; Unknown Spouse of Brenda P. Rojas a/k/a Brenda Rojas a/k/a Brenda Perkins Rojas a/k/a Brenda Kay Perkins; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Brenda P. Rojas a/k/a Brenda Perkins Rojas f/k/a Brenda K. Savinetti a/k/a Brenda Kay Perkins a/k/a Brenda Rojas, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defen-

dants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 4 OF MAPLEHILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 48, PAGE 65 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 2508 Ayers Hill Court, Lutz, FL 33559.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 04/10/2023 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."

WITNESS my hand and seal of this Court on the 9th day of March, 2023.

Cindy Stuart  
Circuit and County Courts  
(SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
2424 North Federal Highway  
Suite 360  
Boca Raton, FL 33431  
22-326413 FC01 ALW  
March 17, 24, 2023 23-00808H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION: B  
CASE NO.: 19-CA-010442

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-0A10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A10, Plaintiff, vs. SIXTO BETANCES, JR.; F.Y.M., INC., D/B/A FYM, INC.; ESTELVINA DURAN A/K/A ESTELVINA DURAN BETANCES et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 28th day of February 2023, in Case No. 19-CA-010442, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-0A10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A10, is the Plaintiff and SIXTO BETANCES, JR.; F.Y.M., INC., D/B/A FYM, INC.; ESTELVINA DURAN A/K/A ESTELVINA DURAN BETANCES, 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 1st day of May 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 11, PANTHER

TRACE PHASE 1B/1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11120 NEWBRIDGE DR, RIVERVIEW, FL 33569

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 13th day of March 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 21-04799-F March 17, 24, 2023 23-00830H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 22-CA-002904

**FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACOB S. AMROEI ET AL., DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of March, 2023, and entered in Case No. 22-CA-002904, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA STEPHANIE (REFUSED LAST NAME); UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACOB S. AMROEI; TARA AMROEI; TARA AMROEI, AS NATURAL GUARDIAN OF LUKAS AMROEI, A MINOR; and BELMONT HOMEOWNERS ASSOCIATION, INC. 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 at 10:00 A.M. on the 1st day of May, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 44, IN BLOCK 6, OF BELMONT PHASE 1C-1 PARTIAL REPLAT, ACCORDING TO

THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 12, 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 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 15th day of March, 2023.

By: Carly Johansson Bar No. 649430 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 2200 W. Commercial Blvd, Suite 103 Ft. Lauderdale, FL 33309 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0279 March 17, 24, 2023 23-00831H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 23-CA-000629  
Division: C

**MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. BETTY J. LEWIS ET AL., DEFENDANTS.**  
TO: BETTY J. LEWIS  
Last Known Address: 3716 EAST CLIFTON STREET, TAMPA FL 33610  
Current Residence: UNKNOWN  
TO: UNKNOWN SPOUSE OF BETTY J. LEWIS  
Last Known Address: 3716 EAST

CLIFTON STREET, TAMPA FL 33610  
Current Residence: UNKNOWN  
TO: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY  
Last Known Address: 3716 EAST CLIFTON STREET, TAMPA FL 33610  
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 83, 84 AND THE EAST 25 FEET OF LOT 85 OF MORA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 29 ON PAGE 14, 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 4/14/2023, 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 3/13 day of 2023  
CINDY STUART  
As Clerk of the Circuit Court (SEAL) By: /s/ Isha Tirado-Baker, As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff  
2200 W. Commercial Blvd, Suite 103 Ft. Lauderdale, FL 33309  
22FL922-0049  
March 17, 24, 2023 23-00826H

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- We offer an online payment portal for easy credit card payment
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

SECOND INSERTION

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

Case No.: 22-CA-000757

Division: K

PARTY OF FIVE INVESTMENTS, LLC, a Florida Limited Liability Company, Plaintiff, v.

AUDIO VISIONS SOUTH, INC, a Florida Profit Corporation; SOKNOH PARTNERS, LLC, a Florida limited liability company; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants and all other parties occupying or in possession of any part of the subject property at the date of the filing of the Notice of Lis Pendens, Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, the Clerk of the Circuit Court will sell the properties situate in Hillsborough County, Florida, and are described as follows:

Lots 24, 26, 28 and the Southwesterly 1.0 foot of Lot 22, Block 1-A, Revised Map of Southland, according to Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Hillsborough County, Florida, record-

ed in Plat Book 9, Page 4, of the Public Records of Hillsborough County, Florida; said lands situate, lying and being in Hillsborough County, Florida; LESS the Southeasterly 10 feet thereof for Road Right-of-Way. The said Southwestterly 1.0 foot of said Lot 22 being more particularly described as follows: BEGINNING at the Northwest-erly corner of Lot 22, thence Northeastwardly along the Northerly boundary of Lot 22 at a distance of 1.0 feet thence Southwestwardly 1.0 foot from and parallel to the Westerly boundary of Lot 22, a distance of 120.0 feet to the North-erly Right-of-Way boundary of Henderson Boulevard, thence Southwestwardly along the said Northerly Right-of-Way, a distance of 1.0 foot to the aforesaid Westerly boundary of Lot 22, thence Northwestwardly along said Westerly boundary of Lot 22; Thence Northwestwardly along said Westerly boundary a distance of 120.00 to the Point of Beginning.

at public sale, to the highest and best bidder, for cash, that will be conducted electronically online at the following website <https://www.hillsborough.realforeclose.com> at 10:00 a.m. on May 12, 2023.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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

IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

You may contact the Administrative Office of the Court ADA Coordinator by letter, telephone or email. Administrative Office of the Court, Attention ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602. Phone: 813 272 7404. Hearing Impaired: 800 955 8771. Voice Impaired: 800 955 8770. Email ADA@fjud13.org.

DATED this 8th day of March, 2023. THE LIBEN LAW FIRM  
By: /s/ Liben Amedie LIBEN M. AMEDIE, ESQ.  
Fla. Bar No. 0027415  
777 S. Harbour Island Blvd., Suite 940 Tampa, Florida 33602  
Telephone: 813-344-3422  
Facsimile: 813-354-2731  
E-mail: Liben@libenlaw.com  
Counsel for Plaintiff  
March 17, 24, 2023 23-00765H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: E CASE NO.: 19-CA-010862 SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N, Plaintiff, vs. MICHAEL PARKER A/K/A MICHAEL A. PARKER; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; TRUST MANAGING SERVICES, LLC AS TRUSTEE AND NOT PERSONALLY, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED 08/24/2017 AND KNOWN AS PARKER FAMILY TRUST #12011; EDNA PARKER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion Reset Foreclosure Sale dated the 7th day of March 2023, and entered in Case No. 19-CA-010862, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N is the Plaintiff and MICHAEL PARKER A/K/A MICHAEL A. PARKER SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.

TRUST MANAGING SERVICES, LLC AS TRUSTEE AND NOT PERSONALLY, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED 08/24/2017 AND KNOWN AS PARKER FAMILY TRUST #12011 EDNA PARKER; 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](http://www.hillsborough.realforeclose.com), the Clerk's website for on-line auctions at 10:00 AM on the 11th day of April 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 1, OF SUMMERFIELD VILLAGE 1, TRACT 21, UNIT 2, PHASES 3A/3B, ACCORDING OT THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 103, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

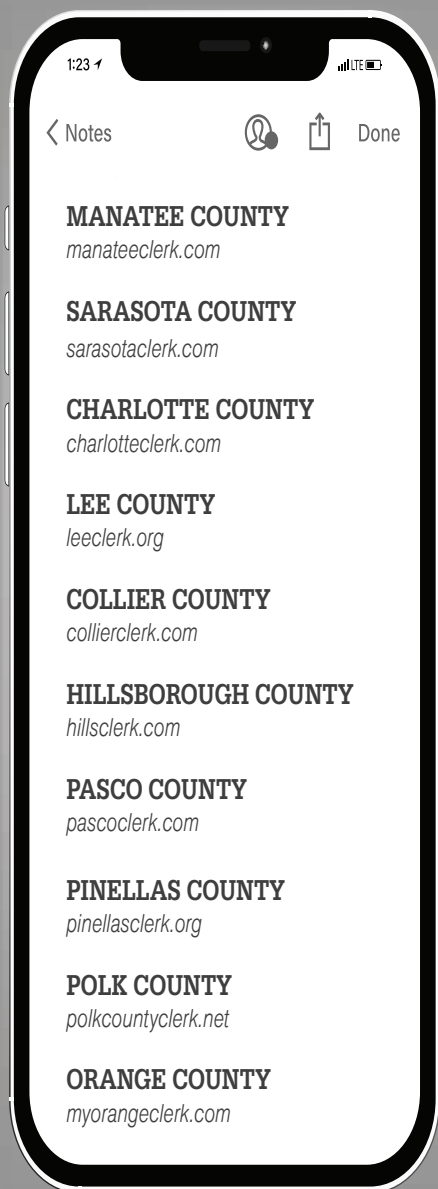
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY 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 13th day of March 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](mailto:eservice@decubaslewis.com) 19-03405 March 17, 24, 2023 23-00807H

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