

**HILLSBOROUGH COUNTY LEGAL NOTICES****ADVERTISEMENT OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of July, 2023 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Allen, Sherry L. Totes, Suitcase, Boxes, Trash Bags, Toys; Fabian-Palma, Lizbeth Air Compressor Box, Toolbox, Misc Tools, Car Parts, Boxes; Rodriguez, Odilia Totes, Suitcase, Tv, Baseballs, Picture Frames, Misc Goods; Collison, Katie L. Totes, Boxes, Tools, Lawnmower, Shoes, TV, Backpacks, Misc Goods; Lynch, Courtney Totes, Clothes, Furniture, Wheelchair, Ladder, Tv, Picture Frames, Weights, Trash Bags, Trash Bins Sale is subject to cancellation in the event of settlement between owner and obligated party.

June 30; July 7, 2023

23-01933H

**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Tuesday, July 11, 2023, at 5:30 p.m. at HCC at the Regent - 6437 Watson Rd, Rm 103, Riverview, FL 33578. 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. 742.

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. 742. 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.

District Manager  
June 30, 2023

23-01934H

**FIRST INSERTION****NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 07/20/2023 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Unit 004 Quantia Hollowell	Boxes, furniture, appliances.
Unit 120 Shawn Reiley	Bikes, boxes.
Unit 124 Abdiel Lopez	Boxes, shelving, clothing.
Unit 210 Jennifer Hutchinson	Totes, Shoes.
Unit 300 Victaveon Forehand	Boxes, artwork.
Unit 506 Enzie McIntosh	Pop Up camper
Unit 605 Michelle Coleman	Furniture, boxes.
Unit 808 William Goodson	furniture, tools, Sports Equip.
Unit 943 Lanasha Baker	Furniture, electronics, tools.

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

June 30; July 7, 2023

23-01947H

**FIRST INSERTION****NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 07/20/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below:

Unit 2090 Tiffany Dailey: Appliances, artwork, furniture, gaming chairs  
Unit 2048 Andrea Wolfe: Boxes, furniture, toys, bicycle  
Unit 3189 Dawn Gordon: Artwork, boxes, electronics, furniture

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

June 30; July 7, 2023

23-01948H

**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 the 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. 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.newporttampabayedd.com](http://www.newporttampabayedd.com), or may be obtained by contacting the District Manager's office via email at [gaarlandtj@pdm.com](mailto:gaarlandtj@pdm.com) or via phone at (407) 723-5900.

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.

Jane Gaarlandt  
District Manager  
June 30, 2023

23-01949H

**FICTITIOUS NAME NOTICE**

Notice is hereby given that AQUANO-MOUS LLC, OWNER, desiring to engage in business under the fictitious name of DOCENT TECHNOLOGIES located at 4315 S HUBERT AVE, TAMPA, FLORIDA 33611 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 30, 2023

23-01931H

**NOTICE OF SALE****BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY**

To be sold at public auction, Saturday, July 8, 2023 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting ([www.tmauction.com](http://www.tmauction.com)) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.

Chad Chronister, Sheriff  
Hillsborough County Sheriff's Office  
Joseph W. Lopano, Executive Director  
Hillsborough County  
Aviation Authority  
Mike Merrill County Administrator  
June 30, 2023

23-01932H

**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 Union on Fletcher located at 3600 East Fletcher Avenue in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of June, 2023.

Union Fletcher Tampa FL, LLC  
June 30, 2023

(813) 201944H

**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 07/14/2023 at 9:00 A.M.

19XFB2F58EE039713
2014 HONDA CIVIC
1FMCU0EG0BK1936
2011 FORD ESCAPE
2C3CDXBG4CH159418
2012 DODGE CHARGER
4TANL42N6XZ523442
1999 TOYOTA TACOMA
JN8AZ18W09W13728
2009 NISSAN MURANO

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 07/14/2023 at 09:00 A.M.

1N4AL3AP5DC263488
2013 NISSAN ALTIMA
JTDKARFU3K3095613
2019 TOYOTA PRIUS
KNAGM4A75E5461899
2014 KIA OPTIMA

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 30, 2023

23-01983H

**FIRST INSERTION**

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on July 18, 2023 at 11:00am online at: [www.storagetreasures.com](http://www.storagetreasures.com) for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE  
1115 E Hillsborough Ave  
Tampa, FL 33604  
Tel: 813-708-7438

Unit #A1212	STEPHANIE MONIQUE NEWSOME HOUSEHOLD GOODS, FURNITURE, BOXES
Unit #A1308	TERRELL ALI LEROY LANCASTER BOXES. FURNITURE, TOOLS
Unit #A2609	HAMMIE GOODING IV boxes, furniture, bags

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

June 30; July 7, 2023

23-01935H

**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 Fandom Decor located at 10409 Fairy Moss Lane in the City of Riverview, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of June, 2023.

Meghan Rives  
June 30, 2023

23-01965H

**FICTITIOUS NAME NOTICE**

Notice is hereby given that GREAT WESTERN MALTING CO., OWNER, desiring to engage in business under the fictitious name of COUNTY MALT GROUP located at 18110 SE 34TH STREET, STE. 240, VANCOUVER, WASHINGTON 98683 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 30, 2023

23-01966H

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

NOTICE IS HEREBY GIVEN that Gerald Martin will engage in business under the fictitious name M&M MAIDS, with a physical address 4352 OUTRIGGER LN TAMPA, FL 33615, with a mailing address 4352 OUTRIGGER LN TAMPA, FL 33615, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 30, 2023

23-01967H

**NOTICE OF PUBLIC SALE:**

ASCENSION AUTO SERVICE gives notice that on 07/24/2023 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.

1N4AZ0CP9DC411913	2013 NISS
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June 30, 2023

23-01980H

**NOTICE OF PUBLIC SALE:**

ASCENSION AUTO SERVICE gives notice that on 07/18/2023 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.

2G1WH52K339351874	2003 CHEV
3G2JB12F44S181628	2004 PONT

June 30, 2023

23-01981H

**FIRST INSERTION**

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on July 18th 2023 at 10:00am online at: [www.storagetreasures.com](http://www.storagetreasures.com) for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE  
1615 S. Kingsway Rd.  
Seffner FL 33584  
Tel: 813-736-1720

Unit #1507	AMARILIZ AMADOR boxes, mattress, lamps
Unit #1518	NATHAN LEONARD MARSHALL, JR couch, boxes, clothing
Unit #1726	BROOKE ELEXIS BACON clothing, boxes, suitcases
Unit #1804	BENJAMIN JONES household goods, furniture, boxes
Unit #1805	MELISSA LEE POWE household appliances, clothing dishes
Unit #2312	CALEB DAVID MOYER furniture, household goods, boxes
Unit #2421	XAVIER DONTAVIOUS PERRY household goods, appliances, boxes
Unit #2425	JESSICA CHERESE COLON household goods, appliances, boxes
Unit #2725	ROBERT DOYLE GAYLER small furniture, clothing, boxes

Unit #3202	JESSICA FLORES-QUINONES furniture, boxes, clothing
Unit #3622	DANISIA CRISTINA BEATRICE FONTANEZ canned goods, clothing, boxes
Unit #3712	WILLIAM ARTHUR BARNES TV, clothing, boxes

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

June 30; July 7, 2023

23-01968H

**NOTICE OF PUBLIC SALE:**

ASCENSION AUTO SERVICE gives notice that on 07/17/2023 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.

1C3LC56K97N656158	2007 CHRY
4T1BB46K09U077407	2009 TOYT
JH4KA9665XC007958	1999 ACUR

June 30, 2023

23-01982H

**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 Homegrown Realty located at 1110 N Florida Ave suite 211, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 23rd day of June, 2023.

Homegrown Realty LLC  
June 30, 2023

23-01945H

**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 S & J Bookkeeping Plus, located at 1419 Gulf Stream Cir Apt 304, in the City of Brandon, County of Hillsborough, State of FL, 33511, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 of June, 2023.

Shamika Haskins  
1419 Gulf Stream Cir Apt 304  
Brandon, FL 33511  
June 30, 2023

23-01946H

**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 Guarantee, A Buyer Fee May Apply" at 10:00 AM

07/24/23 Tampa Truck Center LLC  
7528 US HWY 301 N Tampa, FL 33637  
2007 FRHT  
1FUJBBCKX7LY25620 \$5,111.11  
08/28/23 BNB Automotive 8878 North  
Florida Ave Tampa, FL 33604  
2006 MERZ  
WDDDJ75X66A072309 \$5,208.53  
08/28/23 Southport Truck Group 7528  
US HWY 301 N Tampa, FL 33637  
2007 FRHT  
1FUJBBCKX7LY25620 \$4,889.11  
June 30, 2023

23-01985H

**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 RAPID ROOTER PLUMBING located at PO BOX 159 in the City of LITHIA, Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of June, 2023.

ALL PHASE PLUMBING SERVICES, INC.  
June 30, 2023

23-01989H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Crespo Injury Care Center located at 5041 W. Cypress Street, in the County of Hillsborough in the City of Tampa, Florida 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 28th day of June, 2023.

Crespo & Associates, P.A.  
Luis E. Crespo, MD  
June 30, 2023

23-01993H

**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 Flirt Aesthetics, located at 3225 South Macdill Avenue Suite 129-346, in the City of Tampa, County of Hillsborough, State of FL, 33629, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28 of June, 2023.

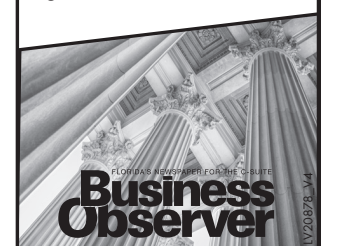
PHEONIX ENTERPRISES, INC.  
3225 South Macdill Avenue  
Suite 129-346  
Tampa, FL 33629  
June 30, 2023

23-01998H

**PUBLISH YOUR LEGAL NOTICE**

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

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



## FIRST INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 0881100025  
File No.: 2023-586  
Certificate No.: 2018 / 10277  
Year of Issuance: 2018  
Description of Property:  
S 1/2 OF SE 1/4 OF NE 1/4 OF  
SE 1/4 LESS N 45 FT THEREOF  
AND LESS E 525 FT THEREOF  
SEC - TWP - RGE : 23 - 30 - 21

Name(s) in which assessed:  
ANDERSON JUSTIN P  
TRUSTEE  
JUSTIN P ANDERSON  
TRUSTEE THE DURANT 25  
LAND TRUST UTD 9/08/2011

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/20/2023) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 6/23/2023  
Cindy Stuart  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Travis Hubbard, Deputy Clerk  
June 30, 2023 23-01955H

## FIRST INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 1465190000  
File No.: 2023-663  
Certificate No.: 2021 / 11592  
Year of Issuance: 2021  
Description of Property:  
SULPHUR SPRINGS ADDITION  
LOT 1 AND W 5 FT CLOSED AL-  
LEY ABUTTING ON E BLOCK 31  
PLAT BK / PG : 6 / 5  
SEC - TWP - RGE : 30 - 28 - 19

Name(s) in which assessed:  
FLORIDA TRUSTEE SERVIC-  
ES LLC TRUSTEE  
GP CAPITAL LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/10/2023) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 6/23/2023  
Cindy Stuart  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Carolina Muniz, Deputy Clerk  
June 30, 2023 23-01952H

## NOTICE OF BOARD MEETING

## WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **July 12, 2023, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at [wynnmerewestodd.com](http://wynnmerewestodd.com). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or [jgreenwood@gmstnn.com](mailto:jgreenwood@gmstnn.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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

Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC  
June 30, 2023 23-01936H

## FIRST INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-  
view, FL 33578, intends to hold an auction of the goods stored in the following  
units to satisfy the lien of the owner. The sale will occur as an online auction via  
[www.selfstorageauction.com](http://www.selfstorageauction.com) on July 20, 2023@2:30pm Contents include personal  
property along with the described belongings to those individuals listed below.

A016 Perkins April  
A010 Poiola Caraballo  
A356 Vanessa Vazquez  
A112 Danielle Caldwell  
A118 Mahdi Ahmed Maadh Mahdi  
A280A Keyonna Long  
A279 Mary Olsen  
A045 Cheree Buie  
D183 Carlos McClain  
A310A Jennifer Zielinski  
A340 Brandon Hill  
B227 Tiana Diaz  
B056 Felicia Ginebra  
A052 Chris Gardner  
B101 Janet Paul  
A034 Germaine James  
A099 Eric Bolender  
A138 Milan Walker  
D112 Evans Lubin

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390  
June 30; July 7, 2023 23-01970H

## FIRST INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant  
City FL 33566, intends to hold an auction of the goods stored in the following units  
to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 07/20/23 at 2:30pm. Contents include personal property  
along with the described belongings to those individuals listed below.

C-614 Melissa Ortega  
D-748 Derrick Blue  
X61 Derrick Blue  
D-760 Cody Pool  
B-427 Carol Davenport  
D-793 Shirley Chamberlain  
C-586 Shirley Chamberlain  
C-551 Shirley Chamberlain  
D-746 Tony Tesoro  
C-627 Melvin Watson  
22-10 Shirlee Edwards  
A-269 Edward Jose Silverio  
D-787 Tiana Wilson  
A-345 Danny Rogers  
A-291 Shannon Moody  
G-825 Debra Lambert  
B-430 Benjamin Arnold

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390  
June 30; July 7, 2023 23-01969H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-002047  
IN RE: ESTATE OF  
WILLIAM HUGH MARTIN,  
Decedent.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of WILLIAM HUGH MARTIN, deceased, File Number 23-CP-002047, by the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601, that the Decedent's date of death was March 24, 2023; that the total value of the estate is \$2,000.00 and that the names and addresses of those to whom it has been assigned by such order are:  
Creditors: NONE

Beneficiaries:  
Name  
PAMELA SUE MARTIN STETSON, as Successor Trustee of the WILLIAM HUGH MARTIN REVOCABLE TRUST dated December 21, 2017, as amended on October 1, 2020  
Address  
10436 Lightner Bridge Dr.  
Tampa, FL 33626  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

## FIRST INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 0646520000  
File No.: 2023-660  
Certificate No.: 2021 / 5814  
Year of Issuance: 2021  
Description of Property:  
PERRYWOOD LOT 32  
PLAT BK / PG : 20/13  
SEC - TWP - RGE : 03 - 29 - 20

Name(s) in which assessed:  
STRESS FREE PROPERTY  
MANAGEMENT INC TRUST-  
EE  
Stress Free Property Manage-  
ment, Inc, Trustee The 18 3 22  
Hillsborough Tax Deed SFPM  
Trust, as Trustee

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/10/2023) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 6/23/2023  
Cindy Stuart  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Carolina Muniz, Deputy Clerk  
June 30; July 7, 14, 21, 2023  
23-01951H

## FIRST INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 0208170000  
File No.: 2023-661  
Certificate No.: 2021 / 1779  
Year of Issuance: 2021  
Description of Property:  
TAMPAS NORTH SIDE COUN-  
TRY CLUB AREA UNIT NO 3  
ALL OF BLOCK 37-A LESS W  
30 FT AND LESS R/W FOR  
FLETCHER AVE BEG AT NW  
COR OF ABOVE DESC TR THN  
S 07 DEG E 38.34 FT TO POB  
CONT S 07 DEG 72.98 FT THN  
S 79 DEG 59 MIN E ALG N R/W  
OF FLETCHER AVE 126.78 FT  
THN E 33.89 FT N 34.50 FT N 71  
DEG 47 MIN W 121 FT N 21 DEG  
E 22 FT N 67  
DEG W 44.75 FT N 66 DEG W  
6.92 FT S 23 DEG W 22 FT THN  
N 66 DEG W 5.44 FT TO POB  
PLAT BK / PG : 27 / 51  
SEC - TWP - RGE : 11 - 28 - 18

Name(s) in which assessed:  
CORSI CORPORATION  
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/10/2023) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 6/23/2023  
Cindy Stuart  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Carolina Muniz, Deputy Clerk  
June 30; July 7, 14, 21, 2023  
23-01950H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 23-CP-002114  
IN RE: ESTATE OF  
BETTY LOU MATTHEWS a/k/a  
BETTY L. MATTHEWS a/k/a  
BETTY C. MATTHEWS,  
Deceased.

The administration of the estate of BETTY LOU MATTHEWS, also known as BETTY L. MATTHEWS a/k/a BETTY C. MATTHEWS, deceased, whose date of death was April 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 30, 2023.

**SHARON M. KISHEN**  
**Personal Representative**  
12046 Royce Waterford Circle  
Tampa, FL 33626  
Michael D. Cavinis  
Attorney for Personal Representative  
Florida Bar No. 1038725  
DeLoach, Hofstra & Cavinis, P.A.  
8640 Seminole Blvd  
Seminole, FL 33772  
Telephone: 727-397-5571  
Email: [mcavinis@dhlclaw.com](mailto:mcavinis@dhlclaw.com)  
Secondary Email:  
[lheldmeyer@dhlclaw.com](mailto:lheldmeyer@dhlclaw.com)  
June 30; July 7, 2023 23-01987H

## FIRST 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-002087  
IN RE: ESTATE OF  
LOUISE LEIB MANCUSO,  
Decedent.

The administration of the Estate of Louise Leib Mancuso, Decedent, whose date of death was May 19, 2023; Case Number 23-CP-002087, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601-1110. The name and address of the Personal Representative are Denise J. Diaz, 8852 Cypress Hammock Drive, Tampa, FL 33614, 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 30, 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](mailto:lcarr@carlawgroup.com)  
Secondary email address:  
[pcardinal@carlawgroup.com](mailto:pcardinal@carlawgroup.com)  
June 30; July 7, 2023 23-01990H

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 30, 2023.

**Person Giving Notice:**  
**PAMELA SUE MARTIN STETSON**  
**Petitioner**  
10436 Lightner Bridge Dr.  
Tampa, FL 33626  
Attorneys for Person Giving Notice:  
ROBERT D. HINES  
Florida Bar No. 413550  
MORGAN A. ROBINSON  
Florida Bar No.: 1038923  
Attorneys for Petitioner  
Email: [rhines@hnh-law.com](mailto:rhines@hnh-law.com)  
Secondary Email:  
[mrobinson@hnh-law.com](mailto:mrobinson@hnh-law.com)  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: (813) 251-8659  
June 30; July 7, 2023 23-01991H



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION  
**Case No.: 23-CP-000997**  
DIVISION: U  
IN RE: ESTATE OF TONYUA FRANKLIN VERNON. DECEASED.

The administration of the estate of TONYUA FRANKLIN VERNON, deceased, deceased, File Number 23-CP-000997, 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 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 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 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 claim 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 June 30, 2023.

**DATE 06/20/2023**  
**LEN S. VERNON, JR.**  
3409 Nottingham Ct., Apt. 149  
Tampa, Florida 33614

DATE 6/20/2023  
FEHINTOLA OGUNTEBI  
1904 West Cass Street  
Tampa, Florida 33606  
(813) 254-8717  
kemi@oguntebilaw.com  
FBN: 049042  
Attorney for Personal Representative  
June 30; July 7, 2023 23-01937H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 23-CP-2143**  
Division A  
IN RE: ESTATE OF ALBERT AARON BEAN, A/K/A ALBERT AARON BEAN, JR. DECEASED.

The administration of the estate of Albert Aaron Bean, a/k/a Albert Aaron Bean, Jr., deceased, whose date of death was February 18, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, Room 101, 800 E. Twiggs Street, Tampa, Florida, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Wanda Bean**  
5914 N. Highland Ave.  
Tampa, Florida 33604

Attorney for Personal Representative:  
Brian P. Buchert  
Florida Bar Number: 55477  
3249 W. Cypress Street, Ste. A  
Tampa, Florida 33607  
Telephone: (813) 434-0570  
Fax: (813) 422-7837  
E-Mail:  
BBuchert@BuchertLawOffice.com  
June 30; July 7, 2023 23-01971H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**File No. 23-CP-001995**  
Division A  
IN RE: ESTATE OF CHLORA JANE CANTLER DECEASED.

The administration of the estate of Chlora Jane Cantler, deceased, whose date of death was March 23, 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 30, 2023.

**Personal Representative:**  
**/s/ STEVEN M CANTLER**  
**Steven M. Cantler**  
711 Pennyroyal Place  
Brandon, Florida 33510

Attorney for Personal Representative:  
/S/ EUGENE LEFLOCH  
EUGENE LEFLOCH, Attorney  
Florida Bar Number: 000322  
EUGENE LEFLOCH ATTORNEY P.A.  
3906 W EDEN ROC CIR  
TAMPA, FL 33634-7420  
Telephone: (813) 884 5420  
E-Mail:  
elfloch@tampalawgroup.com  
Sec. E-Mail:  
jlefloch@tampalawgroup.com  
June 30; July 7, 2023 23-01939H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-CP-001905**  
Division Probate  
IN RE: ESTATE OF ROBERT J. WILLIAMS DECEASED.

The administration of the estate of Robert J. Williams, deceased, whose date of death was March 19, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110 Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Robert V. Williams,**  
143 Delane Drive,  
Dallas, GA 30157

Attorney:  
R. Nadine David, Esq.,  
FBN: 89004,  
Florida Probate Law Group,  
PO Box 141135,  
Gainesville, FL 32614  
Phone: (352) 354-2654,  
ndavid@floridaprobatelawgroup.com  
www.floridaprobatelawgroup.com  
June 30; July 7, 2023 23-01938H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**File No. 23-CP-2110**  
Division B  
IN RE: ESTATE OF TANGA L MITCHELL DECEASED.

The administration of the estate of Tanga L. Mitchell, deceased, whose date of death was April 6, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, Room 101, 800 E. Twiggs Street, Tampa, Florida, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Bennie Bundrage, Jr.**  
1002 110th St. E.  
Bradenton, Florida 34212

Attorney for Personal Representative:  
Brian P. Buchert  
Florida Bar Number: 55477  
3249 W. Cypress Street, Ste. A  
Tampa, Florida 33607  
Telephone: (813) 434-0570  
Fax: (813) 422-7837  
E-Mail:  
BBuchert@BuchertLawOffice.com  
June 30; July 7, 2023 23-01972H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION  
**Case No. 22-CA-001293**  
Division I  
**SPECIALIZED LOAN SERVICING LLC**  
Plaintiff, vs.  
**MICHAEL WAIBEL A/K/A MICHAEL CHRISTOPHER WAIBEL; JENNIFER WAIBEL A/K/A JENNIFER GORDON WAIBEL; PABLO E. RIVERA, et al.**  
Defendants.

TO: PABLO E. RIVERA BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

11218 AVERY OAKS DR  
TAMPA, FL 33625

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

THE WEST 1/2 OF LOT 32, BLOCK 2, LE CLARE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

commonly known as 5231 CORVETTE DR, TAMPA, FL 33624 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 07/18/2023, (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.

Dated: June 16, 2023.  
CLERK OF THE COURT  
Honorable Cindy Stuart  
800 Twiggs Street, Room 530  
Tampa, Florida 33602  
(COURT SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

Ryan Sutton  
Kass Shuler, P.A.  
plaintiff's attorney  
P.O. Box 800  
Tampa, Florida 33601  
(813) 229-0900  
298100/2116347/and  
June 30; July 7, 2023 23-01978H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**File No. 23-CP-000966**  
Division W  
IN RE: ESTATE OF JAMES EDWARD ROBYAK a/k/a JAMES E. ROBYAK, DECEASED.

The administration of the estate of JAMES EDWARD ROBYAK a/k/a JAMES E. ROBYAK, deceased, whose date of death was December 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 33601-1110. 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 30, 2023.

**CAROL SUSAN SMITH a/k/a CAROL SUSAN HOWLAND a/k/a CAROL HOWLAND**  
Personal Representative  
2317 S. Fairway Drive  
Plant City, FL 33566

James P. Hines, Jr.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
lmartinez@hnh-law.com  
June 30; July 7, 2023 23-01992H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**File No. 23-CP-002214**  
Division A  
IN RE: ESTATE OF EVA CRUZ DECEASED.

The administration of the estate of EVA CRUZ, deceased, whose date of death was April 24, 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 30, 2023.

**Personal Representative:**  
**Melissa Castaneda**  
502 Maggie Street  
Wimauma, Florida 33598

Attorney for Personal Representative:  
KARLA MARIE CAROLAN, ESQ.  
Attorney  
Florida Bar Number: 0055321  
ALL LIFE LEGAL PA  
10009 Park Place Ave  
RIVERVIEW, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: kmcarolan@alllifelegal.com  
Secondary E-Mail:  
courtfilling@alllifelegal.com  
June 30; July 7, 2023 23-01994H

FIRST INSERTION

**NOTICE OF ACTION**  
(Notice by Publication)  
PINELLAS COUNTY, FLORIDA  
**CASE NO.: 23-004326-FD**  
**THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF:**  
S.B.

**DOB: 5/20/2023**  
**TO: JAMES MICHAEL WRIGHT**  
**DOB: 08/02/1992**  
Physical description: Black male, 6'0" tall, 180 pounds, brown eyes and brown hair

A Petition for Voluntary Termination of Parental Rights has been filed in the Circuit Court for the Sixth Judicial in and for Pinellas County, Florida, 14250 49th Street North, Clearwater, Florida 33762 regarding the minor child, S.B., a female child, born on May 20, 2023, in Tampa, Hillsborough County, Florida. A hearing will be held on the Petition for Voluntary Termination of Parental Rights on August 9, 2023 at 1:30 p.m. before the Honorable Chris M. LaBruzzo at the Pinellas County Justice Center located at 14250 49th Street North, Annex Courtroom A, Clearwater, FL 33762.

This petition seeks to terminate your parental rights to the child. You are required to serve written defenses to the petition to the attorney for the petitioner, Joanne P. Clarie, Esq., at My Florida Adoptions, LLC, 24705 US Highway 19 North, Ste. 306, Clearwater, Florida 33763 on or before August 4, 2023 and to file the original of the written defenses with the Clerk of the Circuit Court, 14250 49th Street North, Clearwater, Florida 33762, either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of Human Rights, 400 S. Ft. Harrison Avenue, 5th Floor, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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. Signed on 6/21, 2023.

KEN BURKE  
Clerk of the Circuit Court  
By: /s/ Thomas Smith  
Deputy Clerk  
June 30; July 7, 14, 21, 2023 23-01943H

FIRST INSERTION

**NOTICE OF CONSTRUCTIVE SERVICE OF PETITION TO ESTABLISH PARENTING PLAN BY PUBLICATION/POSTING AND FOR RELATED RELIEF**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
FAMILY LAW DIVISION  
**Case No. 23-DR-7052**  
Division T  
IN RE: THE MATTER OF MARICELA LUNA HERNANDEZ, Petitioner/Mother, and MIGUEL CHAGALA GUEVARA, Respondent/Father.

TO: MIGUEL CHAGALA GUEVARA  
YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before JULY 24, 2023; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

WITNESS my hand and the seal of said court at, Florida on this 22 day of June, 2023.

Clerk Name: Cindy Stuart  
As clerk, Circuit Court  
Hillsborough County, Florida  
(Circuit Court Seal)  
(SEAL) By Isha Tirado-Baker  
As Deputy Clerk  
Attorney for Petitioner:  
Pablo Morla, Esq.  
Morla Law Group, P.A.  
3621 W. Kennedy Blvd.  
Tampa, Florida 33609  
June 30; July 7, 14, 21, 2023 23-01975H

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. 20-2022-CA-001818**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,**  
**Plaintiff,** vs.  
**JAMES C. PUGH JR. A/K/A JAMES PUGH JR, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 7, 2022 in Civil Case No. 20-2022-CA-001818 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and JAMES C. PUGH JR. A/K/A JAMES PUGH JR, 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 27th day of July, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

East Half (E 1/2) of Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section twenty-four (24), Township thirty (30) South, Range twenty-two (22) East, LESS highway, and East 100 feet of West Half (W 1/2) of Southeast Quarter (SE 1/4) of Southwest Quarter (SW 1/4) of Southwest Quarter (SW 1/4) of said Section 24.

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: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-06737FL  
June 30; July 7, 2023 23-01929H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
DOMESTIC RELATIONS DIVISION  
**Case No.: 23-DR-007747**  
Division: J

**IN RE: THE MARRIAGE OF DOMINICK J. CASCIATO, Petitioner/Husband, and NATALIE A. CASCIATO, Respondent/Wife.**  
**TO: NATALIE A. CASCIATO**

YOU ARE NOTIFIED that a Petition for Dissolution of Marriage and for Other Relief has been filed against you and you are required to serve a copy of your written defenses, if any, on Kelly M. Albanese, Esquire, the Petitioner's attorney, her address being Westchase Law, P.A., 12027 Whitmarsh Lane, Tampa, Florida 33626, on or before 7/31/2023, and file the original with the Clerk of this Court either before service on the Petitioner's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Petition.

Dated: 6/27/2023  
Clerk of the Circuit Court  
Hillsborough County, Florida  
(SEAL) By Isha Tirado-Baker  
As Deputy Clerk

Kelly M. Albanese, Esquire  
the Petitioner's attorney  
Westchase Law, P.A.  
12027 Whitmarsh Lane  
Tampa, Florida 33626  
June 30; July 7, 14, 21, 2023

23-01976H

## SAVE TIME

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

1/20/2006-1/6

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. 23-CA-000271 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-D, Plaintiff, vs. JULIO M. RODRIGUEZ A/K/A JULIO MANUEL RODRIGUEZ, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 14, 2023 in Civil Case No. 23-CA-000271 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-D is Plaintiff and JULIO M. RODRIGUEZ A/K/A JULIO MANUEL RODRIGUEZ, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida

Statutes on the 19th day of July, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 25, Block 2, Bloomingdale Section "A", Unit IV, according to the plat thereof as recorded in Plat Book 53, Page 14, Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7198042 22-01499-2 June 30; July 7, 2023 23-01928H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 19-CA-011594 Division G RESIDENTIAL FORECLOSURE Section II US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. KRISTY MCPHERSON, WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 21, 2022, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 1, BLOCK 19 WEST MEADOWS PARCELS 12B-2 AND 13-2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 70 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 8201 MYRTLE PT WAY, TAMPA, FL 33647; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com, on August 23, 2023 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 22nd day of June, 2023 By: s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327814/191211/DRB June 30; July 7, 2023 23-01940H

hillsborough.realforeclose.com, on August 23, 2023 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 22nd day of June, 2023 By: s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327814/191211/DRB June 30; July 7, 2023 23-01940H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE NO. 22-CA-007224 BANK OF AMERICA, N.A., PLAINTIFF, VS. MICHELLE D. UNSWORTH A/K/A MICHELLE DENISE UNSWORTH A/K/A MICHELLE UNSWORTH, ET AL. DEFENDANT(S). TO: UNKNOWN TENANT #1 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 4012 S Renellie Dr, Tampa, FL 33611 To: MICHELLE D. UNSWORTH A/K/A MICHELLE DENISE UNSWORTH A/K/A MICHELLE UNSWORTH RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 4012 S Renellie Dr, Tampa, FL 33611 To: UNKNOWN SPOUSE OF MICHELLE D. UNSWORTH A/K/A MICHELLE DENISE UNSWORTH A/K/A MICHELLE UNSWORTH RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 4012 S Renellie Dr, Tampa, FL 33611 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: LOT 14, BLOCK 11, ANITA SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA RECORDED IN PLAT BOOK 30, PAGE 21; SAID

LANDS SITUATE LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 07/24/2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall 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 participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fjud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Date: June 21, 2023 Clerk of the Circuit Court (SEAL) By: s/ Mustafa Divan Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Case #: 22-000246-HELOC-F\22-CA-007224\BOA June 30; July 7, 2023 23-01941H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 2023-CA-012966 (Judge Mark Wolfe) PRESTIGE WORLDWIDE ACQUISITIONS, LLC, a Texas limited liability company, Plaintiff, v. THE ESTATE OF CHRISTINE LORRAINE NEWMAN, DECEASED; KARL J. NEWMAN; GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL; COUNTY CODE ENFORCEMENT DEPARTMENT, HILLSBOROUGH COUNTY, FLORIDA; KENNETH W. SORAH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS; Defendants. TO: THE ESTATE OF CHRISTINE LORRAINE NEWMAN, DECEASED, C/O KARL J. NEWMAN; and, KARL J. NEWMAN, Individually 327 Park Springs Circle, Apartment 3 Plant City, Florida 33566 YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against you seeking to quiet title on the following described real property located in Hillsborough County, Florida, more particularly described, to wit: Begin at a point 25.00 feet West

and 270.00 feet South of the NE corner of the SE 1/4 of the SW 1/4 of Section 10, Township 28 South, Range 22 East, Hillsborough County, Florida, and run West 210.00 feet; South 229.50 feet; East 210.00 feet; and North 229.50 feet to the Point of Beginning. Together with a 1969 Crim Singlewide Mobile Home, Identification No.: 9600872 and Title No. 3600090. RP No.: 12596541 Commonly Known As: 3801 North Wilder Road, Plant City, Florida 33565 Parcel Identification No.: U-10-28-22-ZZZ-000004-68450.0 and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Plaintiff's attorney, whose address is 2925 US Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Dated this 23 day of June, 2023. Cindy Stuart, Clerk of Court, Hillsborough County, Florida (SEAL) Isha Tirado-Baker Deputy Clerk Chad T. Orsatti, Esq. Plaintiff's attorney 2925 US Alternate 19 North, Suite B Palm Harbor, Florida 34683 June 30; July 7, 14, 21, 2023 23-01977H

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. 18-CA-012238 Deutsche Bank National Trust Company, as trustee for ABFC 2005-WF1 Trust, ABFC Asset-Backed Certificates, Series 2005-WF1, Plaintiff, vs. Connie Tucker a/k/a Connie F. Tucker, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-CA-012238 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as trustee for ABFC 2005-WF1 Trust, ABFC Asset-Backed Certificates, Series 2005-WF1 is the Plaintiff and Connie Tucker a/k/a Connie F. Tucker; Herbert Floyd, Jr. a/k/a Herbert L. Floyd, Jr.; Pallas Floyd; Unknown Spouse of Pallas Floyd; Steven Floyd; Unknown Spouse of Steven Floyd; City of Tampa, Florida; Capital One Bank (USA), N. A.; Clerk of the Court, Hillsborough County, Florida; Alice Moore 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 18th day of September, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 46, EASTERN HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 6, OF THE PUB-

LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org Dated this 26th day of 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 # 18-F02955 June 30; July 7, 2023 23-01974H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-001387 TRANSAM HOLDINGS LLC Plaintiff(s), vs. ANTONIO COLON A/K/A ANTONIO R. COLON; CARLA E. MAGAZINE; THE UNKNOWN SPOUSE OF ANTONIO COLON A/K/A ANTONIO R. COLON; THE UNKNOWN SPOUSE OF CARLA E. MAGAZINE; CITY OF TAMPA; HILLSBOROUGH COUNTY CLERK OF THE COURT THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: CARLA E. MAGAZINE LAST KNOWN ADDRESS: 317 WEST PARK AVENUE, TAMPA, FL 33602 CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN SPOUSE OF CARLA E. MAGAZINE LAST KNOWN ADDRESS: 317 WEST PARK AVENUE, TAMPA, FL 33602 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: All that certain land in Hillsborough County, Florida, to-wit: Lot(s) 12, Block 3, of West Highlands as recorded in Plat Book 2, Page 37, et seq., of the Public Records of Hillsborough County, Florida. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any. Property address: 317 West Park Avenue, Tampa, FL 33602

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 16th day of June, 2023. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: s/ Mustafa Divan Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 21-007074-3 June 30; July 7, 2023 23-01942H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CC-078118 GOLD ROCK INC., A FLORIDA CORPORATION PLAINTIFF, VS. PASCO HOME HELP, INC. A FLORIDA CORPORATION DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to the Agreed Final Judgment of Foreclosure dated June 27, 2023 and entered in 23-CC-078118 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Gold Rock Inc., is the Plaintiff and Pasco Home Help, Inc. is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at 10:00 am on August 4, 2023, the following described property as set forth in said Agreed Final Judgment of Foreclosure, to wit: Lot 27, Block 8, Parkway Center Single Family Phase 2B, according to the plat thereof as recorded in Plat Book 100, Page 96 of the public records of Hillsborough County, Florida. More commonly known as: 8359 Moccasin Trail Dr., Riverview FL, 33578 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated 27th day of June, 2023. s/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com June 30; July 7, 2023 23-01997H

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-013235 DIV. A GREGORY HART Plaintiff, vs. EDWARD L. BOLDING CONSTRUCTION CO., Inc., a dissolved Florida Corporation Defendant. TO: Edward L. Bolding Construction Co., Inc. YOUR ARE HEREBY NOTIFIED that an action for adverse possession on the following property in Hillsborough County: Parcel ID: U-04-28-18-0US-000000-00000.1; Folio No: 290000-0017; bearing legal description 1 Brentwood Subdivision Canal Per PB 45-33 (hereinafter "Parcel"), of the Public Records of Hillsborough County, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on attorney Angela M. Reimer, Esq., attorney for Plaintiff, Gary Hart, whose address is P.O. Box 340180, Tampa, FL 33694, and file the original with the clerk of the above-styled court within 30 days after the first publication of this Notice of Action, otherwise a default will be entered against you for the relief prayed for 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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of said Court of Hillsborough County, Florida on this 26 day of June 2023. Clerk of the Circuit Court Hillsborough County, Florida (SEAL) By: Isha Tirado-Baker Deputy Clerk Angela M. Reimer, Esq. attorney for Plaintiff P.O. Box 340180 Tampa, FL 33694 June 30; July 7, 14, 21, 2023 23-01996H

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-08546 EDGEWATER PLACE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. SANDIP AMIN; MINAL AMIN; AND UNKNOWN TENANT(S), Defendant. TO: MINAL AMIN; 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 3, Block 9, EDGEWATER PLACE, according to the Plat thereof as recorded in Plat Book 90, Page 73, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. Property Address: 7913 Longwood Run Lane, Tampa, FL 33615 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 20th 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 30; July 7, 2023 23-01979H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION **Case #: 21-CA-007419 DIVISION: G**  
**NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, -vs.- Serge Loiseau; Dorothy R. Loiseau; Creekside Homeowners Association, Inc. of Hillsborough County; 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 resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 21-CA-007419 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff and Serge Loiseau 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 October 4, 2023, the following described property as set forth in said Final Judgment, to-wit:  
LOT 30, BLOCK A, CREEK-SIDE SUBDIVISION-PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK

101, PAGE 300, IN 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: [FLService@logs.com](mailto:FLService@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: [FLService@logs.com](mailto:FLService@logs.com) For all other inquiries: [mtebbi@logs.com](mailto:mtebbi@logs.com) By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 20-323586 FC01 ALW June 30; July 7, 2023 23-01999H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA **CASE NO.: 2011-CA-010078 FLA MORTGAGE CAPITAL I LLC, Plaintiff, v. NEVIN ASHE, et al., Defendants.**  
NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 10, 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:  
Condominium Unit No. 4103, CU-G#53, GRAND KEY, A LUXURY CONDOMINIUM A/K/A GRAND KEY, A CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 15002, Page 458 and Condominium Plat Book 19, Page 291, both of the Public Records of Hillsborough County, Florida.  
Property Address: 4207 S Dale Mabry Highway, Unit 4103, Tampa, FL 33611  
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

than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.  
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.  
If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.  
SUBMITTED on this 28th 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 30; July 7, 2023 23-02001H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION **Case #: 21-CA-001387 DIVISION: C**  
**Wells Fargo Bank, N.A. Plaintiff, -vs.- Kimberly L. Mitchell; Unknown Spouse of Kimberly L. Mitchell; 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 resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 21-CA-001387 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Kimberly L. Mitchell 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 25, 2023, the following described property as set forth in said Final Judgment, to-wit:  
THE NORTH 1/2 OF LOTS 421 AND 422, BELLMONT HEIGHTS NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 88, 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: [FLService@logs.com](mailto:FLService@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: [FLService@logs.com](mailto:FLService@logs.com) For all other inquiries: [mtebbi@logs.com](mailto:mtebbi@logs.com) By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 21-324684 FC01 WNI June 30; July 7, 2023 23-02000H

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 ACTION **CASE NO.: 20-CA-006278 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. TINA B. COHEN, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 18, 2023, and entered in Case No. 20-CA-006278 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, is the Plaintiff and Tina B. Cohen, United States of America Acting through Secretary of Housing and Urban Development, Sun City Center Community Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the July 17, 2023 the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 36, BLOCK "J" DEL WEBB'S SUN CITY FLORIDA UNIT NO.2, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 38, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA A/K/A 733 TAM O SHANTER AVE. SUN CITY CENTER FL 33573  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.  
Dated this 22 day of June, 2023.  
ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com) By: /s/ Charline Calhoun Florida Bar #16141 CT - 20-002779 June 30; July 7, 2023 23-01956H

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. 18-CA-004609 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SABRINA BROWN, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 05, 2019, and entered in 18-CA-004609 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SABRINA BROWN; UNKNOWN SPOUSE OF SABRINA BROWN; FLORIDA HOUSING FINANCE CORPORATION; LAKEWOOD RIDGE TOWNHOMES 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](http://www.hillsborough.realforeclose.com), at 10:00 AM, on August 02, 2023, the following described property as set forth in said Final Judgment, to wit:  
LOT 1, BLOCK 10, LAKEWOOD RIDGE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE(S) 148 THROUGH 158, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 1532 BLUE MAGNOLIA RD, BRANDON, FL 33510  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: [ADA@fljud13.org](mailto:ADA@fljud13.org)  
Dated this 22 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: [fmail@raslg.com](mailto:fmail@raslg.com) By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com) 18-151440 - NaC June 30; July 7, 2023 23-01957H

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-011580 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2, Plaintiff, vs. ROBERTO BORRERO A/K/A ROBERTO BORRERO, JR., et al., Defendants.**  
TO: ROBERTO BORRERO A/K/A ROBERTO BORRERO, JR. Current Residence Unknown  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 18, BLOCK 1, BRANDON GROVES NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on (or before) 07/25/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: [ADA@fljud13.org](mailto:ADA@fljud13.org)  
WITNESS my hand and the seal of this Court this 23rd day of June, 2023.  
CINDY STUART As Clerk of the Court (SEAL) By: /s/ Mustafa Divan As Deputy Clerk  
De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026 CORAL SPRINGS, FL 33310 23-00653 June 30; July 7, 2023 23-01961H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 21-CA-007717 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BEATRICE MIMS MOBLEY A/K/A BEATRICE MOBLEY, DECEASED, et al. Defendant(s).**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YVONNE BROADNAX, 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:  
ALL OF LOT 1, BLOCK 10, AND THE WEST 10 FEET OF LOT 2, BLOCK 10 BELVEDERE PARK, PLAT 22, PAGES 44 AND 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 07/24/2023/(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 21st 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: [fmail@raslg.com](mailto:fmail@raslg.com) 20-003554 June 30; July 7, 2023 23-01930H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION **Case No.: 20-CA 007143 Division: C**  
**PARTY OF FIVE INVESTMENTS, LLC, a Florida Limited Liability Company, Plaintiff, vs. TAMPA HYDE PARK CAFÉ PROPERTIES, LLC, a Florida Limited Liability Company; THOMAS ORTIZ, individually; CHRISTOPHER SCOTT, individually; PALSCHER, INC., a Florida Corporation, as successor in interest to The Bank of Tampa; the UNITED STATES DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants and all other parties occupying or in possession of any part of the subject property at the date of the filing of the Notice of Lis Pendens. Defendants.**  
Notice is hereby given that, pursuant to a Second Amended Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, the Clerk of the Circuit Court will sell the properties situate in Hillsborough County, Florida, and are described as follows:  
Lots 10 and 11, Block 20, OSCAWANA, according to plat thereof as recorded in Plat Book 4, Page 85, of the Public Records of Hillsborough County, Florida. Property Address 1801 W. Platt Street, Tampa, Florida 33606 AND Lot 8, Block 21, OSCAWANA, according to plat thereof as recorded in Plat Book 4, Page 85, of the Public Records of Hillsborough County, Florida; together with the West 1/2 of closed right of way abutting

thereon.  
Property address: 1802 W. Platt Street, Tampa, Florida 33606 at public sale, to the highest and best bidder, for cash, that will be conducted electronically online at the following website <https://www.hillsborough.realforeclose.com> at 10:00 a.m. on August 22, 2023.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.  
NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is need. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, Florida 33602.  
You may contact the Administrative Office of the Court ADA Coordinator by letter, telephone or email. Administrative Office of the Court, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602. Phone: 813 272 7404. Hearing Impaired: 800 955 8771. Voice Impaired: 800 955 8770. Email [ADA@fljud13.org](mailto:ADA@fljud13.org).  
DATED this 26th day of June, 2023.  
THE LIBEN LAW FIRM By: /s/ Liben Amedie Liben M. Amedie, Esq. Fla. Bar No. 0027415 777 S. Harbour Island Blvd., Suite 940 Tampa, Florida 33602 Telephone: 813-344-3422 Facsimile: 813-354-2731 E-mail: [Liben@libenlaw.com](mailto:Liben@libenlaw.com) Counsel for Plaintiff June 30; July 7, 2023 23-01973H

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>

## 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. 21-CA-009967  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. FLORIDA V. TRIPLETT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2023, and entered in 21-CA-009967 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and GLORIA V. TRIPLETT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 31, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 37, SULTANA GLADE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4214 E GROVE ST, TAMPA, FL 33610

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

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

## IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 22 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 21-012193 - NaC June 30; July 7, 2023 23-01958H

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-003840  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ELISBETH E. JUDSON A/K/A ELISBETH JUDSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2023, and entered in 29-2022-CA-003840 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and ELISBETH E. JUDSON A/K/A ELISBETH JUDSON; UNKNOWN SPOUSE OF ELISBETH E. JUDSON A/K/A ELISBETH JUDSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 31, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK H, FLORAL GARDENS UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 9 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 306 FLORAL DRIVE, TAMPA, FL 33613

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 22 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 22-014432 - NaC June 30; July 7, 2023 23-01959H

## FIRST INSERTION

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

CASE NO.: 17-CA-004998  
FREEDOM MORTGAGE CORPORATION Plaintiff, vs. CHARLES J. WHITE ET AL., DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Reset Foreclosure Sale Date dated the 23rd day of June, 2023, and entered in Case No. 17-CA-004998, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT 1 N/K/A KYLE ISHIE; UNKNOWN TENANT 2 N/K/A ERIN ISHIE; RIVERCREST COMMUNITY ASSOCIATION, INC.; CHARLES J. WHITE; LACEY N. WHITE; DOWNWIND MANAGEMENT, INC.; and UNKNOWN TENANTS 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 at 10:00 A.M. on the 18th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, STATE OF FLORIDA, VIZ: LOT 38, BLOCK 35, RIVERCREST PHASE 2 PARCEL "K" AND "P", ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 102, PAGE(S) 293, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Dated this 26th day of June, 2023.

By: /s/ Aamir Saeed Aamir Saeed Bar No. 102826 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0094 June 30; July 7, 2023 23-01960H

## 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-012028  
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVEISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNITED STATES OF AMERICA, ACTING ON

BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVEISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH WILLIAMS, DECEASED (LAST KNOWN ADDRESS)

1204 W ALSOBROOK ST PLANT CITY, FLORIDA 33563

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

LOT 10, BLOCK 22, WEST MADISON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 30, PUB-

LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 1204 W ALSOBROOK ST, PLANT CITY, FLORIDA 33563

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before July 25, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision

of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 23 day of June, 2023.

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

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 23-00292 CLNK  
June 30; July 7, 2023 23-01964H

## 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-005979  
DIVISION: H  
RF - II  
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1, Plaintiff, vs. JOHN ALLEN; PRISCILLA ALLEN A/K/A PRISCILLA ALLEN, ET AL.; ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 25, 2023, and entered in Case No. 17-CA-005979, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1

(hereafter "Plaintiff"), is Plaintiff and JOHN ALLEN; PRISCILLA ALLEN A/K/A PRISCILLA ALLEN; BRANCH BANK AND TRUST COMPANY, AS SUCCESSOR BY MERGER TO BB&T FINANCIAL FSB; W.S. BADCOCK CORPORATION; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, 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 27TH day of JULY, 2023, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF LOT 8 OF BLOCK 30 OF REVISED MAP OF MACFARLANE'S ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

"If you are a person with a disability who needs 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 you 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 kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fjud13.org nan 7 jou anvan dat ou gen randevou pou parè nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parè nan tribinal la mwens ke 7 jou; si ou gen pwoblem pou w tande oubyen pale, rele 711."

VAN NESS LAW FIRM, PLLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
s / J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
Email: TVanness@vanlawfl.com  
PHH4413-17/sap  
June 30; July 7, 2023 23-01995H

## FIRST INSERTION

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

CASE NO. 23-CA-012174  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ERVINE S. LOPEZ, et al. Defendant(s).

TO: ERVINE S. LOPEZ, and UNKNOWN SPOUSE OF ERVINE S. LOPEZ, 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 9, BLOCK 188, TOGETHER WITH THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON THE EAST SIDE THEREOF, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 56-58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 07/24/2023

(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 20th 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 22-014743 June 30; July 7, 2023 23-01963H

## 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

or email legal@businessobserverfl.com

Business Observer

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
 CASE NO. 19-CA-011642  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB1,** Plaintiff, vs.  
**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EVELYN A. COPPEDGE A/K/A EVELYN COPPEDGE, DECEASED; THE UNKNOWN BENEFICIARIES OF THE EVELYN A. COPPEDGE TRUST DATED THE 18 DAY OF DEC., 2009; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,**

**BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALLEN F. BUSH A/K/A ALLEN F. BUSH, JR., DECEASED; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MATTIE JACKSON, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JANICE WASHINGTON A/K/A JANICE R. WASHINGTON, SUCCESSOR OF AS TRUSTEE OF THE EVELYN A. COPPEDGE TRUST DATED THE 18 DAY OF DEC., 2009; JANICE**

**WASHINGTON; LUCIOUS WASHINGTON; JANICE WASHINGTON A/K/A JANICE R. WASHINGTON, SUCCESSOR OF THE EVELYN A. COPPEDGE TRUST DATED THE 18 DAY OF DEC., 2009,** Defendant(s)  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 15, 2023 and entered in Case No. 19-CA-011642, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB1 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EVELYN A. COPPEDGE A/K/A EVELYN COPPEDGE, DECEASED; THE UNKNOWN BENEFICIARIES

OF THE EVELYN A. COPPEDGE TRUST DATED THE 18 DAY OF DEC., 2009; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALLEN F. BUSH A/K/A ALLEN F. BUSH, JR., DECEASED; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MATTIE JACKSON, DECEASED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JANICE WASHINGTON A/K/A JANICE R. WASHINGTON, SUCCESSOR OF AS TRUSTEE OF THE EVELYN A. COPPEDGE TRUST DATED THE 18 DAY OF DEC., 2009; JANICE WASHINGTON; LUCIOUS WASHINGTON; JANICE WASHINGTON A/K/A JANICE R. WASHINGTON, SUCCESSOR

TRUSTEE OF THE EVELYN A. COPPEDGE TRUST DATED THE 18 DAY OF DEC., 2009; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 17, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 14, VALKENWAL, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus of 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 21st 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.: 19-01606 PHH  
 June 30; July 7, 2023 23-01927H

FIRST INSERTION

RE-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-008245  
 DIVISION:  
 RF-Section I  
**U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST,** Plaintiff, vs.  
**THOMAS A. KASPAR, JR.; VILLAGE GREEN HOMEOWNERS ASSOCIATION, INC.; ILEIN KASPER A/K/A ILEIN CAJAR; UNITED STATES OF AMERICA; MUNYAN RESTORATION, WATERPROOFING & PAINTING SERVICE OF TAMPA BAY, INC.; RAYMOND R. PINES; JOHN C. LEUSSLER; CARROLLWOOD VILLAGE HOMEOWNERS**

**ASSOCIATION INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,** Defendant(s).  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 24, 2022, and an order resetting said sale entered June 22, 2030 and entered in Case No. 19-CA-008245 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and THOMAS A. KASPAR, JR.; VILLAGE GREEN HOMEOWNERS ASSOCIATION, INC.; ILEIN KASPER A/K/A

ILEIN CAJAR; UNITED STATES OF AMERICA; MUNYAN RESTORATION, WATERPROOFING & PAINTING SERVICE OF TAMPA BAY, INC.; RAYMOND R. PINES; JOHN C. LEUSSLER; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HREIN 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:  
 APARTMENT UNIT 13506 OF

VILLAGE GREEN, A CONDOMINIUM, TOGETHER WITH THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT CERTAIN DECLARATION OF CONDOMINIUM OF VILLAGE GREEN, AS RECORDED IN OFFICIAL RECORDS BOOK 3141, PAGE, 1015, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS

OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.  
 DATED 6/26/23.  
 By: s/Jeffrey M. Seiden, Esq.  
 FBN 57189 for  
 Ian C. Dolan  
 Florida Bar No.: 757071  
 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  
 1460-174754 / TM1  
 June 30; July 7, 2023 23-01988H

**OFFICIAL COURTHOUSE WEBSITES**

MANATEE COUNTY  
 manateeclerk.com

SARASOTA COUNTY  
 sarasotaclerk.com

CHARLOTTE COUNTY  
 charlotteclerk.com

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SUBSEQUENT INSERTIONS

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.stonebrieradd.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

SECOND 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 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.

**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  
Secondary Email:  
mgreco@hnh-law.com  
June 23, 30, 2023 23-01846H

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 23-CP-001597**  
**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 Drive  
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  
Secondary E-Mail:  
jbc@johnawilliamslaw.com  
Secondary E-Mail:  
service@johnawilliamslaw.com  
June 23, 30, 2023 23-01860H

SECOND 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. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

SECOND 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. Twigg St. Tampa, Florida 33602.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Sonia Atwood**  
4514 W Idlewild Ave  
Tampa, Florida 33614

**Attorney for Personal Representative:**  
Kimberly K. Muenter, 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: kmuenter@mortellarolaw.com  
Secondary E-Mail:  
kmuenter@gmail.com  
June 23, 30, 2023 23-01893H

SECOND 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  
Secondary E-Mail: Calli@Tklg.net  
June 23, 30, 2023 23-01861H

SECOND 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 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

SECOND 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 Hebel, 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. 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 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  
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

SECOND 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  
Secondary E-Mail:  
hillaryh@omplaw.com  
June 23, 30, 2023 23-01848H

SECOND 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. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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@rosspanolaw.com  
vincent@rosspanolaw.com  
June 23, 30, 2023 23-01881H

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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-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

SECOND 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, 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

SECOND 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  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
June 23, 30, 2023 23-01862H

SECOND 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

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-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

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. 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 THEREOF, 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 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 FLCourtDoes@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00882 June 23, 30, 2023 23-01889H

SECOND 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

THIRD 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

THIRD 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

FOURTH 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  
Alphonso 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. 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 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

OFFICIAL COURTHOUSE WEBSITES

- manateeclerk.com
- sarasotaclerk.com
- charlotteclerk.com
- leeclerk.org
- collierclerk.com
- hillsclerk.com
- pascoclerk.com
- pinellasclerk.org
- polkcountyclerk.net
- myorangeclerk.com

**PUBLISH YOUR LEGAL NOTICE**  
Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer

## 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-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

## SECOND 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-013038

In re: DUSTECH, LLC, Assignor, to LARRY S. HYMAN, Assignee.  
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about June 9, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by DUSTECH, LLC, Assignor, with its principal place of business at 204 Comanche Ave., Tampa, FL 33604, to Larry S. Hyman, Assignee, whose

## SECOND 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@fljud13.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

## SECOND INSERTION

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

CASE NO. 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

## SECOND 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  
PROBATE DIVISION  
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 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:  
Paige E. Vacante  
1749 W. Manor Avenue  
Clearwater, Florida 33765  
Attorney for Personal Representative:  
Ashly Mae Guermaccini  
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

## SECOND 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: #727/490-8611;  
Fx: #855/448-9843  
Bar #: 88797  
June 23, 30, 2023 23-01920H

## SECOND 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 Tinley 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

## 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-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 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

## 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-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.

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

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

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

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

## SECOND 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).  
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: FLSERVICE@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:  
FLSERVICE@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

# 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**

SECOND 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.  
GREENSPON 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

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

SECOND INSERTION

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

**CASE NO. 19-CA-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

SECOND INSERTION

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

**CASE NO. 19-CA-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 WATERSSET PHASE 3A-1 & WATERSSET 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

SECOND INSERTION

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

**CASE NO.: 22-CA-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 IV 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 IV A/K/A WALTER L. BEDWELL; KELLY BEDWELL A/K/A KELLY M. BEDWELL; UNKNOWN SPOUSE OF 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 IV 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

SECOND INSERTION

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

**CASE NO. 19-CA-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

SECOND INSERTION

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

CIVIL DIVISION:  
**CASE NO.: 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

SECOND INSERTION

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

CIVIL DIVISION: E CASE NO.: 19-CA-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

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 VILLAGUE 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 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

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. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 17-44853 June 23, 30, 2023 23-01872H

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 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

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 - I 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

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

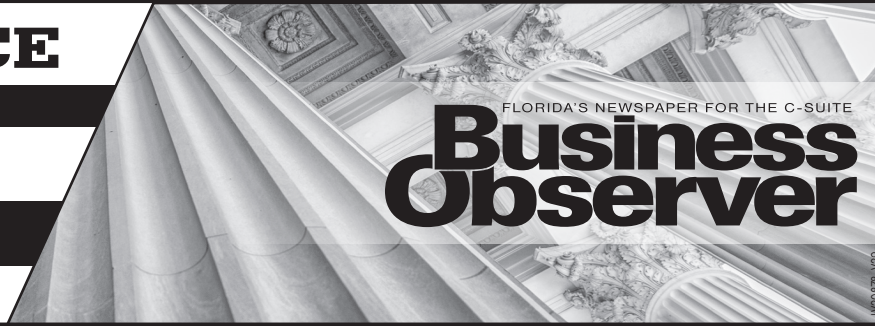
PUBLISH YOUR LEGAL NOTICE

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



SECOND 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, GRANTEEES, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION:  
**CASE NO.: 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.  
 CIVIL DIVISION  
**CASE NO. 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.  
 CIVIL DIVISION  
**CASE NO. 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

SECOND 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 Mortgageor'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 Mortgageor 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 Mortgageor, 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 Mortgageor 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 Mortgageor, 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 Mortgageor 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 Mortgageor 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 Mortgageor 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

**OFFICIAL COURTHOUSE WEBSITES**

manateeclerk.com hillsclerk.com  
 sarasotaclerk.com pascoclerk.com  
 charlotteclerk.com pinellasclerk.org  
 leeclerk.org polkcountyclerk.net  
 collierclerk.com myorangeclerk.com