

## HILLSBOROUGH COUNTY LEGAL NOTICES

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SHERI AMOR COUTURE : Located at 6421 N Florida Ave PMB D-609 : Hillsborough County in the City of Tampa : Florida, 33604-6007 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this June day of 15, 2023  
JONES SHERIDA V  
June 23, 2023 23-01854H

### 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 INSPHIRE : Located at PO Box 11453 : Hillsborough County in the City of Tampa : Florida, 33680-1453 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this June day of 15, 2023  
ABE BROWN MINISTRIES INC.  
June 23, 2023 23-01855H

### 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 FAITH STUCCO AND DRYWALL LLC : Located at 6220 Powell Rd : Hillsborough County in the City of Gibsonton : Florida, 33534-5800 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Gibsonton Florida, this June day of 15, 2023  
FAITH STUCCO AND DRYWALL LLC  
June 23, 2023 23-01856H

### FICTITIOUS NAME NOTICE

Notice is hereby given that THE GOLDEN STACK, LLC, OWNER, desiring to engage in business under the fictitious name of RECIFE BOX FAMILY DINER located at 147 E BLOOMINGDALE AVE, BRANDON, FLORIDA 33511 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.  
June 23, 2023 23-01865H

### FICTITIOUS NAME NOTICE

Notice is hereby given that BLUE BLOOM, LLC, OWNER, desiring to engage in business under the fictitious name of LAKE BLUETAIL located at 180 FOUNTAIN PARKWAY N, SUITE 100, ST PETERSBURG, FLORIDA 33716 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.  
June 23, 2023 23-01866H

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

NOTICE IS HEREBY GIVEN that Svetlana Wengerd / will engage in business under the fictitious name COLOR BAY ART, with a physical address 925 NE JUANITA PL CAPE CORAL, FL 33909, with a mailing address 925 NE JUANITA PL CAPE CORAL, FL 33909, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
June 23, 2023 23-01867H

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

NOTICE IS HEREBY GIVEN that Ardalon Arefanyazdi will engage in business under the fictitious name FD LANDSCAPING CO., with a physical address 8412 LOPEZ DRIVE TAMPA, FL 33615, with a mailing address 8412 LOPEZ DRIVE TAMPA, FL 33615, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
June 23, 2023 23-01890H

### 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 ANNIE MARIE DESIGNS located at 6628 GLENCOE DRIVE in the City of TEMPLE TERRACE, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of 06, 2023.  
ALEGABO LLC  
ANN ENCALADA  
June 23, 2023 23-01868H

### NOTICE OF PUBLIC SALE

BUCA-DAY STORAGE, 1415 3RD ST NE RUSKIN, FL 33572. PHONE 813-480-1916 WILL SALE OF PERSONAL PROPERTY PER F.S. 83.805. ON 07/17/23 AT 10:00 A.M. THE TENANT'S NAME IS CARL PARKS. UNIT # 3107. THE DESCRIPTION OF PERSONAL PROPERTY IS A 2004 DUTM TRAVEL TRAILER VIN#47CFDJU284P609705. THE TENANT'S NAME IS BRIAN HORNE. UNIT #2542. THE DESCRIPTION OF PERSONAL PROPERTY IS A 2013 SHOE TRAILER VIN#IMDAPAP10DA523801. THE TENANT'S NAME IS ERIC PETSCH. UNIT #2574. THE DESCRIPTION OF PERSONAL PROPERTY IS A 2018 CARGO CRAFT OF TX TRAILER. VIN #4D6EB1014JA040617.  
June 23, 2023 23-01891H

### FICTITIOUS NAME NOTICE

Notice is hereby given that ONE SOURCE RV, LLC, desiring to engage in business under the fictitious name of MY RV CARE located at 2004 WOOD CT UNIT C PLANT CITY, FL 33563 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.  
June 23, 2023 23-01894H

### FICTITIOUS NAME NOTICE

Notice is hereby given that KENNETH NASH, OWNER, desiring to engage in business under the fictitious name of AIRPORT SEDAN SERVICE located at 2107 WILSON CIRCLE, LUTZ, FLORIDA 33548 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.  
June 23, 2023 23-01895H

### FICTITIOUS NAME NOTICE

Notice is hereby given that J COMPANIES LLC, OWNER, desiring to engage in business under the fictitious name of UPLIFTED PUBLISHING located at 15928 DOVER CLIFFE DRIVE, LUTZ, FLORIDA 33548 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.  
June 23, 2023 23-01896H

### FICTITIOUS NAME NOTICE

Notice is hereby given that CENTRAL ADMINISTRATIVE SERVICE CORPORATION OF FLORIDA, INC, OWNER, desiring to engage in business under the fictitious name of MOTOASSURE OF FLORIDA located at 4830 WEST KENNEDY BOULEVARD, SUITE 600, TAMPA, FLORIDA 33609 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.  
June 23, 2023 23-01897H

### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 07/06/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1N6ADOER2HN753606 2017 NISS  
58ABZ1B18KU030924 2019 LEXS  
JTLKE50E481052308 2008 SCIO  
June 23, 2023 23-01899H

### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Greater Tampa Bay Physician Specialists, LLC, 266 South Moon Avenue, Brandon, FL 33511, desiring to engage in business under the fictitious name of HCA Florida Brandon Internal Medicine, with its principal place of business in the State of Florida in the County of Hillsborough, will file an Application for Registration of Fictitious Name with the Florida Department of State.  
June 23, 2023 23-01898H

### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 07/10/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1HD1CGP14YK13710 2000 HD  
June 23, 2023 23-01900H

### NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM  
07/24/23 Southport Truck Group 7528 US HWY 301 N Tampa, FL 33637  
2018 FRHT  
3AKJGLDR0JUS4521 \$7,935.28  
2004 FRHT  
1FVACWDC54HN11976 \$5,119.75  
07/24/23 Broadway Chrome & Parts LLC 5625 East Broadway Ave Tampa, FL 33619  
2011 FRHT1FUJGLDVXBLBD9052 \$2,330.25  
08/14/23 Moramoto LLC 7807 N Dale Mabry HWY Tampa, FL 33614  
2020 CAN-AM RYKER 600 ACE  
3JB2FEF20LJ003192 \$4,708.19  
June 23, 2023 23-01909H

### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Park Creek Community Development District (the "District") will hold a public hearing and a meeting on July 13, 2023, at 6:00 p.m. at the Fairfield Inn & Suites Riverview, 10743 Big Bend Road, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.parkcreekcdd.org](http://www.parkcreekcdd.org), or may be obtained by contacting the District Manager's office via email at [jgreenwood@gmstnn.com](mailto:jgreenwood@gmstnn.com) or via phone at (813) 344-4844 extension 103.

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

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

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

Jason Greenwood  
District Manager  
June 23, 2023 23-01917H

### HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Hidden Creek Community Development District will hold a Budget Workshop on July 10, 2023, at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website ([www.hiddencreekcdd.org](http://www.hiddencreekcdd.org)) for the zoom information.

A copy of the agenda and budgets may be obtained from the District Manager, via email at [Heather@BreezeHome.com](mailto:Heather@BreezeHome.com), Ph: (813) 565-4663, during normal business hours or from the District's website at [www.hiddencreekcdd.org](http://www.hiddencreekcdd.org).

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley  
District Manager  
June 23, 2023 23-01911H

### FICTITIOUS NAME NOTICE

Notice is hereby given that SHANNON BENAVIDEZ, OWNER, desiring to engage in business under the fictitious name of NEOKIN located at 2024 7TH ST, WIMAUMA, FLORIDA 33598 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.  
June 23, 2023 23-01912H

### FICTITIOUS NAME NOTICE

Notice is hereby given that HEATHER A CHRISTIAN, OWNER, desiring to engage in business under the fictitious name of OHANA CRAFTS located at 10320 VIRGINIA PINE COURT, RIVERVIEW, FLORIDA 33578 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
June 23, 2023 23-01913H

### 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 Denali Auto Services located at 16743 Sunburst Lake St in the City of Wimauma, Hillsborough County, FL 33598 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of June, 2023.  
Jonathan Whiteman  
June 23, 2023 23-01914H

### 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 DAEDALUS WORKS located at 715 W Indiana Ave in the City of Tampa, Hillsborough County, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of June, 2023.  
DAEDALUS HOLDINGS LLC  
June 23, 2023 23-01915H

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

The Board of Supervisors (the "Board") of the Tampa Palms Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, July 12, 2023, at 6:00 p.m. at the Compton Park Community Center, 16101 Compton Drive, Tampa, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.tpoa.net](http://www.tpoa.net), or may be obtained by contacting the District Manager's office via email at [Patricia@berezehome.com](mailto:Patricia@berezehome.com) or via phone at (407) 221-9153.

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

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

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

Patricia Thibault  
District Manager  
June 23, 2023 23-01859H

### PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the regular meeting of the Board of Supervisors of the Panther Trace I Community Development District (the "District") has been moved from Tuesday, June 27, 2023, to Wednesday, June 28, 2023, at 7:30 p.m. at the Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida 33579. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 747.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 747. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Panther Trace I Community Development District  
Raymond J. Lotito, District Manager  
(321) 263-0132, Ext. 747

June 23, 2023 23-01878H

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Stonebrier Community Development District ("District") will hold a public hearing on July 13, 2023 at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 Ext. 285 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.stonebriercdd.org](http://www.stonebriercdd.org).

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

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

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

Tish Dobson  
District Manager  
June 23, 30, 2023 23-01879H

### ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY NOTICE OF AGENCY ACTION

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of an Authorization to fill wetlands pursuant to Chapter 84-446, Laws of Florida, as amended. The Authorization addresses approval for filling wetlands located along West Lake Drive between SR 674 and Bishop Road, and along SR 674 between Folios 078911-0100 & 078982-0020, Wimauma, on the public Right of Way. The agency action document/ permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, Florida 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV of Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), within 20 days of the date of this publication. Failure to file a notice of appeal within that time shall constitute a WAIVER of one's right to file an appeal.

June 23, 2023 23-01880H



**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the New Port-Tampa Bay Community Development District (the "District") will hold a public hearing and a meeting on July 20, 2023, at 10:00 a.m. at offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida 33606.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting [www.newporttampabaycd.com](http://www.newporttampabaycd.com), or may be obtained by contacting the District Manager's office via email at [gaarlandtj@pfm.com](mailto:gaarlandtj@pfm.com) or via phone at (407) 723-5900.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Planned Unit Type	Number of Planned Units	Total ERUs	Proposed Annual O&M Assessment per ERU (October 1, 2023 - September 30, 2024)
Multi-Family Units in Phase 1 Lot 3	271	271	\$47.91
TH Units in Phase 1 Lot 4	262	262	\$47.91
Multi-Family Units	1,217	1,217	\$47.91
Office	38	38	\$47.91
Retail	71	71	\$47.91
Hotel	57	57	\$47.91
Marina	57	57	\$47.91
	1,973	1,973	

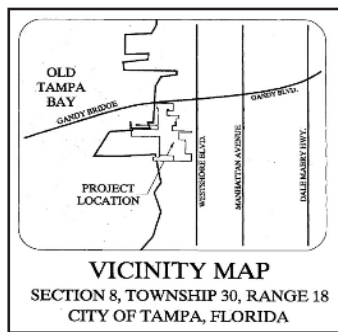
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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



Jane Gaarlandt  
District Manager  
June 23, 2023

23-01910H

**NOTICE OF PUBLIC SALE**

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 07/07/2023 at 9:00 A.M.

- 1G2NW12E51M583263
- 2001 PONTIAC GRAND AM
- 1N6BA06A78N300149
- 2008 NISSAN TITAN
- 3B7KF23D1VM514946
- 1997 DODGE RAM 2500
- JN1EV7AP2KM540847
- 2019 INFINITI Q50

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  
June 23, 2023 23-01908H

**SAVE TIME**

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

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

FLORIDA'S NEWSPAPER FOR THE CITIES

**Business Observer**

**FIRST INSERTION**

**PUBLICATION NOTICE TO CREDITORS DECEDENT'S TRUST ESTATE**  
State of Florida,  
County of Hillsborough  
**Estate of Phyllis L. Brooks**  
**The Rolan E. Brooks and Phyllis L. Brooks Revocable Trust Agreement**  
SS# XXX-XX-9533

TO ALL CREDITORS:  
NOTICE TO CREDITORS  
Your interest in the estate may be barred or affected by the following:  
The decedent, Phyllis L. Brooks, whose last known address was 1905 Canterbury Lane, Unit 8, Sun City Center, Florida 33573, died on February 23, 2023.

There is no probate estate.  
The decedent was the Settlor of The Rolan E. Brooks and Phyllis L. Brooks Revocable Trust Agreement dated July 16, 2002 ("Trust").

Creditors of the decedent are notified that all claims against the Trust will be forever barred unless presented to the current acting trustee (whose name and address appears below) of the Trust within four (4) months of the date of publication of this notice.

The current acting Trustee is Rolan E. Brooks, whose address is 1905 Canterbury Lane, Unit 8, Sun City Center, Florida 33573.

This notice is published pursuant to MCL 700.7504.

There is no personal representative of the settlor's estate to whom letters of administration have been issued.

Notice is further given that the Trust will be thereafter assigned and distributed to the persons entitled to it.

Dated: June 16, 2023  
Attorney for Trustee:  
Jonathan M. Goldberg P49875  
Bloom, Bloom & Associates, P.C.  
31275 Northwestern Highway,  
Suite 145  
Farmington Hills, MI 48334-2531  
Telephone 248-932-5200  
Fax 248-932-5201  
e-mail - jonathan@bloomlawfirm.com  
June 23, 2023 23-01875H

**CHECK OUT YOUR LEGAL NOTICES**

floridapublicnotices.com

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PLATINUM PLUS AUTO GLASS & CALIBRATIONS located at 2234 Luthia Center Lane, Suite 17, in the County of Hillsborough, in the City of Valrico, Florida 33596, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 19th day of June 2023.  
By: Platinum Plus Auto Glass, LLC, Owner  
June 23, 2023 23-01916H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SATISFACTORY PAINTING, located at 15501 Bruce B Downs Blvd Ste 1211, in the City of Tampa, County of Hillsborough, State of FL, 33647, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of June, 2023.  
Mercedes Junior  
15501 Bruce B Downs Blvd Ste 1211  
Tampa, FL 33647  
June 23, 2023 23-01924H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pinnacle AV, located at 11005 rosso della st, in the City of riverview, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of June, 2023.  
PINNACLE INSTALLATIONS AND SERVICES INC.  
11005 rosso della st  
riverview, FL 33578  
June 23, 2023 23-01923H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 23-CP-001942**  
Division B  
**IN RE: ESTATE OF BARBARA JEAN NINGARD a/k/a BARBARA J. NINGARD, Deceased.**

The administration of the estate of BARBARA JEAN NINGARD a/k/a BARBARA J. NINGARD, deceased, whose date of death was October 31, 2022; File Number 23-CP-001942, 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 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 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 June 23, 2023.

**LAURA GRECO**  
1807 Oakwald Drive  
Brandon, FL 33511  
**MARK M. NINGARD**  
4505 Highland Creek Drive  
Plant City, FL 33567  
**Personal Representatives**  
James P. Hines, Jr.  
Attorney for Personal Representatives  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: [jhinesjr@hnh-law.com](mailto:jhinesjr@hnh-law.com)  
Secondary Email: [mgreco@hnh-law.com](mailto:mgreco@hnh-law.com)  
June 23, 30, 2023 23-01846H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 23-CP-000701**  
Division A  
**IN RE: ESTATE OF BETTE LORRAINE HOMBS Deceased.**

The administration of the estate of Bette Lorraine Hombs, deceased, whose date of death was December 17, 2022, 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 June 23, 2023.

**Personal Representative:**  
**James Arneson**  
107 Quail Run  
Woodstock, Georgia 30189  
Attorney for Personal Representative:  
Judy Karniewicz, Attorney  
Florida Bar Number: 694185  
THE KARNIEWICZ LAW GROUP  
1211 W. Fletcher Ave  
Tampa, Florida 33612  
Telephone: (813) 962-0747  
Fax: (813) 962-0741  
E-Mail: [judy@tklg.net](mailto:judy@tklg.net)  
Secondary E-Mail: [Calli@TKlg.net](mailto:Calli@TKlg.net)  
June 23, 30, 2023 23-01861H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 23-CP-001657**  
Division Probate  
**IN RE: ESTATE OF CHASE ALEXANDER HEBELER, Deceased.**

The administration of the estate of Chase Alexander Hebler, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Circuit Court for Hillsborough County, FL, Probate Division, 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 23, 2023.

**Personal Representative:**  
**Patricia Larrimore**  
704 Southwinds Dr.  
Bryn Mawr, PA 19010  
Attorney for Personal Representative:  
M. Donald Reddish  
E-Mail Addresses:  
[donald@reddishlawfirm.com](mailto:donald@reddishlawfirm.com)  
[becky@reddishlawfirm.com](mailto:becky@reddishlawfirm.com)  
Florida Bar No. 0165565  
Reddish Law Firm  
28050 U.S. Hwy. 19 North., Suite 208  
Clearwater, FL 33761  
Telephone: 727-723-0004  
June 23, 30, 2023 23-01847H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 23-CP-823**  
Division W, East Circuit  
**IN RE: ESTATE OF DONALD IRVING JEERINGS Deceased.**

The administration of the estate of Donald Irving Jeerings, deceased, whose date of death was February 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 23, 2023.

**Personal Representative:**  
**Lucinda M. Freer**  
2165 Mingus Lane  
York, South Carolina 29745  
Attorney for Personal Representative:  
John A. Williams, Esq.  
Florida Bar No. 0486728  
The Law Offices of  
John A. Williams, PLLC  
7408 Van Dyke Road  
Odessa, Florida 33556  
(813) 402-0442 - Office  
(813) 210-8514 - Fax  
E-Mail: [jaw@johnawilliamslaw.com](mailto:jaw@johnawilliamslaw.com)  
Secondary E-Mail:  
[jbc@johnawilliamslaw.com](mailto:jbc@johnawilliamslaw.com)  
Secondary E-Mail:  
[service@johnawilliamslaw.com](mailto:service@johnawilliamslaw.com)  
June 23, 30, 2023 23-01860H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 23-CP-001810**  
**IN RE: ESTATE OF MARY R. MURRIN Deceased.**

The administration of the estate of Mary R. Murrin, deceased, whose date of death was April 3, 2023, 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 June 23, 2023.

**Personal Representative:**  
**Elizabeth L. Bennett**  
433 Gallegos Street  
Punta Gorda, Florida 33983  
Attorney for Personal Representative:  
Heidi M. Brown, Attorney  
Florida Bar Number: 48692  
Osterhout & McKinney, P.A.  
3783 Seago Lane  
Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: [heidib@omplaw.com](mailto:heidib@omplaw.com)  
Secondary E-Mail:  
[hillaryh@omplaw.com](mailto:hillaryh@omplaw.com)  
June 23, 30, 2023 23-01848H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 23-CP-823**  
Division Probate  
**IN RE: ESTATE OF MORTON COLE Deceased.**

The administration of the estate of Morton Cole, 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 401 N. Jefferson St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 23, 2023.

**Personal Representative:**  
**/s/ David Cole**  
**David Cole**  
7884 Mikasa Drive  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
**/s/ Charlotte C. Stone**  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail:  
[charlotte@stonelawgroupfl.com](mailto:charlotte@stonelawgroupfl.com)  
Secondary E-Mail:  
[tami@stonelawgroupfl.com](mailto:tami@stonelawgroupfl.com)  
June 23, 30, 2023 23-01862H



**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001378  
Division B  
IN RE: ESTATE OF  
ZORAIDA M. PEREZ  
Deceased.

The administration of the estate of Zoraida M. Perez, deceased, whose date of death was January 1, 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 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 June 23, 2023.

**Personal Representative:**  
**Sonia Atwood**  
4514 W Idlewild Ave  
Tampa, Florida 33614  
Attorney for Personal Representative:  
Kimberly K. Muentner, Attorney  
Florida Bar Number: 0078340  
Mortellaro Law  
4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
Fax: (813) 367-1501  
E-Mail: kmuentner@mortellarolaw.com  
Secondary E-Mail:  
kkmuentner@gmail.com  
June 23, 30, 2023 23-01893H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001939  
Division B  
IN RE: ESTATE OF  
EARL JOHN PFEIFFER  
a/k/a EARL J. PFEIFFER  
a/k/a EARL ERIC PFEIFFER  
a/k/a ERIC PFEIFFER,  
Deceased.

The administration of the estate of EARL JOHN PFEIFFER a/k/a EARL J. PFEIFFER a/k/a EARL ERIC PFEIFFER a/k/a ERIC PFEIFFER, deceased, whose date of death was February 23, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 23, 2023.

**EARL ALLEN PFEIFFER**  
**Personal Representative**  
457 Shannon Road  
Cotopaxi, CO 81223

**ROBERT D. HINES**  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
June 23, 30, 2023 23-01863H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 23-CP-000864  
IN RE: THE ESTATE OF  
MICHAEL ALLEN STORM  
Deceased.

The administration of the Estate of MICHAEL ALLEN STORM, deceased whose date of death was October 31, 2022 is pending in the Circuit Court for HILLSBOROUGH County, Florida, probate division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 23, 2023 and June 30, 2023.

**Personal Representative:**  
**Shara Janelle Storm**—  
9220 Lodge Pole Lane,  
St. Louis, MO 63126  
Attorney for Personal Representative:  
Valentina Wheeler, Esq.  
Florida bar Number: 0120531  
Wheeler Law Firm, PLLC  
801 W. Bay Drive, Suite 428B  
Largo, FL 33770  
Tel: (727) 300-9667  
Fax: (727) 202-9944  
E-Mail:  
vwheeler@vwheelerlawfirm.com  
June 23, 30, 2023 23-01869H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001733  
Division A  
IN RE: ESTATE OF  
PAUL W. HOUSTON, JR.  
Deceased.

The administration of the estate of Paul W. Houston, Jr., deceased, whose date of death was March 15, 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 June 23, 2023.

**Personal Representative:**  
**Angela D. Houston**  
229 Courtyards Boulevard #205  
Sun City Center, Florida 33573  
Attorney for Personal Representative:  
V. Ross Spano, Esq., Attorney  
Florida Bar Number: 0147923  
ROSS SPANO LAW, P.A.  
10101 Bloomingdale Avenue, Suite 203  
Riverview, Florida 33578  
Telephone: (813) 244-7758  
E-Mail: ross@rossspanolaw.com  
Secondary E-Mail:  
vincent@rossspanolaw.com  
June 23, 30, 2023 23-01877H

**FIRST 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-001461  
IN RE: ESTATE OF  
HOWARD J. GIBBONS  
(a/k/a HOWARD JOHN GIBBONS),  
Deceased.

The administration of the Estate of HOWARD J. GIBBONS (a/k/a HOWARD JOHN GIBBONS), deceased, whose date of death was on or about February 7, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 6/23/2023.

**SUSAN MARGARET HAWES,**  
**Ancillary Personal Representative**  
c/o Berlin Patten Ebling, PLLC  
525-1st Avenue North  
St. Petersburg, Florida 33701  
DAVID REIDER, ESQ.  
Florida Bar No. 95719  
Berlin Patten Ebling, PLLC  
525-1st Avenue North  
St. Petersburg, Florida 33701  
Telephone: (727) 822-2505  
Fax: (941) 954-9992  
Primary Email:  
dreider@berlinpatten.com  
Secondary Email:  
tkelley@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com  
Attorneys for Susan Margaret Hawes,  
Ancillary Personal Representative  
June 23, 30, 2023 23-01892H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001774  
Division: Probate  
IN RE: ESTATE OF  
MESHALA DEARA LAFRANCES  
WILLIAMS (A/K/A MESHALA D.  
L. WILLIAMS A/K/A MESHALA  
D. WILLIAMS A/K/A MESHALA  
WILLIAMS)  
Deceased.

The administration of the estate of Meshala DeAra LaFrances Williams (a/k/a Meshala D. L. Williams a/k/a Meshala D. Williams a/k/a Meshala Williams), deceased, whose date of death was April 5, 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 June 23, 2023.

**Personal Representative:**  
**Erica Chesterfield**  
2046 Elk Spring Drive  
Brandon, Florida 33511  
Attorney for Personal Representative:  
/s/ Tanya Bell  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Sarah E. Voss, Esq.  
Florida Bar Number: 1025128  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
SVoss@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 23, 30, 2023 23-01849H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001416  
IN RE: ESTATE OF  
MARY KENNY FRANCIS,  
Deceased.

The administration of the estate of MARY KENNY FRANCIS, deceased, whose date of death was November 4, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 23, 2023.

**CHRISTOPHER H. NORMAN**  
**Personal Representative**  
315 South Hyde Park Avenue  
Tampa, FL 33606  
MORGAN A. ROBINSON  
Florida Bar No. 1038923  
Attorney for Personal Representative  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: mrobinson@hnh-law.com  
June 23, 30, 2023 23-01876H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001770  
Division U  
IN RE: ESTATE OF  
DENISE MARIE KRZESINSKI,  
aka DENISE KRZESINSKI  
Deceased.

The administration of the estate of DENISE MARIE KRZESINSKI, also known as DENISE KRZESINSKI, deceased, whose date of death was April 27, 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: June 23, 2023.

**THOMAS KRZESINSKI, JR.**  
**Personal Representative**  
5728 Shell Ridge Dr.  
Lithia, FL 33547  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 413550  
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: RHines@hnh-law.com  
Secondary Email:  
RHartt@hnh-law.com  
June 23, 30, 2023 23-01864H

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000629  
Division: B  
IN RE: ESTATE OF  
ALAN WALTER GRUNAU  
Deceased.

The administration of the estate of Alan Walter Grunau, deceased, whose date of death was April 2, 2017, 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 June 23, 2023.

**Personal Representative:**  
**Dorothy Nell Grunau**  
655 Brochardt Boulevard  
Knoxville, Tennessee 37934  
Attorney for Personal Representative:  
V. Ross Spano, Esq., Attorney  
Florida Bar Number: 0147923  
Ross Spano Law, P.A.  
10101 Bloomingdale Avenue Suite 203  
Riverview, Florida 33578  
Telephone: (813) 244-7758  
E-Mail: ross@rossspanolaw.com  
vincent@rossspanolaw.com  
June 23, 30, 2023 23-01881H

**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-001455  
DIVISION: A  
IN RE: ESTATE OF  
PETER JOSEPH DOBBINS,  
Deceased.

The administration of the Estate of Peter Joseph Dobbins, deceased, whose date of death was December 12, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA 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 June 23, 2023.

**Personal Representative:**  
**Elizabeth Buxton**  
c/o: Bennett Jacobs & Adams, P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Attorney for Personal Representative:  
Linda Muralt, Esquire  
Florida Bar No.: 0031129  
Bennett Jacobs & Adams, P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Telephone: (813) 272-1400  
Facsimile: (866) 844-4703  
E-mail: LMuralt@bja-law.com  
June 23, 30, 2023 23-01918H

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. 15-CA-003106  
**Fifth Third Bank, National  
Association  
Plaintiff, vs.  
MARK A ARTH, et al.,  
Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 15-CA-003106 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and MARK A ARTH; UNKNOWN BENEFICIARIES OF THE ARTH FAMILY TRUST U/T/A DATED OCTOBER 15, 2004; UNKNOWN SPOUSE OF MARK A ARTH; AQEELA SYED-ARTH, INDIVIDUALLY AND AS TRUSTEE; UNKNOWN SPOUSE OF AQEELA SYED-ARTH; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 5th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:  
THE EAST 25 FEET OF LOT 22, THE SOUTH 27.85 FEET OF LOT 23, AND ALL OF LOT 24 AND 25, BLOCK 2, OF THE SOUTHLAND ADDITION, ACCORDING TO THE MAP OR PLAT THERE OF, RECORDED IN PLAT BOOK 10,

PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.  
You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org  
Dated this 19th day of June, 2023.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 23-F00882  
June 23, 30, 2023 23-01889H

**PUBLISH YOUR LEGAL NOTICE**

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

**Business Observer**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

6/20/2023



FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE: 23-CC-063829 COUNTRYWAY HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. KIMBERLY SOUDERS; UNKNOWN SPOUSE OF KIMBERLY SOUDERS; AND UNKNOWN TENANT(S), Defendant.

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

Lot 9, Block 4, COUNTRYWAY PARCEL B TRACT 13 and 14 PHASE 3, according to the Plat thereof as recorded in Plat Book 71, Page 68, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 11310 Glenmont Drive, Tampa, FL 33635 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the 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.

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 on the 13th day of June, 2023  
CINDY STUART  
Circuit and County Courts  
(SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

MANKIN LAW GROUP  
Attorneys for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
June 23, 30, 2023 23-01853H

FIRST INSERTION

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

CASE NO. 23-CA-002143 WELLS FARGO BANK, N.A. Plaintiff, v. EDDY JOSEPH SIVERIO A/K/A EDDY J. SIVERIO, ET AL. Defendants.

TO: EDDY JOSEPH SIVERIO A/K/A EDDY J. SIVERIO, Current residence unknown, but whose last known address was: 7815 EGYPT LAKE DR, TAMPA, FL 33614-3339

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

LOT 14, BLOCK 7, GROVE PARK ESTATES, UNIT NO. 6, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 8 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 07/17/2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 15th day of June, 2023.  
Cindy Stuart  
Clerk of the Circuit Court  
(SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

eXL Legal, PLLC  
Plaintiff's attorney  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
1000008721  
June 23, 30, 2023 23-01925H

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. 17-CA-000556 CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., Plaintiff, vs. MICHELL LINETTE RODRIGUEZ VELAZQUEZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2019 in Civil Case No. 17-CA-000556 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is Plaintiff and MICHELL LINETTE RODRIGUEZ VELAZQUEZ, 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 July, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 6, BLOCK 2, HICKORY LAKE ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 32, 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. By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-06777FL  
June 23, 30, 2023 23-01850H

WITNESS my hand and seal of the Court on this 15th day of June, 2023.  
Cindy Stuart  
Clerk of the Circuit Court  
(SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
File No. 23-CP-000974  
IN RE: ESTATE OF CAROL BACON RESNICK  
Deceased.

The administration of the estate of Carol Bacon Resnick, deceased, whose date of death was November 13, 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 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 June 23, 2023.

**Personal Representative:**  
Paige E. Vacante  
1749 W. Manor Avenue  
Clearwater, Florida 33765  
Attorney for Personal Representative:  
Ashly Mae Guernaccini  
Attorney  
Florida Bar Number: 1022329  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
stephanie.r@atcauselaw.com  
June 23, 30, 2023 23-01919H

FIRST INSERTION

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

PROBATE DIVISION  
Ref # 23-CP-001777  
In re: Estate of WILLIS ISODORE JONES a/k/a WILLIS ISODORE JONES, SR., 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 HILLSBOROUGH County Clerk of Court, Probate Division, PO Box 3360, 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 March 27, 2023

The date of first publication of this notice is June 23, 2023.

**Personal Representative:**  
NEAL JONES  
2842 - 26th Ave N  
St Petersburg, FL 33713  
Attorney for Personal Representative:  
NICOLAS S. ROBINSON, ESQ.  
NICOLAS S. ROBINSON, P.A.  
6677 - 13th Ave N, Suite 3A  
St. Petersburg, FL 33710  
Email: nick@nickrobinsonlaw.com  
Ph: #272/490-8611;  
Fx: #855/448-9843  
Bar #: 88797  
June 23, 30, 2023 23-01920H

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

Case No.: 2023 DR 4146 SC  
Division: H  
IN RE: ADOPTION OF AIDEN JAMES BECKER,

Adoptee.

TO: Brian Burnell Becker  
YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Tinsley M. Rudd, Esq., whose address is 2127 Ringling Blvd., Suite 103., FL 34237, on or before July 24, 2023, and file the original with the clerk of this Court at R.L. Anderson Administration Center, 4000 S. Tamiami Trail, Sarasota, Florida 34292, 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 minor child is identified as follows:  
Name Aiden James Becker  
Date of Birth 03/27/2013  
Place of Birth Manatee County Florida  
Physical Description of Respondent:  
Age: 36  
Race: White  
Hair Color: Blonde  
Eye Color: Brown  
Approximate Height: 5'9"  
Approximate Weight: 160  
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 addresses on record at the clerk's office.  
Dated: June 9, 2023  
KAREN E RUSHING, CLERK  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Glen Kopinsky  
Deputy Clerk  
June 23, 30; July 7, 14, 2023 23-01874H

FIRST INSERTION

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

CASE NO.: 19-CA-000765 METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, v. TYLIS BRONSON A/K/A TYLVIS W. BRONSON, SR.; ELLA BRONSON; UNKNOWN TENANT IN POSSESSION OF SUBJECTION PROPERTY, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 20, 2023 entered in Civil Case No. 19-CA-000765 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff and TYLIS BRONSON A/K/A TYLVIS W. BRONSON, SR.; ELLA BRONSON are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 24, 2023 the following described property as set forth in said Final Judgment, to-wit:

LOT 9, BLOCK 8, CYPRESS ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 85 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4218 W Nassau Street, Tampa FL 33607  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: M23232-JMV  
June 23, 30, 2023 23-01921H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CA-012442 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. NATASHA MALPELLI, et al., Defendants.

TO: UNKNOWN SPOUSE OF JAMES W. DANIELS, JR. Current Residence Unknown  
UNKNOWN SPOUSE OF Q. PAUL DANIELS  
Current Residence Unknown  
UNKNOWN SPOUSE OF WILLIAM R. DANIELS  
Current Residence Unknown

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 2, OF LEXIE LANE SUBDIVISION (A PLATTED SUBDIVISION WITH NO IMPROVEMENTS) AS RECORDED IN PLAT BOOK 89, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 30 FOOT INGRESS AND EGRESS EASEMENT IN COMMON WITH OTHERS KNOWN AS LEXIE LANE PER PLAT.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 2, OF LEXIE LANE SUBDIVISION (A PLATTED SUBDIVISION WITH NO IMPROVEMENTS) AS RECORDED IN PLAT BOOK 89, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 30 FOOT INGRESS AND EGRESS EASEMENT IN COMMON WITH OTHERS KNOWN AS LEXIE LANE PER PLAT.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before July 21, 2023, a date at least thirty (30) days after the first publication of this

WITNESS my hand and the seal of this Court this 19 day of June, 2023.  
CINDY STUART  
As Clerk of the Court  
(SEAL) By Isha Tirado-Baker  
As Deputy Clerk

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
PO BOX 5026  
CORAL SPRINGS, FL 33310  
23-01194  
June 23, 30, 2023 23-01922H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 22-CA-006864  
DIVISION: J

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, vs. Richard Joseph Bazeley; Unknown Spouse of Richard Joseph Bazeley; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-006864 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Richard Joseph Bazeley are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on July 26, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 8, OF LOWRY AND DEVANE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 16, OF THE PUBLIC RE-

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
\*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLServices@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-327026 FCOI RFT  
June 23, 30, 2023 23-01885H

WITNESS my hand and the seal of this Court this 19 day of June, 2023.  
CINDY STUART  
As Clerk of the Court  
(SEAL) By Isha Tirado-Baker  
As Deputy Clerk

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
PO BOX 5026  
CORAL SPRINGS, FL 33310  
23-01194  
June 23, 30, 2023 23-01922H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CA-012442 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. NATASHA MALPELLI, et al., Defendants.

TO: UNKNOWN SPOUSE OF JAMES W. DANIELS, JR. Current Residence Unknown  
UNKNOWN SPOUSE OF Q. PAUL DANIELS  
Current Residence Unknown  
UNKNOWN SPOUSE OF WILLIAM R. DANIELS  
Current Residence Unknown

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 2, OF LEXIE LANE SUBDIVISION (A PLATTED SUBDIVISION WITH NO IMPROVEMENTS) AS RECORDED IN PLAT BOOK 89, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 30 FOOT INGRESS AND EGRESS EASEMENT IN COMMON WITH OTHERS KNOWN AS LEXIE LANE PER PLAT.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 2, OF LEXIE LANE SUBDIVISION (A PLATTED SUBDIVISION WITH NO IMPROVEMENTS) AS RECORDED IN PLAT BOOK 89, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 30 FOOT INGRESS AND EGRESS EASEMENT IN COMMON WITH OTHERS KNOWN AS LEXIE LANE PER PLAT.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before July 21, 2023, a date at least thirty (30) days after the first publication of this

WITNESS my hand and the seal of this Court this 19 day of June, 2023.  
CINDY STUART  
As Clerk of the Court  
(SEAL) By Isha Tirado-Baker  
As Deputy Clerk

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
PO BOX 5026  
CORAL SPRINGS, FL 33310  
23-01194  
June 23, 30, 2023 23-01922H

**PUBLISH YOUR LEGAL NOTICE**

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**



FIRST INSERTION

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

**CASE NO. 22-CA-008932 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-008932 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 20th day of July, 2023, the following described property:

THE EAST 63 FEET OF THE WEST 534.23 FEET OF THE NORTH 193.3 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 19 EAST, LESS THE NORTH 25 FEET FOR RIGHT OF WAY OF HANNA AVENUE,

ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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

DATED this 14th day of June, 2023. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 36615.0400 / JSchwartz June 23, 30, 2023 23-01852H

FIRST INSERTION

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

**CASE NO. 29-2023-CA-002181 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. CHRISTINE JOHNSON, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 25, 2023, and entered in 29-2023-CA-002181 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and CHRISTINE JOHNSON; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 27, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 3, BELLMONT HEIGHTS, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH NORTH 1/2 OF ABUTTING ALLEY. Property Address: 3109 EAST GIDDENS AVENUE, TAMPA, FL 33610

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

45.031.

IMPORTANT

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

Dated this 19 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-069062 - NaC June 23, 30, 2023 23-01887H

FIRST INSERTION

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

**CASE NO. 19-CA-006786 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ANTOINETTE CLARKE AND ASHBOURNE CLARKE SR, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 06, 2020, and entered in 19-CA-006786 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and ANTOINETTE CLARKE; ASHBOURNE CLARKE SR; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; HAWKS POINT 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 July 27, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 155, OF HAWKS POINT - PHASE 1B2 - 2ND PARTIAL REPLAT OF PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 257, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1210 OAK POND ST, RUSKIN, FL 33570

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

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 19 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-354598 - GrS June 23, 30, 2023 23-01886H

FIRST INSERTION

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

**CASE NO. 19-CA-005331 EAGLE HOME MORTGAGE, LLC, Plaintiff, vs. ROSHELLE A PHILLIPS, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 24, 2023, and entered in 19-CA-005331 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICE, LLC is the Plaintiff and WILLIE JAMES JACKSON, JR; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ROSHELLE A. PHILLIPS, DECEASED; JACOB ISHAMEL PHILLIPS; WILLIE JAMES JACKSON, JR.; TROY JACKSON; UNKNOWN SPOUSE OF TROY A. JACKSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR HILLSBOROUGH COUNTY, FLORIDA; WATERSET HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ASHLEY RISLEY 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 July 24, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, IN BLOCK 57, OF WATERSET PHASE 3A-1 & WATERSET BOULEVARD PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6333 SHORE VISTA PLACE, APOLLO BEACH,

FL 33572

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

IMPORTANT

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

Dated this 15 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-043234 - NaC June 23, 30, 2023 23-01870H

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-002688 PHH MORTGAGE CORPORATION, Plaintiff, vs. WALTER BEDWELL A/K/A WALTER L. BEDWELL IV A/K/A WALTER L. BEDWELL; UNKNOWN SPOUSE OF WALTER BEDWELL A/K/A WALTER L. BEDWELL; KELLY BEDWELL A/K/A KELLY M. BEDWELL; UNKNOWN SPOUSE OF KELLY BEDWELL A/K/A KELLY M. BEDWELL; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; LUMSDEN POINTE HOMEOWNERS ASSOCIATION, INC.; TD BANK USA, NATIONAL ASSOCIATION, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 15, 2023, and entered in Case No. 22-CA-002688 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH MORTGAGE CORPORATION, is Plaintiff and WALTER BEDWELL A/K/A WALTER L. BEDWELL; UNKNOWN SPOUSE OF WALTER BEDWELL A/K/A WALTER L. BEDWELL; KELLY BEDWELL A/K/A KELLY M. BEDWELL; UNKNOWN SPOUSE OF KELLY BEDWELL A/K/A KELLY M. BEDWELL; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; LUMSDEN POINTE HOMEOWNERS ASSOCIATION, INC.; TD BANK USA, NATIONAL ASSOCIATION, 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 1st day of August, 2023, the following described property as set forth in said Uniform Final Judgment, to wit:

LOT 5, BLOCK D, LUMSDEN POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 89, PAGE 11, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA. Property Address: 1814 Flower Branch Way, Valrico, Florida 33594

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. Twigg 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: 6/16/2023 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: 19-400607 June 23, 30, 2023 23-01873H

FIRST INSERTION

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

**CASE NO. 19-CA-002138 PHH MORTGAGE CORPORATION, Plaintiff, vs. BARBARA L. FIGIE A/K/A BARBARA FIGIE AND CHRISTOPHER J. FIGIE A/K/A CHRIS FIGIE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 12, 2022, and entered in 19-CA-002138 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and BARBARA L. FIGIE A/K/A BARBARA FIGIE; CHRISTOPHER J. FIGIE A/K/A CHRIS FIGIE; VALENCIA OF HILLSBOROUGH HOMEOWNERS' ASSOCIATION, INC. A/K/A VALENCIA OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNKNOWN TENANT 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 July 25, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 46, BLOCK 2, OAK GLEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 711 VALENCIA WOOD CT, SEFFNER, FL 33584

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

IMPORTANT

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

Dated this 16 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-062396 - EuE June 23, 30, 2023 23-01884H

FIRST INSERTION

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

**CIVIL DIVISION: CASE NO.: 23-CA-001309 SECTION # RF**

**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT JAMES GARY; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of June 2023, and entered in Case No. 23-CA-001309, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE

LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT JAMES GARY CITY OF TAMPA, FLORIDA DAWN ELIZABETH DICKENS RICHARD WILLIAM GARY BRANDON LEE GARY ROBERT JAMES GARY TANYA RENEE STREAN; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 21st day of July 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 9 AND 10, IN BLOCK K, OF HILLSBORO HEIGHTS SOUTH, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 20th day of June 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 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 23-00122 June 23, 30, 2023 23-01906H

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

**Case No.: 2023 DR 7069**

**Division: T IN RE THE MARRIAGE OF: ALISON GONZALEZ, Petitioner, and JULIO GONZALEZ GONZALEZ JR., Respondent.**

TO: JULIO GONZALEZ GONZALEZ JR YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on SAMUEL T. SORRELLE, ESQUIRE, of JODAT LAW GROUP, P.A., Petitioner's attorney, whose address is 521 Ninth Street West, Bradenton, Florida 34205, on or before 7/18/2023, and file the original with the clerk of this court at Hillsborough County Courthouse, 800 E. Twigg Street, Tampa, FL 33602 either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for

the relief demanded in the 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 or striking of pleadings.

DESCRIPTION OF PROPERTY AT ISSUE: 1. Real Property: Lot 33, Block 1, Hollomans Branch Estates, according to the Plat thereof, Recorded in Plat Book 66, Page 25 of the Public Records of Hillsborough County, Florida. Together with that certain 2004 Fleetwood/The Enter-tainer Manufactured home with Serial #FLFL470A30969-CY21 and FL-FL470B30969-CY21 DATED this 16 day of June, 2023. Cindy Stuart CLERK OF THE CIRCUIT COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk SAMUEL T. SORRELLE, ESQUIRE JODAT LAW GROUP, P.A. Petitioner's attorney 521 Ninth Street West Bradenton, Florida 34205 June 23, 30; July 7, 14, 2023 23-01901H



## FIRST 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-003150  
SECTION # RF  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.  
LORRAINE B. JACKSON; BAY AREA DKI A/K/A J.E.M.M. OF PINELLAS, INC.; WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC.; GERALD J. JACKSON A/K/A GERALD JACKSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order to Vacate the Foreclosure Sale Held on April 19, 2023 Stop the Issuance of the Certificate of Title and If Already Issued to Vacate the Certificate of Title dated the 9th day of June 2023, and entered in Case No. 19-CA-003150, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and LORRAINE B. JACKSON BAY AREA DKI A/K/A J.E.M.M. OF PINELLAS, INC WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC CO-COUNSEL GERALD J. JACKSON A/K/A GERALD JACKSON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 12th day of July 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, WEST MEADOWS PARCEL "6", PHASE 1 AND PARCEL "11A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 14th day of June 2023.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
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  
18-02720  
June 23, 30, 2023 23-01851H

## FIRST INSERTION

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

CASE NO. 22-CA-009920  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL3 TRUST, Plaintiff, vs.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KAREN A. LYNCH, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 05, 2023, and entered in 22-CA-009920 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL3 TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KAREN A. LYNCH, DECEASED; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF NRZ RECOVERY TRUST, ITS SUCCESSORS AND ASSIGNS; PLANTATION HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ELIZABETH HAYNES 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 July 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 67, GROVE POINT VILLAGE UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK 47, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4829 GROVE POINT DR, TAMPA, FL 33624  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## IMPORTANT

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

Dated this 16 day of June, 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  
22-032013 - MaM  
June 23, 30, 2023 23-01871H

## FIRST INSERTION

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

CASE NO.: 17-CA-003760 (F)  
U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10, Plaintiff, vs.  
EZEQUIEL RODRIGUEZ; EZEQUIEL RODRIGUEZ; DEKLYS BATISTA; STATE OF FLORIDA DEPARTMENT OF REVENUE; CITY OF TAMPA; 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 November 15, 2021 and an Order Rescheduling Foreclosure Sale dated June 15, 2023, entered in Civil Case No.: 17-CA-003760 (F) of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10, Plaintiff, and EZEQUIEL RODRIGUEZ; DEKLYS BATISTA; STATE OF FLORIDA DEPARTMENT OF REVENUE; CITY OF TAMPA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A ALEX DOMINGUEZ, are Defendants.

CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 16th day of August, 2023, the following described real property as set forth in said Judgment, to wit:  
LOT 16, MCDAVIDS EAST

SEMINOLE SUBDIVISION, REVISED MAP, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 8, 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@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

Dated: June 16, 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  
17-44853  
June 23, 30, 2023 23-01872H

## FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 23-CA-002531  
SECTION # RF

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS5, Plaintiff, vs.  
LINDA J. SEJOUR; HSBC FINANCE CORPORATION AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE CORPORATION III; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN SPOUSE OF LINDA J. SEJOUR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 24th day of May 2023, and entered in Case No. 23-CA-002531, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS5 is the Plaintiff and LINDA J. SEJOUR HSBC FINANCE CORPORATION AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE CORPORATION III MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY UNKNOWN SPOUSE OF LINDA J. SEJOUR; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 27th day of July 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 5, OF CORRECTED PLAT OF IDLE GROVE PARK, UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 37,

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 20th day of June 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  
23-00365  
June 23, 30, 2023 23-01904H

## FIRST INSERTION

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

CASE NO. 21-CA-007771  
DIVISION: A  
RF - 1

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D, Plaintiff, vs.  
RICHARD M. JENNINGS; , ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 18, 2023, and entered in Case No. 21-CA-007771, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D (hereafter "Plaintiff"), is Plaintiff and RICHARD M. JENNINGS; JUDY A. JENNINGS, are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 17TH day of JULY, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK C, MARC "I", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 68, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
TOGETHER WITH 1984 MOBILE HOME BEARING VIN NUMBERS FL-FL2AD493205260 AND FL-FL2BD493205260.

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 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 ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040;

Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fjud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fini resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
Email: TVanness@vanlawfl.com  
PHH16877-21/sap  
June 23, 30, 2023 23-01903H

## 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. 18-CA-006638  
JPMORGAN CHASE BANK, N.A., Plaintiff, vs.  
LINDA ANGLE CIRINCIONE A/K/A LINDA CIRINCIONE; UNKNOWN SPOUSE OF LINDA ANGLE CIRINCIONE A/K/A LINDA CIRINCIONE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 8, 2023 and entered in Case No. 18-CA-006638, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein JPMORGAN CHASE BANK, N.A. is Plaintiff and LINDA ANGLE CIRINCIONE A/K/A LINDA CIRINCIONE; UNKNOWN SPOUSE OF LINDA ANGLE CIRINCIONE A/K/A LINDA CIRINCIONE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on July 14, 2023, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND IN HILLSBOROUGH COUNTY, FLORIDA, TO-WIT: LOT 6, BLOCK 3, A REPLAT OF TRACTS 2 & 7 WITH PARTS OF TRACTS 1, 3, 6, 8, 11 AND 14, KEYSTONE PARK COLONY, IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 46, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THAT PART OF TRACTS 3 AND 4, IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 5, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 6, BLOCK 3, THENCE SOUTH 00 DEGREES 04' 25" WEST, 150.00 FEET; THENCE NORTH 89 DEGREES 26' 15" WEST, 300.00 FEET; THENCE NORTH 44 DEGREES 26' 15" WEST, 230.00 FEET, MORE OR LESS, TO THE WATERS EDGE OF LAKE HIAWATHA; THENCE NORTHEASTERLY 105.00 FEET, MORE OR LESS, ALONG SAID WATERS EDGE; THENCE SOUTH 44 DEGREES 26' 15" EAST, 120.00 FEET, MORE OR LESS; THENCE SOUTH 89 DEGREES 26' 15" EAST, 300.00 FEET ALONG A LINE 150.00 FEET, SOUTH AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTH 3/4 OF THE AFOREMENTIONED TRACT 3 OF KEYSTONE PARK COLONY, TO THE POINT OF BEGINNING.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 19th day of June 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.: 17-00049 JPC  
June 23, 30, 2023 23-01883H

## PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

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



FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
**Case No.: 22-CA-009629**  
**AVAIL I LLC,**  
**Plaintiff, vs.**  
**ALL UNKNOWN HEIRS,**  
**CREDITORS, DEVISEES,**  
**BENEFICIARIES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**TRUSTEES, AND ALL OTHER**  
**PARTIES CLAIMING AN**  
**INTEREST BY, THROUGH,**  
**UNDER, OR AGAINST DORIS**  
**A. MARKOWITZ, KATHI**  
**ANN RIVARD, LAWRENCE A.**  
**MARKOWITZ, EDWARD**  
**BRUCE MARKOWITZ, MARTHA**  
**MARKOWITZ, UNKNOWN**  
**SPOUSE OF MARTHA**  
**MARKOWITZ, JOHN JACOB**  
**MARKOWITZ, CHARLES B.**  
**MARKOWITZ,**  
**Defendants.**  
To: Edward Bruce Markowitz  
Matha Markowitz  
Unknown Spouse of Martha Markowitz  
John Jacob Markowitz  
Last Known Address: 707 Oak St. SW  
Ruskin, FL 33570  
Current Address: 707 Oak St. SW  
Ruskin, FL 33570  
**YOU ARE HEREBY NOTIFIED**  
that an action has been instituted to

foreclose a Mortgage covering the following real and personal property described as follows, to wit:  
Lot 3 and the Northerly 25 feet of Lot 4, Block 7, LILLIE ESTATES UNIT - A, according to the map or plat thereof as recorded in Plat Book 23, Page 44, Public Records of Hillsborough County, Florida.  
Property Address: 707 Oak St. SW, Ruskin, FL 33570.  
Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice 7/18/2023, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.  
You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.  
This Notice should be published once a week for two 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 seal of said Court at Hillsborough County, Florida, this 16 day of June, 2023.  
Cindy Stuart  
As Clerk of the Court  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk  
Respectfully Submitted,  
LAW FIRM OF  
GARY M. SINGER, P.A.  
12 SE 7th Street, Suite 820  
Fort Lauderdale, FL 33301  
Telephone: (954) 851-1448  
Facsimile: (954) 252-2189  
service@garysingerlaw.com  
singer@garysingerlaw.com  
By: /s/ Gary M. Singer  
Gary M. Singer, Esq.  
Florida Bar No.: 544906  
June 23, 30, 2023 23-01926H

FIRST INSERTION

**NOTICE OF SALE**  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA.  
CIVIL DIVISION  
**CASE NO. 19-CA-008537**  
**DIVISION: B**  
**RF -Section I**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCF 2 ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**JODINE**  
**WILKINSON-MANNING A/K/A**  
**JUDINE R. MANNING A/K/A**  
**JUDINE MANNING; CHARM-B.**  
**INC.; BLOOMINGDALE TRAILS**  
**HOMEOWNERS ASSOCIATION,**  
**INC.; UNKNOWN TENANT(S)**  
**IN POSSESSION UNKNOWN**  
**TENANT NO. 1; UNKNOWN**  
**TENANT NO. 2; and ALL**  
**UNKNOWN PARTIES CLAIMING**  
**INTERESTS BY, THROUGH,**  
**UNDER OR AGAINST A NAMED**  
**DEFENDANT TO THIS ACTION,**  
**OR HAVING OR CLAIMING TO**  
**HAVE ANY RIGHT, TITLE OR**  
**INTEREST IN THE PROPERTY**  
**HEREIN DESCRIBED,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 13, 2023, and entered in Case No. 19-CA-008537 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and JODINE WILKINSON-MANNING A/K/A JUDINE R. MANNING A/K/A JUDINE MANNING; CHARM-B. INC.; BLOOMINGDALE TRAILS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on August 28, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 13, BLOCK E, BLOOMINGDALE TRAILS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
Property Address: 1418 Trail Boss Lane, Brandon, FL 33511  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771. VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.  
DATED June 16, 2023.  
By: Kathleen Achille  
Florida Bar No.: 166200  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1446-179998 / CLW  
June 23, 30, 2023 23-01882H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 23-CA-000863**  
**SECTION # RF**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**KAREN RYAN; SUN CITY CENTER**  
**CIVIC ASSOCIATION, INC. F/K/A**  
**SUN CITY CIVIC ASSOCIATION,**  
**INC.; SUN CITY CENTER**  
**WEST MASTER ASSOCIATION,**  
**INC. F/K/A KINGS POINT**  
**WEST CONDOMINIUM, INC.;**  
**UNKNOWN SPOUSE OF KAREN**  
**RYAN; UNKNOWN TENANT IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 24th day of May 2023, and entered in Case No. 23-CA-000863, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and KAREN RYAN SUN CITY CENTER CIVIC ASSOCIATION, INC. F/K/A SUN CITY CIVIC ASSOCIATION, INC. SUN CITY CENTER WEST MASTER ASSOCIATION, INC. F/K/A KINGS POINT WEST CONDOMINIUM, INC. UNKNOWN SPOUSE OF KAREN RYAN; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 24th day of July 2023, the following described property as set forth in said Final Judgment, to wit:  
LOT 25, BLOCK C, SUN CITY CENTER UNIT 35, ACCORDING TO PLAT RECORDED IN

PLAT BOOK 45, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH (PARCEL A) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 25 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT ALONG A CURVE TO THE LEFT ON AN ARC OF 50.00 FEET, HAVING A RADIUS OF 362.30 FEET, SUBTENDED BY A CHORD OF 49.96 FEET, CHORD BEARING SOUTH 68°32'32"EAST TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY SOUTH 72°29'45"EAST, A DISTANCE OF 25.45 FEET; THENCE SOUTH 36°58'35"WEST, A DISTANCE OF 31.82 FEET; THENCE NORTH 72°29'45"WEST, A DISTANCE OF 14.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, ON AN ARC OF 55.50 FEET, HAVING A RADIUS OF 392.30 FEET, SUBTENDED BY A CHORD OF 55.45 FEET, CHORD BEARING NORTH 68°25'28"WEST; THENCE NORTH 28°00'00"EAST, A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING. (SAID PARCEL "A" BEING RESERVED FOR EMERGENCY ACCESS).  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.  
Dated this 24th day of June 2023.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
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  
23-00036  
June 23, 30, 2023 23-01905H

FIRST INSERTION

**NOTICE OF SECOND**  
**RESCHEDULED SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 22-CA-001038**  
**Division: B**  
**BLACKBRIDGE CAPITAL, LLC,**  
**a Florida limited liability company,**  
**Plaintiff, vs.**  
**DAVID C. ISPAS, an individual;**  
**and UNKNOWN TENANT,**  
**Defendants.**  
Notice is hereby given that pursuant to a Judgment Pursuant to Stipulation to Entry of Final Judgment of Foreclosure and Consent Judgment entered October 17, 2022, and the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 8, 2023, in the above entitled case, Clerk of the Circuit Court for Hillsborough County will sell the property identified below at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, beginning at 10:00 a.m. on July 10, 2023. The property that will be sold at auction pursuant to this notice is as follows:  
Parcel: Lot 1, Block 6, Anita Subdivision, as per plat thereof, recorded in Plat Book 30, Page 21, of the Public Records of Hillsborough County, Florida  
Folio ID: 130428-0000  
Property Address: 4401 S. Trask Street, Tampa, Florida 33611  
TOGETHER WITH:  
All of Mortgagee's present and future right, title, and interest in and to all of the following which are used now or in the future in connection with the ownership, management or operation of the real property described above and/or the improvements on such real property (the "Property"):  
(1) all buildings, structures and other improvements now or hereafter located on, above or below the surface of the Property, or any part or parcel thereof; and  
(2) all rights, title and interest of Mortgagee in and to the minerals, soil, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on the Property or under or above the same or any part or parcel thereof; and  
(3) all and singular the tenements, hereditaments, easements, riparian and littoral rights, and appurtenances thereunto belonging or in any way appertaining, whether now owned or hereafter acquired by Mortgagee, and including all

rights of ingress and egress to and from adjoining property (whether such rights now exist or subsequently arise) together with the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, homestead, dower, right of dower, elective share, separate estate, property, possession, claim and demand whatsoever of Mortgagee of, in and to the same and of, in and to every part and parcel thereof; and  
(4) all machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the real property and including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever (hereinafter collectively called "Equipment"), now hereafter located in, upon or under the real property or any part thereof and used or usable in connection with any present or future operation of the real property and now owned or hereafter acquired by Mortgagee, including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, ranges, furnaces, oil burners or units thereof; appliances; aircooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; attached cabinets; partitions; ducts and compressors; carpets; draperies; furniture and furnishings; together with all building materials and equipment now or hereafter delivered to the real property and intended to be installed therein, including but not limited to, lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wallboard cabinets, nails, sinks, toilets, furnaces, heaters, brick, tile, water heaters, screens, window frames, glass, doors, flooring, paint, lighting fixtures and unattached refrigerating, cooking, heating and ventilating appliances and equipment; together with all proceeds, additions and accessions thereto and replacements thereof; and

(5) all of the water, sanitary and storm sewer systems now or hereafter owned by Mortgagee which are now or hereafter located by, over, and upon the real property, or any part and parcel thereof, and which water system includes all water mains, service laterals, hydrants, and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances; and  
(6) all paving for streets, roads, walkways or entrance ways now or hereafter owned by Mortgagee and which are now or hereafter located on the real property or any part or parole thereof; and  
(7) any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of condemnation or eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of the mortgaged property, to the extent of all amounts which may be secured by this Mortgage at the date of receipt of any such award or payment by Mortgagee and of the reasonable attorney's fees (including paralegal's fees), costs and disbursement's incurred by Mortgagee in connection with the collection of such award or payment; and  
(8) all development rights of Mortgagee with regard to the Property.  
In accordance with the Americans With Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact court Administration at telephone number (813) 276-8100, not later than seven (7) days prior to the proceeding. If hearing impaired, (TDD) 1-800-955-8771, or Voice (V) 1-800-955-8770, via Florida Relay Service.  
DATED: June 8, 2023  
For the Court:  
/s/ Gregory P. Brown  
Gregory P. Brown  
Florida Bar No. 98760  
HILL, WARD & HENDERSON, P.A.  
101 East Kennedy Boulevard,  
Suite 3700  
Tampa, Florida 33602  
Telephone: (813) 221-3900  
Facsimile: (813) 221-2900  
E-Mail: gregory.brown@hwlaw.com  
E-Mail: sean.mullen@hwlaw.com  
E-Mail: ann-marie.hallett@hwlaw.com  
Email: chelsea.bonetti@hwlaw.com  
Attorneys for Plaintiff  
11910298v1  
June 23, 30, 2023 23-01907H

FIRST INSERTION

**NOTICE OF SALE**  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA.  
CIVIL DIVISION  
**CASE NO. 21-CA-008667**  
**DIVISION: B**  
**RF -Section I**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY, BUT**  
**SOLELY AS TRUSTEE OF THE**  
**TRUMAN 2021 SC9,**  
**Plaintiff, vs.**  
**KATHERINE ERISMAN FKA**  
**KATHERINE WOESTMAN;**  
**GREGORY ERISMAN; TRUIST**  
**BANK, SUCCESSOR BY MERGER**  
**TO SUNTRUST BANK; UNKNOWN**  
**PERSON(S) IN POSSESSION**  
**OF THE SUBJECT PROPERTY;**  
**UNKNOWN TENANT NO. 1;**  
**UNKNOWN TENANT NO. 2;**  
**and ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 27, 2023, and entered in Case No. 21-CA-008667 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 is Plaintiff

and KATHERINE ERISMAN FKA KATHERINE WOESTMAN; GREGORY ERISMAN; TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on September 18, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 29, BLOCK 3, GUERNSEY ESTATES ADDITION, ACCORDING TO MAP OR THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 61, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

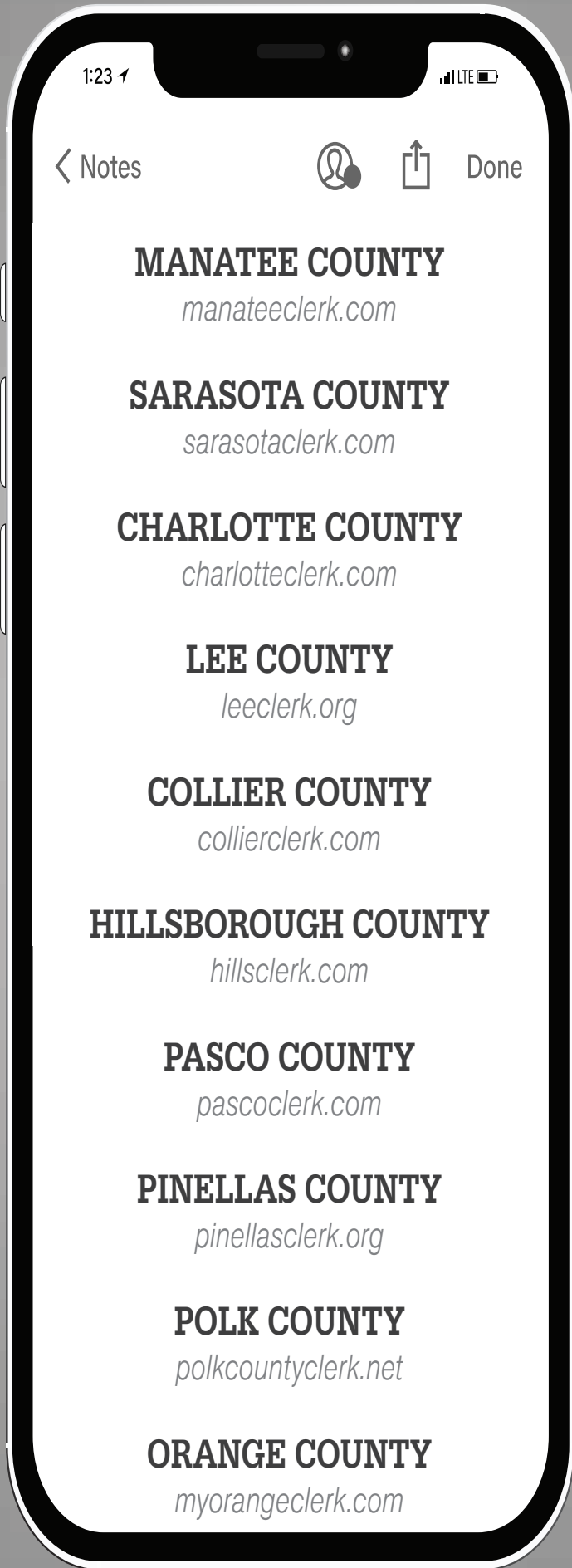
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.  
DATED 6/16/23.  
By: s/Jeffrey M. Seiden, Esq.  
Jeffrey M. Seiden  
Florida Bar No.: 57189  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1460-185478 / TM1  
June 23, 30, 2023 23-01888H

## OFFICIAL COURTHOUSE WEBSITES

<a href="http://manateeclerk.com">manateeclerk.com</a>	<a href="http://hillsclerk.com">hillsclerk.com</a>
<a href="http://sarasotaclerk.com">sarasotaclerk.com</a>	<a href="http://pascoclerk.com">pascoclerk.com</a>
<a href="http://charlotteclerk.com">charlotteclerk.com</a>	<a href="http://pinellasclerk.org">pinellasclerk.org</a>
<a href="http://leeclerk.org">leeclerk.org</a>	<a href="http://polkcountyclerk.net">polkcountyclerk.net</a>
<a href="http://collierclerk.com">collierclerk.com</a>	<a href="http://myorangeclerk.com">myorangeclerk.com</a>



# OFFICIAL COURTHOUSE WEBSITES



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

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 22-CP-2741  
IN RE: THE ESTATE OF ELIZABETH HARTLEY MEIER a/k/a Elizabeth Moore, Deceased.

The administration of the estate of ELIZABETH HARTLEY MEIER, whose date of death was December 22, 2009 in Tampa, Florida, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, and 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 16, 2023.

**Personal Representative:**  
**JOSE AUGUSTO ALFARO CARDONA** a/k/a Jose Alfaro  
2820 11th Ave SE,  
Ruskin, FL 33570

Attorney for Personal Representative  
Rolando J. Santiago, Esq.  
RJS Law Group  
306 N US Hwy 41  
Ruskin, FL 33570  
Tel: 813-641-0010  
Fax: 813-641-0022  
Fla. Bar No.: 557471  
June 16, 23, 2023 23-01795H

### 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-001932  
Division A  
IN RE: ESTATE OF THOMAS A. GRUITT, DECEASED.

The administration of the estate of THOMAS A. GRUITT, deceased, whose date of death was May 5, 2023, is pending in the Circuit Court for 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 June 16, 2023.

**Personal Representative:**  
**JOHN GRUITT, JR.**  
9140 Redberry Drive  
Mobile, AL 36695

Attorney for Personal Representative:  
Bruce Marger  
Attorney for Petitioner  
Florida Bar Number: 50380  
BATTAGLIA, ROSS,  
DICUS & McQUAID, PA  
5858 Central Avenue  
Saint Petersburg, FL 33707  
Telephone: (727) 381-2300  
Fax: (727) 343-4059  
E-Mail: [bmarg@brdwlw.com](mailto:bmarg@brdwlw.com)  
Secondary E-Mail:  
[probatecasemanager@brdwlw.com](mailto:probatecasemanager@brdwlw.com)  
June 16, 23, 2023 23-01831H

### SECOND 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-001799  
IN RE: The Estate of: MICHAEL TODD LUTZ Deceased.

The administration of the estate of MICHAEL TODD LUTZ, deceased, whose date of death was April 28, 2023, and whose social security number is XXX-XX-2316 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg 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 FOREVER BARRED.

The date of first publication of this notice is June 16, 2023.

**Petitioner:**  
**ALEXIS M. LUTZ**  
1424 Compton Street  
Brandon, Florida 33511

Attorney for Petitioner:  
By: /s/Thomas J. Gallo  
Thomas J. Gallo, Esq.  
THOMAS J. GALLO,  
ATTORNEY, P.A.  
FBN: 0723983  
2240 Lithia Center Lane  
Valrico, Florida 33596  
(813) 815-4529  
June 16, 23, 2023 23-01832H

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000473  
Division A  
IN RE: ESTATE OF DHARIEL JOSE CRUZ Deceased.

The administration of the estate of Dhariel Jose Cruz, deceased, whose date of death was February 22, 2022, 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 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: June 16, 2023.

Signed on this 6 day of June, 2023.

**Martina Urena**  
**Personal Representative**  
1045 Old Field Drive  
Brandon, FL 33511

Lesly Longa Vaillancourt  
Handling Attorney  
Florida Bar Number: 44518  
Longa Law Firm, P.A.  
1228 E 7th Avenue Suite 200  
Tampa, FL 33605  
Telephone: (813) 421-0190  
E-Mail: [Les@Longalaw.com](mailto:Les@Longalaw.com)  
Secondary E-Mail:  
[admin@longalaw.com](mailto:admin@longalaw.com)  
June 16, 23, 2023 23-01786H

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-001388-0000-XX  
IN RE: THE ESTATE OF DORACE RANDELL SISTRUNK, Also Known As RANDALL SISTRUNK Deceased.

The administration of the estate of Dorace Randell Sistrunk, also known as Randall Sistrunk, deceased, whose date of death was December 13, 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 June 16, 2023.

**Personal Representative:**  
**Mark Randall Sistrunk**  
5950 Colony Place Drive  
Lakeland, Florida 33813

Attorney for Personal Representative:  
Andrew M. Reed  
Attorney for Petitioner  
Florida Bar Number: 10756  
Reed Mawhinney & Link  
53 Lake Morton Drive, Suite 100  
Lakeland, FL 33801  
Telephone: (863) 687-1771  
Fax: (863) 687-1775  
E-Mail: [andy@polklawyer.com](mailto:andy@polklawyer.com)  
Secondary E-Mail:  
[katie@polklawyer.com](mailto:katie@polklawyer.com)  
June 16, 23, 2023 23-01829H

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or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)





SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 23-CP-001286**  
 IN RE: ESTATE OF  
**PAMELA ALANE CLEMENTS, A/K/A PAMELA A. CLEMENTS, A/K/A PAMELA CLEMENTS**  
 Deceased.

The administration of the estate of Pamela Alane Clements, A/K/A Pamela A. Clements, A/K/A Pamela Clements, deceased, whose date of death was December 1, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The 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 June 16, 2023.

**Personal Representative:**  
**Richard Clements**  
 1486 78th Ave. N  
 St. Petersburg, Florida 33702

Attorney for Personal Representative:  
 Robert W. Bible, Jr., Attorney  
 Florida Bar Number: 561398  
 Independent of Counsel  
 Law Offices of  
 Joseph F. Pippen, Jr. & Assoc., PL  
 1920 E Bay Dr.  
 Largo, Florida 33771  
 Telephone: (727) 586-3306  
 Fax: (727) 585-4209  
 E-Mail: Robert@attypip.com  
 Secondary E-Mail: Suzie@attypip.com  
 June 16, 23, 2023 23-01802H

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 23-CP-001864**  
**DIV. B**  
 IN RE: ESTATE OF  
**ARTHUR NEAL DUTROW,**  
 Deceased.

The administration of the Estate of Arthur Neal Dutrow, deceased, whose date of death was February 28, 2010, File Number 292023CP001864, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

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

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

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

The date of first publication of this notice is the 16 day of June, 2023.

**JUDITH A. SELTRECHT**  
 Personal Representative

Gerald L. Hemness, Jr., Esq.  
 Counsel for Personal Representative  
 Florida Bar # 67695  
 100 Ashley Dr. South, Ste. 664  
 Tampa, FL 33602-5300  
 (813) 324-8320  
 gerald@hemness.com  
 June 16, 23, 2023 23-01785H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case No.: 22-CP-003898**  
 IN RE: PAUL ANTHONY PADILLA  
 Deceased.

The administration of the estate of Paul Anthony Padilla, deceased, whose date of death was September 3, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is June 16, 2023.

**Denise Monaco**  
 21 Carolyn Ct.  
 Bohemia, NY 11716

Julan Mustafa  
 Attorney for Personal Representative  
 Florida Bar Number 13147  
 PO Box 1487, Elfers, FL 34680  
 727-725-7600  
 June 16, 23, 2023 23-01803H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 23-CP-001822**  
**Division A**  
 IN RE: ESTATE OF  
**WILLIAM EDWARD BETZNER**  
 a/k/a WILLIAM E. BETZNER,  
 Deceased.

The administration of the estate of William Edward Betzner a/k/a William E. Betzner, deceased, whose date of death was August 12, 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 June 16, 2023.

**THOMAS W. BETZNER**  
 Personal Representative

321 Grayston Pl  
 Sun City Center, FL 33573  
**AUDREY ANN BRUNETTI**  
 Personal Representative  
 4170 Ventana Blvd.  
 Rockledge, FL 32955

James P. Hines, Jr.  
 Attorney for Personal Representatives  
 Florida Bar No. 061492  
 Hines Norman Hines, P.L.  
 315 S. Hyde Park Ave  
 Tampa, FL 33606  
 Telephone: (813) 251-8659  
 Email: jhinesjr@hnh-law.com  
 Secondary Email:  
 mgreco@hnh-law.com  
 June 16, 23, 2023 23-01794H

SECOND 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-1280**  
 IN RE: ESTATE OF  
**CRISTINA SIMIONESCU,**  
 Deceased.

The administration of the estate of Cristina Simionescu, deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 Friday, June 16, 2023.

**Personal Representative:**  
**Barbara J. Hunting, Esquire**

**Barbara J. Hunting, P.A.**  
 2706 Alt. 19 North, Suite 310  
 Palm Harbor, FL 34883-2643  
 Telephone: 727-772-5804

Attorney for Personal Representative:  
 Barbara J. Hunting, Esquire  
 Barbara J. Hunting, P.A.  
 2706 Alt. 19 North, Suite 310  
 Palm Harbor, FL 34683-2643  
 Telephone: 727-772-5804  
 FBN: 0971014  
 E-Mail: info@barbarahuntinglaw.com  
 June 16, 23, 2023 23-01812H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case No.: 23-CP-001658**  
 IN RE: ESTATE OF  
**JAMES C. ROGERS JR.**  
 Deceased.

The administration of the Estate of James C. Rogers Jr., deceased, who died on April 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable DENISE ALMEIDA POMPONIO, 800 E. twigg Street, Room 426, Tampa, Florida 33602. The names and addresses of the petitioner and the petitioner'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 June 16, 2023.

**Personal Representative**  
**Christopher Rogers**

12543 Blazing Star Drive  
 Tampa, Florida 33626

Attorney for the Personal Representative  
 Aaron J. Bedy, Esq.  
 Bedy Law, PLLC  
 13043 West Linebaugh Avenue  
 Tampa, Florida 33626  
 727-308-0529  
 Florida Bar No.: 99293  
 aaron@bedylaw.com  
 June 16, 23, 2023 23-01827H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY  
 PROBATE DIVISION  
**FILE NO.: 2023-CP-000549**  
**DIVISION: A**  
 IN RE: ESTATE OF  
**JOHN BARO DELALOIRE,**  
 Deceased

The administration of the estate of JOHN BARO DELALOIRE, deceased, whose date of death was October 16, 2019 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-000549; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

ALL CLAIMS NOT SO 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 June 16, 2023.

**Petitioner**  
**PRISCILLA G. DELALOIRE**

8813 Sheldon Chase Dr.  
 Tampa, FL 33635

Attorney for Petitioner  
 D. Michael Lins, Esquire  
 Florida Bar No. 435899  
 LINS LAW GROUP, P.A.  
 14497 N. Dale Mabry Hwy.,  
 Suite 160-N  
 Tampa, FL 33618  
 Ph. (813) 386-5768  
 Fax (813) 968-9426  
 Primary E-mail:  
 mike@linslawgroup.com  
 Secondary E-Mail:  
 kris@linslawgroup.com  
 June 16, 23, 2023 23-01793H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY  
 PROBATE DIVISION  
**FILE NO.: 2023-CP-000970**  
**DIVISION: B**  
 IN RE: ESTATE OF  
**PATRICIA J. GROHOLSKI,**  
 Deceased

The administration of the estate of PATRICIA J. GROHOLSKI, deceased, whose date of death was February 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-000970; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

ALL CLAIMS NOT SO 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 June 16, 2023.

**Petitioner**  
**LORI RITENOUR**

15005 Deer Meadow Dr.  
 Lutz, FL 33559

Attorney for Petitioner  
 D. Michael Lins, Esquire  
 Florida Bar No. 435899  
 LINS LAW GROUP, P.A.  
 14497 N. Dale Mabry Hwy.,  
 Suite 160-N  
 Tampa, FL 33618  
 Ph. (813) 386-5768  
 Fax (813) 968-9426  
 Primary E-mail:  
 mike@linslawgroup.com  
 Secondary E-Mail:  
 kris@linslawgroup.com  
 June 16, 23, 2023 23-01784H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-001794**  
**Division B**  
 IN RE: ESTATE OF  
**JO ANN BAKER A/K/A**  
**JOANN BAKER**  
 Deceased.

The administration of the estate of Jo Ann Baker a/k/a Joann Baker, deceased, whose date of death was March 31, 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 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 June 16, 2023.

**Personal Representative:**  
**Lola Menendez**

2812 Falling Leaves Drive  
 Valrico, Florida 33596

Attorney for Personal Representative:  
 /s/ Debra L. Dandar  
 DEBRA L. DANDAR, Attorney  
 Florida Bar Number: 118310  
 TAMPA BAY ELDER LAW CENTER  
 3611 West Azelee Street  
 Tampa, Florida 33609  
 Telephone: (813) 282-3390  
 Fax: (813) 902-3829  
 Debra@TBELC.com  
 Amy.Morris@TBELC.com  
 June 16, 23, 2023 23-01790H

SECOND INSERTION

NOTICE TO CREDITORS (Intestate)  
 IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case No: 23-CP-001722**  
 IN RE: ESTATE OF  
**DEMITRIUS M. JENKINS,**  
 Decedent.

The administration of the Estate of Demitrius M. Jenkins, Deceased, whose date of death was November 2, 2022; Case Number 23-CP-001722, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110. The name and address of the Personal Representative are Amaya Jenkins, 1729 Mandeville Street, New Orleans, LA 70125. and

the name and address 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

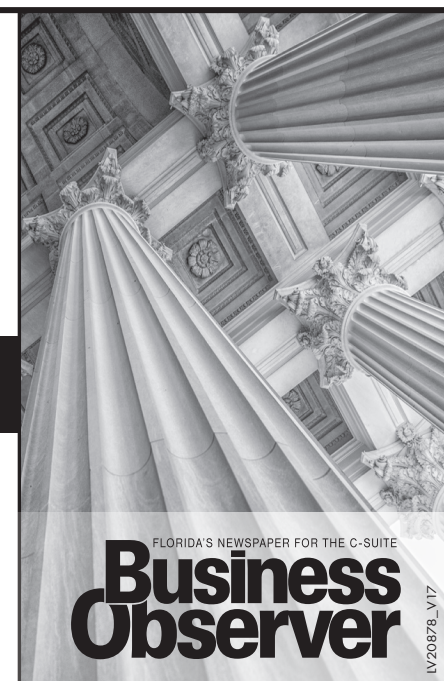
The date of the first publication of this Notice is June 16, 2023.

**CARR LAW GROUP, P.A.**  
 Lee R. Carr, II, Esquire  
 200 Central Avenue, Suite 400  
 St. Petersburg, FL 33701  
 Voice: 727-894-7000;  
 Fax: 727-821-4042  
 Primary email address:  
 lcarr@carlawgroup.com  
 Secondary email address:  
 pcardinal@carlawgroup.com  
 June 16, 23, 2023 23-01828H

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## 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. 20-CA-010003**  
**PennyMac Loan Services, LLC,**  
**Plaintiff, vs.**  
**JOSE L. AQUINO VELEZ, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 20-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 JOSE L. AQUINO VELEZ; YOGREISHKA M. CHRISTIAN RODRIGUEZ; Ayerworth Glen 3A Homeowners Association, Inc. are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 5th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

BEING KNOWN AND DESIGNATED AS LOT 20, BLOCK 34 AS SHOWN ON PLAT ENTITLED "AYERSWORTH GLEN PHASE 3A" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IN BOOK 127, PAGE 75-84.

Any person claiming an interest in the

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

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

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

Dated this 12th day of June, 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. 321076  
File # 20-F00597  
June 16, 23, 2023 23-01817H

## 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-001117**  
**WILMINGTON SAVINGS**  
**FUND SOCIETY, FSB, AS**  
**INDENTURE TRUSTEE, FOR**  
**THE NRPL TRUST 2019-3**  
**MORTGAGE-BACKED NOTES,**  
**SERIES 2019-3,**  
**Plaintiff, vs.**  
**SHAWN A. MCGEE A/K/A SHAWN**  
**MC GEE AND LATWANDA MCGEE,**  
**et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 14, 2021, and entered in 21-CA-001117 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURE TRUSTEE, FOR THE NRPL TRUST 2019-3 MORTGAGE-BACKED NOTES, SERIES 2019-3 is the Plaintiff and SHAWN A. MCGEE A/K/A SHAWN MCGEE; JOHN SHIPP; LATWANDA MCGEE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FLORIDA HOUSING FINANCE CORPORATION 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 July 20, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 17, 18, IN BLOCK 2, TERRACE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 4216 E EVA AVE, TAMPA, FL 33617

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

## IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 12 day of June, 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  
20-006079 - GrS  
June 16, 23, 2023 23-01819H

## FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

**Case No.: 23-DR-006632**  
**Division: EP**  
**BROOKE NATALIE BRODERICK**  
**SMITH,**  
**Petitioner, and**  
**TAVARDO LACLAIR SMITH,**  
**Respondent,**  
TO: TAVARDO LACLAIR SMITH  
7400 STIRLING ROAD APT 233  
HOLLYWOOD FL 33024

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 BROOKE NATALIE BRODERICK SMITH, whose address is 8733 ROOKS PARK CIRCLE APT 421 TAMPA FL 33619 on or before 6/26/2023, and file the original with the clerk of this Court at George Edgecomb Courthouse, 800 East Twiggs Street, 2nd Floor, Tampa, Florida 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: \_\_\_\_\_

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: 5/25/2023

Cindy Stuart  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk  
June 2, 9, 16, 23, 2023 23-01654H

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 23-CP-001782**  
**Division A Probate**  
**IN RE: ESTATE OF**  
**JORDYN LILLIAN STROMAN,**  
**Deceased.**

The administration of the estate of JORDYN LILLIAN STROMAN, deceased, whose date of death was February 11, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 16, 2023

**JULIE GODDARD**  
**Personal Representative**  
PO Box 273792  
Tampa, FL 33688

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:  
hballer@hnh-law.com  
June 16, 23, 2023 23-01830H

## SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
FAMILY LAW DIVISION  
**CASE NO.: 17-DR-011348**  
**DIVISION: A**

**IN RE: THE MATTER OF:**  
**PABLO G. CALERO,**  
**Petitioner, and**  
**JESSICA IRENE MONTIEL,**  
**Respondent, and**  
**BRANDON A. PADILLA,**  
**Co-Respondent.**

TO: PABLO G. CALERO  
6612 N. COOLIDGE STREET  
TAMPA, FLORIDA 33614

You are notified that an action for Mother's Verified Supplemental Petition for Modification of Parenting Plan/ Timesharing Schedule, Parental Responsibility, Child Support and for Other Related Relief and Motion to Waive Father's Signature on Minor Child's U.S. Passport Application has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Joshua G. Sheridan, Esq., of Busciglio Sheridan & Schoeb, P.A. whose address is 3302 N. Tampa St., Tampa, Florida 33603 on or before 7/10/2023. You must file the original with the clerk of this court at 800 E. Twiggs St., Tampa, Florida 33602 either before service on Petitioner's counsel or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the Petition.

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

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

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

Dated: 6/7/2023

Cindy Stuart  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk  
Joshua G. Sheridan, Esq.  
Busciglio Sheridan & Schoeb, P.A.  
3302 N. Tampa St.  
Tampa, Florida 33603  
June 16, 23, 30; July 7, 2023  
23-01787H

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 23-CP-0011779**  
**Division W**  
**IN RE: ESTATE OF**  
**HASINI SATHIYAN,**  
**Deceased.**

The administration of the estate of Hasini Sathiyam, deceased, whose date of death was August 29, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, 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 June 16, 2023.

**Personal Representative:**  
**Sathiyam Natarajan**  
8515 Avon Lady Place  
Plant City, Florida 33567

Attorney for Personal Representative:  
DEBRA L. BOJE, Attorney  
Florida Bar Number: 949604  
GUNSTER, YOAKLEY  
& STEWART  
401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 222-6614  
Fax: (813) 314-6619  
E-Mail: DBoje@gunster.com  
Secondary E-Mail:  
JDurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
June 16, 23, 2023 23-01842H

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 23-CP-001837**  
**IN RE: ESTATE OF**  
**JOHN MARTIN GOMEZ,**  
**Deceased.**

The administration of the estate of JOHN MARTIN GOMEZ, deceased, whose date of death was November 4, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 16, 2023.

**VALERIE WILSON**  
**Personal Representative**  
1816 W 950 S.

Springville, UT 84663  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
June 16, 23, 2023 23-01845H

## SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 21-CA-009128**

**MIDFIRST BANK**  
**Plaintiff, v.**  
**LARA I. ROBLEDO LOPEZ**  
**A/K/A LARA ROBLEDO LOPEZ;**  
**UNKNOWN SPOUSE OF LARA I.**  
**ROBLEDO LOPEZ; UNKNOWN**  
**TENANT 1; UNKNOWN TENANT 2;**  
**CASTLE CREDIT CO HOLDINGS,**  
**LLC; CROSS CREEK II MASTER**  
**ASSOCIATION, INC.;**  
**CROSS CREEK PARCEL K**  
**HOMEOWNERS ASSOCIATION,**  
**INC.; MV REALTY PBC, LLC**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 08, 2022 and Order Rescheduling Foreclosure Sale entered on June 9, 2023, in this case, 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 16, BLOCK 3, CROSS CREEK PARCEL K PHASE 1D, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
a/k/a 18202 HOLLY HILLS WAY, TAMPA, FL 33647-2947

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on JULY 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 12th. day of June, 2023.

eXL Legal, PLLC  
Designated Email Address:  
efiling@exlegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
Isabel López Rivera  
FL Bar: 1015906  
1000007769  
June 16, 23, 2023 23-01814H

## 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. 29-2022-CA-002997**  
**SELENE FINANCE LP,**  
**Plaintiff, vs.**  
**OCIE R. BARBER, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2023, and entered in 29-2022-CA-002997 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE LP is the Plaintiff and OCIE R. BARBER; SHERRY A. FONTANA; STATE OF FLORIDA 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 July 20, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 4, ESTATES DEL SOL UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2008 HOMES OF MERIT MANUFACTURED HOME SERIAL NUMBER FL260-000-H-B553549A/B.

Property Address: 10912 ESTATES DEL SOL DR, RIVERVIEW, FL 33579

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

dance with Florida Statutes, Section 45.031.

## IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 12 day of June, 2023.  
ROBERTSON,  
ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
22-002405 - GrS  
June 16, 23, 2023 23-01818H

## SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO: 22-CA-001649**

**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS**  
**INDENTURE TRUSTEE, ON**  
**BEHALF OF THE HOLDERS OF**  
**THE ACCREDITED MORTGAGE**  
**LOAN TRUST 2006-1 ASSET**  
**BACKED NOTES,**  
**Plaintiff v.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEWISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND ALL**  
**OTHERS WHO MAY CLAIM AN**  
**INTEREST IN THE ESTATE OF**  
**JAMES L. LACAVA; ET AL.,**  
**Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated March 20, 2023, in the above-styled cause, the Clerk of Circuit Court Cindy Stuart, shall sell the subject property at public sale on the 20th day of July 2023, at 10:00 am to the highest and best bidder for cash, at <http://www.hillsborough.realforeclose.com> on the following described property:

LOT 24, COPPERFIELD UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8824 Metheny Circle, Tampa, FL 33615.

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

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

Dated: June 3, 2023.

BITMAN, O'BRIEN & MORAT, PLLC  
/s/ Samantha Darrigo, Esquire  
Samantha Darrigo, Esquire  
Florida Bar No.: 0092331  
sdarrigo@bitman-law.com  
kimy@bitman-law.com  
615 Crescent Executive Ct., Suite 212  
Lake Mary, Florida 32746  
Telephone: (407) 815-3110  
Facsimile: (407) 815-3114  
Attorneys for Plaintiff  
June 16, 23, 2023 23-01813H



SECOND INSERTION

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

Case No. 23-CA-001497  
Division E  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25 Plaintiff, vs. EMMANUEL NOAH; BELINDA NOAH A/K/A BELINDA GAYLE NOAH A/K/A BELINDA GAIL QUARTERMAN A/K/A BELINDA GAIL QUARTERMAN NOAH, et al. Defendants.

TO: BELINDA NOAH A/K/A BELINDA GAYLE NOAH A/K/A BELINDA GAIL QUARTERMAN A/K/A BELINDA GAIL QUARTERMAN NOAH BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 10144 WHISPER POINTE DR TAMPA, FL 33647 EMMANUEL NOAH CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS: 10144 WHISPER POINTE DR TAMPA, FL 33647 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 10144 WHISPER POINTE DRIVE TAMPA, FL 33647

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

LOT 22, BLOCK 26, ARBOR GREENE PHASE 5, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 10144 WHISPER POINTE DR, TAMPA, FL 33647 has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 07/05/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated: June 2, 2023.

CLERK OF THE COURT  
Honorable Cindy Stuart  
800 Twiggs Street, Room 530  
Tampa, Florida 33602  
(COURT SEAL)  
By: /s/ Mustafa Divan  
Deputy Clerk

Jennifer M. Scott  
Kass Shuler, P.A.  
plaintiff's attorney  
P.O. Box 800  
Tampa, Florida 33601  
(813) 229-0900  
298100/2320825/wlp  
June 16, 23, 2023 23-01815H

SECOND INSERTION

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

Case #: 20-CA-000947  
DIVISION: B

Wells Fargo Bank, N.A. Plaintiff, vs.- Donald Costa, Jr. a/k/a Don Costa, Jr.; Tricia A. Costa a/k/a Tricia A. Ellis; Unknown Spouse of Donald Costa, Jr. a/k/a Don Costa, Jr.; Unknown Spouse of Tricia A. Costa a/k/a Tricia A. Ellis; Florida Housing Finance Corporation; Clerk of Circuit Court for Hillsborough County, Florida; The Solomon Law Group, P.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-CA-000947 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald Costa, Jr. a/k/a Don Costa, Jr. are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realeforeclose.com beginning at 10:00 a.m. on July 17, 2023, the following described property as set forth in said Final Judgment, to

wit: LOT(S) 4, BLOCK 13 OF WESTCHASE, SECTION 307 AS RECORDED IN PLAT BOOK 85, PAGE 37, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLEService@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
19-322567 FC01 WEQ  
June 16, 23, 2023 23-01804H

SECOND INSERTION

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

CASE NO. 18-CA-010949  
REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs. DIANA S. CRAIG, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 01, 2022, and entered in 18-CA-010949 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein REVERSE MORTGAGE SOLUTIONS, INC. is the Plaintiff and DIANA S. CRAIG; ASHLEY OAKS MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING

ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realeforeclose.com, at 10:00 AM, on July 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, ASHLEY OAKS, UNIT NO. 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 10440 TARA DRIVE, RIVERVIEW, FL 33578  
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

SECOND INSERTION

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

CASE NO. 23-CA-011498  
SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES J. REED, DECEASED AND MARY LOUISE NYE, et. al. Defendant(s).

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

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

THE NORTH 264 FEET OF THE EAST 82.5 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15 TOWNSHIP 29 SOUTH, RANGE 22 EAST, LESS ROAD RIGHT-OF-WAY, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

SECOND INSERTION

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

CASE NO. 23-CA-001795  
DIVISION: J

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CATHERINE M. HILL, DECEASED; STEVEN A. HILL A/K/A STEVEN ANTHONY HILL; WEST COAST CAPITAL GROUP, INC.; NATIONWIDE ABSTRACT LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CATHERINE M. HILL, DECEASED (LAST KNOWN ADDRESS) 6604 WINDING OAK DR TAMPA, FLORIDA 33625 STEVEN A. HILL A/K/A STEVEN ANTHONY HILL (LAST KNOWN ADDRESS) 6604 WINDING OAK DR TAMPA, FLORIDA 33625

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 25, BLOCK 14, HENDERSON ROAD SUBDIVISION, UNIT NO. 4, ACCORDING TO

INCLUDED IS A 1998 REDMAN MOBILE HOME WITH ID#SLA648204 TOGETHER WITH 1978 MOBILE HOME - VIN NUMBER: 21G7194D

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 07/10/2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving 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 7th day of June, 2023

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Mustafa Divan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-095460 June 16, 23, 2023 23-01775H

SECOND INSERTION

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

CASE NO.: 2022-CA-009235  
MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. BRENDA ENID SANTOS-LOPEZ A/K/A BRENDA SANTOS-LOPEZ, et al., Defendant(s).

TO: Brenda Enid Santos-Lopez a/k/a Brenda Santos-Lopez 6317 Magnolia Park Blvd. Riverview FL 33578 Unknown Parties in Possession 6317 Magnolia Park Blvd. Riverview FL 33578 Brenda Enid Santos-Lopez a/k/a Brenda Santos-Lopez P.O. Box 153022 Tampa FL 33684

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Hillsborough County, Florida:

Lot 3, Block 11, Magnolia Park Southeast "D", according to the map or plat thereof, as recorded in Plat Book 120, Page(s) 86 through 96, inclusive, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, FRANK J. LACQUANTI, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter

Park, Florida 32789, within thirty (30) days after the first publication of this notice, 06/16/2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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: May 15, 2023

Cindy Stuart  
CLERK OF THE COURT (SEAL) By: /s/ Mustafa Divan Deputy Clerk  
FRANK J. LACQUANTI, ESQUIRE Plaintiff's Attorney  
ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789  
June 16, 23, 2023 23-01773H

SECOND INSERTION

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

CASE NO. 23-CA-001282  
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RYAN A. WESTFALL AND KIMBERLY M. WESTFALL, et. al. Defendant(s).

TO: RYAN A. WESTFALL, 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 13, BLOCK 1, SUMMERFIELD VILLAGE II TRACT 5 PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 15, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 07/10/2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court

either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving 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 7th day of June, 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 23-091450 June 16, 23, 2023 23-01776H

SECOND INSERTION

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

CASE NO.: 23-DR-2082  
DIV: R  
IN RE: ADOPTION OF: F.A.M., DOB 10/26/2005; H.L.M., DOB 09/14/2006; P.L.M., DOB 07/23/2014

TO: DEANNA REYNOLDS 925 Parker Forbes Lane Plant City, FL 33566

You are notified that an action for Petition for Adoption by Grandparent has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Joshua G. Sheridan, Esq., and Martha E. Aristizabal, Esq., of Busciglio Sheridan & Schoeb, P.A. whose address is 3302 N. Tampa St., Tampa, Florida 33603 on or before 7/10/2023. You must file the original with the clerk of this court at 800 E. Twiggs St., Tampa, Florida 33602 either

before service on Petitioner's counsel or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the Petition.

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

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

WARNING: Rule 12.285, Florida Family Law of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 6/8/2023

Cindy Stuart  
CLERK OF THE CIRCUIT COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk  
June 16, 23, 30; July 7, 2023 23-01796H

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu.  
or email legal@businessobserverfl.com  
Business Observer



## SECOND INSERTION

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

CASE NO.: 22-CC-078546  
DIV: I

LIVE OAK PRESERVE  
ASSOCIATION, INC.,  
a not-for-profit Florida corporation,  
Plaintiff, vs.

FRANKLIN D. PORTER;  
CHRISTINA M. PORTER;  
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 36, in Block 98 of LIVE OAK  
PRESERVE PHASE 2B - VIL-  
LAGES 12 and 15, according to  
the Plat thereof as recorded in  
Plat Book 105, Pages 90, of the  
Public Records of Hillsborough  
County, Florida, and any subse-  
quent amendments to the afore-  
said.

A/K/A 9613 Orange Jasmin Way,  
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 July 14, 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 JUDG-  
MENT.

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 ENTI-  
TLED 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 notifica-  
tion of a scheduled court proceeding  
if the time before the scheduled ap-  
pearance is less than 7 days. Com-  
plete the Request for Accommodations  
Form and submit to 800 E. Twiggs  
Street, Room 604, Tampa, FL 33602.  
ADA Coordination Help Line (813)  
272-7040; Hearing Impaired Line  
1-800-955-8771; Voice Impaired Line  
1-800-955-8770.

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  
June 16, 23, 2023 23-01822H

## SECOND INSERTION

NOTICE OF ACTION OF  
FORECLOSURE  
PROCEEDINGS-PROPERTY  
IN THE COUNTY COURT FOR THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA

CASE: 23-CC-063785  
COUNTRYWAY HOMEOWNER'S  
ASSOCIATION, INC., a  
not-for-profit Florida corporation,  
Plaintiff, vs.  
JAMES R MITCHELL; UNKNOWN  
SPOUSE OF JAMES R MITCHELL;  
AND UNKNOWN TENANT(S),  
Defendant.

TO: JAMES R MITCHELL  
YOU ARE HEREBY NOTIFIED that  
an action has been commenced to fore-  
close a Claim of Lien on the following  
real property, lying and being and situ-  
ated in Hillsborough County, Florida,  
more particularly described as follows:

Lot 14, Block 2, COUNTRYWAY,  
PARCEL B, TRACT 2, according to  
the Plat thereof as recorded in  
Plat Book 60, Page 16, of the  
Public Records of Hillsborough  
County, Florida, and any subse-  
quent amendments to the afore-  
said.

Property Address: 12045 Stone  
Crossing Circle, Tampa, FL  
33635

This action has been filed against you  
and you are required to serve a copy  
of your written defense, if any, upon  
MANKIN LAW GROUP, Attorneys for  
Plaintiff, whose address is 2535 Land-

mark Drive, Suite 212, Clearwater, FL  
33761, within thirty (30) days after the  
first publication of this notice and file  
the original with the clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.

If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate in  
a court proceeding, you are entitled, at  
no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately 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 on the 7th day of June, 2023

CINDY STUART  
Circuit and County Courts  
(SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

MANKIN LAW GROUP  
Attorneys for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
June 16, 23, 2023 23-01799H

## SECOND INSERTION

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

CASE NO.: 19-CA-009695  
FREEDOM MORTGAGE  
CORPORATION,  
Plaintiff, vs.

FRANK SHOREY, et al.,  
Defendants.

NOTICE is hereby given that Cindy  
Stuart, Clerk of the Circuit Court of  
Hillsborough County, Florida, will on  
July 12, 2023, at 10:00 a.m. ET, via  
the online auction site at <http://www.hillsborough.realforeclose.com>  
in accordance with Chapter 45, F.S., offer  
for sale and sell to the highest and best  
bidder for cash, the following described  
property situated in Hillsborough  
County, Florida, to wit:

Lot(s) 31, Block 7, RIVERVIEW  
MEADOWS PHASE 2, according  
to the plat as recorded in Plat Book  
126, Pages 88 through 95, of the  
Public Records of Hillsborough  
County, Florida.

Property Address: 11403 Warren  
Oaks Place, Riverview, FL 33578  
pursuant to the Final Judgment of  
Foreclosure entered in a case pending  
in said Court, the style and case number  
of which is set forth above.

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

before the clerk reports the surplus as  
unclaimed.

If the sale is set aside for any reason,  
the Purchaser at the sale shall be en-  
titled only to a return of the deposit paid.  
The Purchaser shall have no further re-  
course against the Mortgagee, the Mort-  
gagee or the Mortgagee's attorney.

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

SUBMITTED on this 13th day of  
June, 2023.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
June 16, 23, 2023 23-01821H

## 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. 22-CA-005803  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.

THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVEISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF SHANNON  
AARON, DECEASED, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclo-  
sure dated May 15, 2023, and entered  
in 22-CA-005803 of the Circuit Court  
of the THIRTEENTH Judicial Circuit  
in and for Hillsborough County, Flori-  
da, wherein NATIONSTAR MORT-  
GAGE LLC is the Plaintiff and THE  
UNKNOWN HEIRS, BENEFICIA-  
RIES, DEVEISEES, GRANTEES, AS-  
SIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS WHO  
MAY CLAIM AN INTEREST IN THE  
ESTATE OF SHANNON AARON,  
DECEASED; SARA VANPELT 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 July 17, 2023, the fol-  
lowing described property as set forth  
in said Final Judgment, to wit:

LOTS 1 AND 2, BLOCK 22, TAM-  
PA OVERLOOK, ACCORDING  
TO THE MAP OR PLAT THERE-  
OF AS RECORDED IN PLAT  
BOOK 17, PAGE 2 OF THE PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.

Property Address: 1811 E 97TH  
AVE, TAMPA, FL 33612  
Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date of the

lis pendens must file a claim in ac-  
cordance with Florida Statutes, Section  
45.031.

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

Dated this 12 day of June, 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  
22-003316 - NaC  
June 16, 23, 2023 23-01820H

## SECOND INSERTION

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

CASE NO.: 20-CA-006795  
NEW RESIDENTIAL MORTGAGE  
LOAN TRUST 2019-4 C/O  
CITIBANK, N.A. AS OWNER  
TRUSTEE OF NRMLT 2019-4,  
Plaintiff, vs.  
STANLEY WOYCHOWSKI;  
UNKNOWN SPOUSE OF  
STANLEY WOYCHOWSKI;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2;  
Defendant(s).

NOTICE IS HEREBY GIVEN that sale  
will be made pursuant to an Order Re-  
setting Sale entered on May 19, 2023 in  
Civil Case No. 20-CA-006795, of the  
Circuit Court of the THIRTEENTH  
Judicial Circuit in and for Hillsbor-  
ough County, Florida, wherein, NEW  
RESIDENTIAL MORTGAGE LOAN  
TRUST 2019-4 C/O CITIBANK, N.A.  
AS OWNER TRUSTEE OF NRMLT  
2019-4 is the Plaintiff, and STANLEY  
WOYCHOWSKI is the Defendant.

The Clerk of the Court, Cindy  
Stuart will sell to the highest bid-  
der for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) on July 19, 2023  
at 10:00:00 AM EST the following  
described real property as set forth in  
said Final Judgment, to wit:

LOT 17, BLOCK D, RIVER-  
BEND SUBDIVISION, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF RECORDED  
IN PLAT BOOK 1 AT PAGE 157

OF THE PUBLIC RECORDS  
OF HILLSBOROUGH COUN-  
TY, FLORIDA

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

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

Dated this 22 day of May, 2023.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by  
Zachary Ullman  
Date: 2023-05-22 15:08:43  
Zachary Y. Ullman Esq  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1221-4996B  
June 16, 23, 2023 23-01833H

## 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-000834  
Freedom Mortgage Corp,  
Plaintiff, vs.  
WALTER W. FLOUNORY, Jr.  
A/K/A WALTER FLOUNORY, Jr.,  
et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursu-  
ant to the Final Judgment and/or  
Order Rescheduling Foreclosure Sale,  
entered in Case No. 21-CA-000834  
of the Circuit Court of the THIR-  
TEENTH Judicial Circuit, in and for  
Hillsborough County, Florida, wherein  
Freedom Mortgage Corp is the Plain-  
tiff and WALTER W. FLOUNORY,  
Jr. A/K/A WALTER FLOUNORY, Jr.;  
DARIELLE L. SINGLETON A/K/A  
DARIELLE SINGLETON; River Bend  
of Hillsborough County Homeowners  
Association, Inc.; The Independent  
Savings Plan Company d/b/a ISPC  
are the Defendants, that Cindy Stuart,  
Hillsborough County Clerk of Court  
will sell to the highest and best bidder  
for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00  
AM on the 9th day of August, 2023,  
the following described property as set  
forth in said Final Judgment, to wit:

LOT 1, BLOCK 6, RIVER BEND  
PHASE 1A, ACCORDING TO  
THE MAP OR PLAT THEREOF,  
AS RECORDED IN PLAT BOOK  
104, PAGE(S) 127 THROUGH  
142, INCLUSIVE, OF THE PUB-

LIC RECORDS OF HILLSBOR-  
OUGH 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 Ad-  
ministrative 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. Admin-  
istrative Office of the Courts, Atten-  
tion: 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 June, 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 # 20-F01215  
June 16, 23, 2023 23-01834H

## SECOND INSERTION

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

CASE NO.: 22-CA-010746  
KIAVI FUNDING, INC.,  
Plaintiff, vs.

MUNROE EMPIRE GROUP, LLC,  
a Florida Limited Liability  
Company; ANTHONY MUNROE,  
an Individual; FRESH START  
DEVELOPMENT; UNKNOWN  
TENANT #1; UNKNOWN TENANT  
#2,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant  
to an Order dated June 6, 2023 entered  
in Civil Case No. 22-CA-010746 in the  
Circuit Court of the Thirteenth Judicial  
Circuit in and for Hillsborough County,  
Florida, wherein KIAVI FUNDING,  
INC., Plaintiff and MUNROE EMPIRE  
GROUP, LLC, a Florida Limited Liabil-  
ity Company; ANTHONY MUNROE,  
an Individual; FRESH START DE-  
VELOPMENT, are defendants, Cindy  
Stuart, Clerk of Court, will sell the prop-  
erty at public sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00  
AM on July 12, 2023 the following de-  
scribed property as set forth in said Fi-  
nal Judgment, to-wit:

LOT 3, BLOCK 1, CORRECT-  
ED MAP OF GREENVILLE,  
ACCORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 3, PAGE 50, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA.

Property Address: 2917 East 21st  
Avenue, Tampa, FL 33605  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jason M. Vanslette  
Jason M Vanslette, Esq.  
FBN: 92121  
File No: 02208121-JMV  
June 16, 23, 2023 23-01843H

## SECOND INSERTION

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

CASE NO.: 23-CA-012120  
BANK OF AMERICA, N.A.,  
Plaintiff, vs.  
THE ESTATE OF ORLANDO Z.  
BAZAN A/K/A ORLANDO  
ZAYAS - BAZAN, DECEASED; et al.,  
Defendant(s).

TO: The Estate Of Orlando Z. Bazan  
A/K/A Orlando Zayas- Bazan, Deceased  
Last Known Residence: Unknown

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

LOT(S) 126 AND 127, OF NORTH  
END TERRACE AS RECORDED  
IN PLAT BOOK 14, PAGE 32,  
ET SEQ., OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484, on or before  
07/11/2023, and file the original with  
the clerk of this court either before  
service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint or petition.

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

Dated on June 9, 2023.  
As Clerk of the Court  
(SEAL) By: /s/ Mustafa Divan  
As Deputy Clerk

ALDRIDGE PITE, LLP  
Plaintiff's attorney  
5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484  
1092-12389B  
June 16, 23, 2023 23-01844H





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-008773 AMERICAN ADVISORS GROUP, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL BATES, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 18, 2023, and entered in 21-CA-008773 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL

BATES, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BRYAN JOHNSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY JEAN LEATH; BUFORD R. LEATH; WILLIAM R. LEATH; THOMAS J. LEATH; DOUGLAS A. LEATH; SUSAN D. RAY; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA ANN PATTERSON, DECEASED; HUBERT PATTERSON; DANNY PATTERSON; DENNIS PATTERSON; CINDY KESSEL; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERTRUDE MARGARET MOUNT, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT MOUNT, SR, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHARON OHMAN, DECEASED; PENNI LACHANCE; CHRISTY POPOVICH; ROBERT MOUNT, JR; REBECCA CARMACK; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CANDACE HOWELL, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATHRYN JOHNSON, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES MOSES JOHNSON, DECEASED; JAMES JOHN-

SON; GLORIA JOHNSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH JOHNSON, DECEASED; JOSEPH EPISCOPO; CATHERINE CAMERON; CARRIE FLOOD; RICKY JOHNSON; TIMOTHY JOHNSON; BARBARA JOHNSON; KEITH JOHNSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA LEE GAINOUS, DECEASED; BYRON GAINOUS; BYRON GAINOUS, JR.; MARTY GAINOUS; RICHARD GAINOUS; KAREN TIMMONS; STEVEN GAINOUS; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FL; VANESSA JOHNSON; MARIE T. JOHNSON; RACHEL D. MILLMAN; MIDLAND FUNDING, LLC; BEACON SALES ACQUISITION, INC. AS SUCCESSOR TO ROOFING SUPPLY GROUP 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 July 17, 2023, the following described property as set forth in said Final Judgment, to wit:

THE S. 1/2 OF LOT 85 AND ALL OF LOT 86 OF MANGO TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2313 MAGNOLIA AVE, SEFFNER, FL 33584  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 9 day of June, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff  
6409 Congress Ave., Suite 100 Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709  
Communication Email: amanda.murphy@raslg.com 21-049616 - RyC  
June 16, 23, 2023 23-01798H

FOURTH INSERTION

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

**Case No. 23-CA-012791**  
In re: **CCG STUCCO, LLC, Assignor, to LARRY S. HYMAN, Assignee.**  
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on

or about May 26, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by CCG STUCCO, LLC, Assignor, with its principal place of business at 15507 Furlong Circle, Odessa, FL 33556, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and ex-

cepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before September 25, 2023.

June 2, 9, 16, 23, 2023 23-01691H

THIRD INSERTION

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

**File No. : 23-CP-001730**  
IN RE: ESTATE OF ANNIE RUTH MARTIN Deceased.  
To: Tommy Lee Martin  
Alice Martin Thompkins  
Rickie Martin a/k/a Ricky Martin  
Alfonso Martin a/k/a Alfonso Martin Ernest Martin

YOU ARE NOTIFIED that a Petition for Summary Administration and Petition for Determination of Homestead Status of Real Property pursuant to Florida Statute §735.203 and §732.401 has been filed in this court. This action involves real property in Palm Beach County, Florida (the "Property") more particularly described as:

Lot 4, Block 23, PROGRESS VILLAGE - UNIT 2, according to the plat thereof, recorded in Plat Book 36, Page 50, of the

Public Records of Hillsborough County, Florida  
Property Address: 5206 S. 83rd St., Tampa, Florida 33619

This action was instituted in the Thirteenth Judicial Circuit Court, Hillsborough County, Florida, and is styled In Re Estate of Annie Ruth Martin.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 07/03/23 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once a week for 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. 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 on 06/02/23  
Clerk of the Circuit Court (SEAL) By: RYAN MARSH As Deputy Clerk  
Michele Diglio-Benkiran, Esquire C/O Legal Counsel, P.A. 13330 West Colonial Drive, Unit 110 Winter Garden, Florida 34787  
June 9, 16, 23, 30, 2023 23-01730H

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. 20-CA-007177 U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Bayview Financial Mortgage Pass-Through Certificates, Series 2004-D, Plaintiff, vs. The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dennis Carr a/k/a Dennis R. Carr a/k/a Dennis Raymond Carr, Deceased, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 20-CA-007177 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Bayview Financial Mortgage Pass-Through Certificates, Series 2004-D is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest

by, through, under or against the Estate of Dennis Carr a/k/a Dennis R. Carr a/k/a Dennis Raymond Carr, Deceased; Adel Buckley a/k/a Adele Carr; Bryan F. Carr a/k/a Brian F. Carr; Donald Carr, Jr.; Edwin Carr, Jr.; William Carr, Jr.; Patricia Carr; Paul Carr; Stephen Carr; Charles Trapp a/k/a Charles F. Trapp a/k/a Chip Trapp; Branda Christopher; John W. Higgins a/k/a John W. Higgins III; Beth Lane; Janet Lepke; Lynn Lewis; Margaret E. Carr a/k/a Margaret Whitley; Colleen Molloy; Maureen Smith; Stephanie Carr a/k/a Stephanie Kathleen Carr; Susan Ventresca a/k/a Susan Sanborn; Paul Trapp; City of Tampa, Florida; Clerk of the Court, Hillsborough County, Florida are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 26th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK U, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability

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

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

Dated this 13th day of June, 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 # 19-F01570  
June 16, 23, 2023 23-01835H

# OFFICIAL COURTHOUSE WEBSITES

1:23
LTE

<p><b>MANATEE COUNTY</b> manateeclerk.com</p> <p><b>SARASOTA COUNTY</b> sarasotaclerk.com</p> <p><b>CHARLOTTE COUNTY</b> charlotteclerk.com</p> <p><b>LEE COUNTY</b> leeclerk.org</p> <p><b>COLLIER COUNTY</b> collierclerk.com</p>	<p><b>HILLSBOROUGH COUNTY</b> hillsclerk.com</p> <p><b>PASCO COUNTY</b> pascoclerk.com</p> <p><b>PINELLAS COUNTY</b> pinellasclerk.org</p> <p><b>POLK COUNTY</b> polkcountyclerk.net</p> <p><b>ORANGE COUNTY</b> myorangeclerk.com</p>
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# PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer