PAGE 17 \*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

**JULY 21 - JULY 27, 2023** 

#### HILLSBOROUGH COUNTY LEGAL NOTICES

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TME Cleaning Services located at 111 Town Square Pl Ste 1238 #207814, in the County of Hillsborough, in the City of Jersey City, Florida 07310 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Jersey City, Florida, this 12th day of July, 2023.

Evans Companies LLC

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

23-02161H

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sleep Well at Night located at 440 Spotted Slipper Pl, in the County of Hillsborough, in the City of Ruskin, Florida 33570 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee Florida.

Dated at Ruskin, Florida, this 12th day of July, 2023.

S.W.A.N. Construction and Contracting LLC

July 21, 2023

23-02162H

#### 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 ManuSoft located at 2804 Timbre Shoals Pl in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 12th day of July, 2023. Owen Wengerd

23-02163H

#### 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 CONGELTO VEGAN ICE-CREAM, located at 1447 Emerald Hill Way, in the City of Valrico, County of Hillsborough, State of FL, 33594, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated this 13 of July, 2023.

Adriana Feliu 1447 Emerald Hill Way Valrico, FL 33594

July 21, 2023

#### NOTICE OF PUBLIC SALE

23-02164H

Redford Tampa LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 08/22/2023 at 8:30 AM at 11612 N Florida Ave, Tampa FL 33612. Phone (813) 935-7677 for \$8,873.57 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. . Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 2020 FORD

VIN# MAJ3S2GE8LC392268 23-02165H July 21, 2023

#### 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 A safe place to call home, located at po box 3528, in the City of APOLLO BEACH, County of Hillsborough, State of FL, 33572, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 14 of July, 2023. Melonie M. Bessette po box 3528 APOLLO BEACH, FL 33572 July 21, 2023 23-02188H

#### NOTICE OF PUBLIC SALE

Road Runnerz Auto Solutions LLC gives notice & intent to sell for nonpayment of labor, service & storage fees the following vehicles on 08/16/2023 at 8:30 AM at 7606 E Broadway Ave Tamna FL 33619. Phone (813) 418-1467 for due in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2016 CHEV VIN# 2G11Z5SA1G9204781 for \$1,217.50 2016 KIA

VIN# KNDJN2A22G7250925 for \$1,110.00

July 21, 2023

23-02166H

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

NOTICE IS HEREBY GIVEN that Kristina Horn / ALFRED BENESCH & COMPANY will engage in business under the fictitious name BENESCH, with a physical address 35 W WACKER DR STE 3300 CHICAGO, IL 60601, with a mailing address 35 W WACKER DR STE 3300 CHICAGO, IL 60601, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

23-02189H July 21, 2023

#### 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 Watson Timepiece located at 13506 N Rome Ave, Suite 100, in the County of Hillsborough, in the City of Tampa, Florida 33613 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, Dated at Tampa, Florida, this 17th day

of July, 2023. WILLIAM EVANS, LLC

23-02190H July 21, 2023

## FICTITIOUS NAME NOTICE

Notice is hereby given that SUN WEST MORTGAGE COMPANY, INC., OWNER, desiring to engage in business under the fictitious name of ANGELAI.LIFE located at 18303 GRIDLEY RD., CERRITOS, CALI-FORNIA 90703 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 Stat-

July 21, 2023 23-02191H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that SUN WEST MORTGAGE COMPANY, INC, OWN-ER, desiring to engage in business under the fictitious name of AMERICA'S GLORY located at 18303 GRIDLEY RD., CERRITOS, CALIFORNIA 90703 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.

July 21, 2023 23-02192H

#### NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes. Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 08/4/2023 at 9:00 A.M.

#### 2HNYD18836H501440 2006 ACURA MDX

Terms of the sale are CASH. NO RE-FUNDS! 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 CEN-TERS

July 21, 2023 23-02181H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that BELINDA JARAMILLO, OWNER, desiring to engage in business under the fictitious name of SOLE MASSAGE STUDIO located at 5701 HARBORSIDE DRIVE, TAMPA, FLORIDA 33615 intends to register the said name in HILLSBOR-OUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 21, 2023 23-02193H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that ALFRED BENESCH & COMPANY, OWNER, desiring to engage in business under the fictitious name of BENESCH located at 35 W WACKER DR, STE 3300, CHICAGO, ILLINOIS 60601 intends to register the said name in HILLS-BOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the

July 21, 2023 23-02194H

## FICTITIOUS NAME NOTICE

Notice is hereby given that TALLY LAND, LLC, OWNER, desiring to en-gage in business under the fictitious name of ROMA ON DALE MABRY II located at 3809 W. IOWA AVE., TAMPA, FLORIDA 33616 intends to register the said name in HILLSBOR-OUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 21, 2023

23-02195H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that CAYMAN FISH COMPANY, LLC, OWNER, desiring to engage in business under the fictitious name of CORAL AQUA CULT located at 233 S. 78TH ST, TAMPA, FLORIDA 33619 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 Stat-

July 21, 2023

#### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Bridges located at 11200 Dewhurst Drive 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 14th day of July, 2023. Sweet Water Grand LLC Dana Scott

July 21, 2023 23-02197H

#### 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 Financially Fluent located at 772 Burlwood St, in the County of Hillsborough. in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

Dated at Brandon, Florida, this 18th day of July, 2023.

EXPOSURE IS EVERYTHING LLC July 21, 2023

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM On August 28th BNB Automotive LLC 8878 N Florida

1986 AMER 1JTWA6618GT208404 \$600.19 July 21, 2023 23-02212H

#### FICTITIOUS NAME NOTICE

Notice is hereby given that MICHELE ESPOSITO, OWNER, desiring to engage in business under the fictitious name of ESPOSITO'S PIZZA located at 2803 JAMES L REDMAN PKWY, PLANT CITY, FLORIDA 33566 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

July 21, 2023 23-02203H

#### NOTICE

The Hillsborough County floodplain management department, [in accordance with National Flood Insurance Program regulation 65.7(b)(1),] hereby gives notice of Hillsborough's intent to revise the flood hazard information, generally located between US 92 and Tanner Rd. Specifically, the flood hazard information shall be revised along a wetland from a point approximately 550 feet downstream to a point approximately 550 feet upstream.

As a result of the revision, the 1% annual chance water-surface elevations shall decrease and the 1% annual chance floodplain shall widen and/or narrow within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Hillsborough County Center at 601 E. Kennedy Blvd. Tampa, FL 33602. Interested persons may call Kyle Dollman at 813-274-6746 for additional information from July 17th to August 17th, 2023.

July 21, 2023 23-02206H

#### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 08/10/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1G1ND52J82M688878 2002 CHEV 1GCCS14BXF8146117 1985 CHEV 1GKFK13047J116672 2007 GENERAL MOTORS CORP. / GMC

1N4AL3AP5JC141175 2018 NISS 1ZVHT80N595122922 2009 FORD 4T1BG22K0WU246154 1998 TOYT JN8AS1MW5AM852748 2010 INFI

July 21, 2023 23-02216H

#### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 08/14/2023 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.

 $2 LMDJ6JK9CBL18347\ 2012\ LINC$ 3N1AB7AP3JY275925 2018 NISS 5NPEB4AC6DH789862 2013 HYUN

July 21, 2023

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Sun City Hospital, Inc., 1901 Haverford Avenue, Suite 109, Sun City Center, FL 33573 desiring to engage in business under the fictitious name of HCA Florida South Shore Wound Care Center. with its principal place of business in the State of Florida in the County of Hillsborough, will file an Application for Registration of Fictitious Name with the Florida Department of State. 23-02226H July 21, 2023

#### 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 JAQLYN MARIE DESIGNS, located at 11918 WHISPER CREEK DR, in the City of RIVERVIEW, County of Hillsborough, State of FL, 33569, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of July, 2023. Jacquelyn Marie Hensel 11918 WHISPER CREEK DR RIVERVIEW, FL 33569 July 21, 2023 23-02238H

#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE RIVER BEND COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the River Bend Community Development District (the "District") will hold a public hearing and a meeting on August 10, 2023, at 6 p.m. at the River Bend Amenity Center, 2502 Dakota Rock Drive, Ruskin,

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 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, or may obtained by contacting the District Manager's office via email at jlansford@gms-tampa.com or via phone

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. For additional information, please check the

District's website at https://www.reserveatpraderacdd.org.
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.

District Manager

July 21, 2023

23-02180H

#### FIRST INSERTION

This Property, to wit: the listed vehicles below are unlawfully upon public property known as The Port Richey Police Department,  $6333\ \mathrm{Ridge}\ \mathrm{Rd},$  Port Richey, FL 34668 and must be removed within 5 days; otherwise, it will be removed and disposed of pursuant to Chapter 705, Florida Statutes. The owner will be liable for the costs of removal, storage and publication of notice. Dated this: Jul

> 1998 FORD PK 1FTZX176XWNA87498 F150 2001 FORD UT 1FMRU15L71LA27261 EXPEDITION  $2000\ JEEP\ UT\ 1J4G258S9YC253706\ GRANDCHEROKEE$ 2007 FORD 4D 1FAHP36N17W224166 FOCUS 2006 VOLK 4D 3VWRF71K86M732104 JETTA  $1998\ PONT\ 2D\ 2G2FS32K0W2226684\ FIREBIRD$ 2005 CHEV 5D KL1TG62645B396398 AVEO  $2005~{\rm NISS~4D~3N1CB51D55L548627~SENTRA}$ 2001 FORD UT 1FMYU01B41KF63397 ESCAPE 2002 FORD PK 1FTRW07682KB61199 F150 2007 CHRY 4D 3A8FY58B67T527049 PTCRUISER 2004 FORD PK 2FTRF17254CA42455 F150  $2005\,\mathrm{CHEV}\,\mathrm{VN}\,\mathrm{1GNDU03L95D265566}\,\mathrm{UPLANDER}$  $1993\ TOYT\ VN\ JT3AC12R6P1078403\ PREVIA$

Such public auction will be held at the Tampa Machinery Auction, Inc. located at 11720 US Highway 301 North, Thonotosassa, Florida, at 9:00 A.M. on Aug 12, 2023. The Port Richey Police Dept/Tampa Machinery Auction, Inc. reserves the right to reject any or all bids. ALL BIDS SHOULD BE "AS IS" AND WITH-OUT ANY COVENANTS OR WARRANTY OR OTHERWISE ON THE PART OF THE PORT RICHEY POLICE DEPT/TAMPA MACHINERY AUCTION, INC. Sale items will be on display from 7:30 A.M. to 9:00A.M. on the day of the sale. Signed: Robert Lovering, Chief of Police, Port Richey Police Department, 6333 Ridge Rd, Port Richey, FL 34668 727-835-0970.

July 21, 28, 2023

#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Wynnmere East Community Development District (the "District") will hold a public hearing and a meeting on August 2, 2023, at 7:00 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573.

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.wynnmere eastedd.com, or may be obtained by contacting the District Manager's office via email at gaarlandtj@pfm.com or via phone at (407) 723-5900.

The public hearing and meeting are open to the public and will be conducted in 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.

District Manager

July 21, 2023

23-02205H

#### 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 Dr K Life Therapy located at 3750 Gunn Hwy Suite 102, in the County of Hillsborough, in the City of Tampa, Florida 33618 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 19th day of July, 2023. Transformational Growth LLC July 21, 2023 23-02234H

#### NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE UNDER FICTITIOUS

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SARAI'S TRAVEL : Located at 3019 E Flora St: Hillsborough County in the City of Tampa: Florida, 33610-1127 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

see, Florida.

Dated at Tampa Florida, this July day of 19, 2023

WILLIAMS SARAH J. July 21, 2023 23-02240H

#### WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN WATERLEAF COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Waterleaf Community Development District will hold two public hearings and a regular meeting on August 14, 2023, at 5:30 p.m. at the Hillsborough County Public Library, Riverview - 9951 Balm Riverview, Rd., Riverview, FL 33569.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2023/2024 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2023/2024 upon the lands located within the District as shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

#### WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET  ${\bf COLLECTION\,COSTS\,@\ \, 6.0\%}$ 67,598.41 TOTAL O&M ASSESSMENT \$ 1,126,640.04

LOT SIZE	LOT COUNT	O&M PER LOT
50'	317	\$1,580.14
60'	169	\$1,896.17
70'	138	\$2,212.20

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least fortyeight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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

District Manager



July 21, 2023

#### FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Forest Brooke Community Development District The Board of Supervisors (the "Board") of the Forest Brooke Community Development District (the "District") will hold a public hearing and a meeting on August 17, 2023, at 6:30 p.m. at Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, Florida 33598.

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

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and

enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.forestbrookecdd.org, or may be obtained by contacting the District Manager's office via email at jgreenwood@gmstnn.com or via phone at (813) 344-4844 extension 103.

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

the meeting and in any future year.										
Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)							
Cinale Eamily Homes	717	1.00	¢1 497 04							

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

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

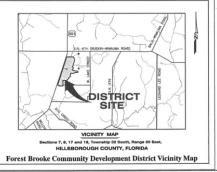
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida

law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board

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

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

Jason Greenwood District Manager July 21, 2023



23-02178H

## COURTHOUSE

manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org polkcountyclerk.net my**orange**clerk.com

#### FIRST INSERTION

BELMONT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting
The Board of Supervisors ("Board") for the Belmont Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 16, 2023 TIME: 10:00 a.m

LOCATION: 13498 US Highway 301 South

Riverview, Florida 33578
The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)		
Residential Lot	1139	1.0	\$1,093.41		

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

#### <u>Additional Provisions</u>

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 4648 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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

Jason Greenwood District Manager

BELMONT CDD SITE MAP



23-02179H

#### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 23-CP-000686 Division A IN RE: ESTATE OF GILDA MARIA GARCIA

Deceased. 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 Gilda Maria Garcia, deceased, File Number 23-CP-000686, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602, that the decedent's date of death was December 28, 2022; that the total value of the estate is \$25,000 and that the names and addresses of those to whom it has been assigned by such order are:

lard, 7012 Skylane Dr. Orlando, FL. 32819; Felix Manuel Garcia, 3128 W. Sligh Ave Tampa , Florida 33614

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 PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 21, 2023.

**Person Giving Notice:** Joann Garcia Pollard 7012 Skylane Dr.

Orlando, Florida 32819 Attorney for Person Giving Notice LaShawn Strachan, Esquire Florida Bar Number: 0321760 5118 N. 56 Street, Suite 102 Tampa, FL 33610 Telephone: (813) 606-4111 Fax: (813) 606-4112 E-Mail: lstrachanesq@msn.com

23-02157H

July 21, 28, 2023

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 2023-CP-000262 **Division Probate** IN RE: ESTATE OF

MYRON LEWIS RYDER Deceased. The administration of the estate of

Myron Lewis Ryder, deceased, whose date of death was August 28, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:

Melissa Ryder

400 1/2 Wayne Street Olean, New York 14760 Attorney for Personal Representative: Elizabeth Bertrand, Esquire E-mail Addresses: elizabeth@palumbobertrand.com, eservice@palumbobertrand.comFlorida Bar No. 97814 Palumbo & Bertrand, PA 2500 S. Bumby Avenue Orlando, Florida 32806 Telephone: (407) 960-2835 July 21, 28, 2023 23-02158H

#### FIRST INSERTION

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

PROBATE DIVISION File No. 2023-CP-000269 IN RE: ESTATE OF GLORIA DeMARTINO, Deceased.

The administration of the estate of GLORIA DeMARTINO, Deceased, whose date of death was November 26, 2021, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

#### notice is July 21, 2023. MICHAEL DEMARTINO,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyer July 21, 28, 2023 23-02173H

#### Notice of Public Hearing and Board of Supervisors Meeting of the Panther Trace Community Development District

The Board of Supervisors (the "Board") of the Panther Trace Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2023, at 7:30 p.m. at Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-advalorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments") At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and

certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (https://www. mypanthertrace.net/), or may be obtained by contacting the District Manager's office via email at rlotito@vestapropertyservices.com or via phone at (321) 263-0132 exten-

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

LOT TYPE	LOT COUNT	ERU FACTOR	O&M PER LOT
Single Family 40'	195	1.00	\$866.85
Single Family 50'	353	1.25	\$1,083.56
Single Family 60'	99	1.50	\$1,300.27
Single Family 70'	104	1.75	\$1,516.99

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

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

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

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

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

District Manager



VICINITY MAP

#### FIRST INSERTION

July 21, 2023

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002364 Division B

IN RE: ESTATE OF DOUGLAS A. PIKE Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or-

der of Summary Administration has been entered in the estate of Douglas A. Pike, deceased, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601; that the decedent's date of death was March 3, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been

NAME Charlotte Pike ADDRESS 4822 Centerbrook Court Tampa, FL 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 21, 2023.

#### **Person Giving Notice:** Charlotte Pike

4822 Centerbrook Court Tampa, Florida 33624 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.comFlorida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652July 21, 28, 2023 23-02207H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002201 IN RE: ESTATE OF JUDY MOZELLA COOK, Deceased.

The administration of the estate of JUDY MOZELLA COOK, deceased, whose date of death was May 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

#### notice is: July 21, 2023. HARRY COOK

Personal Representative 622 South Wiggins Road Plant City, FL 33566

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 21, 28, 2023 23-02227H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR  $Hills borough\ COUNTY,\ FLORIDA$ PROBATE DIVISION File No. 23-CP-002155 Division B IN RE: ESTATE OF Jeanine Aida Ivone Deceased.

The administration of the estate of Jeanine Aida Ivone, deceased, File Number CP-002155, is pending in the Circuit Court for Hillsborough, County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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 July 21, 2023.

#### Personal Representative:

Nancy Chajet 1069 Hillsboro Mile, Apt 103 Hillsboro Beach, 33062 Telephone: (703) 408-3300 Attorney for Personal Representative: Wendy Sue Rounds

Florida Bar No. 746835

9130 S. Dadeland Blvd., #1500 Miami, Florida 33156 E-mail: wendy@dpmiamilaw.com July 21, 28, 2023 23-02228H

#### FIRST INSERTION

23-02187H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-2053 IN RE: ESTATE OF ANTONIO LAZARO ROMAN

Deceased.

The administration of the estate of AN-TONIO LAZARO ROMAN, 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 PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

#### Personal Representative: AGUSTINA MARTINEZ 6009 Murray Hill Drive

Tampa, Florida 33615 Attorney for Personal Representative: SANDRA H. DAY, ESQ., Attorney Florida Bar Number: 0189499 DAY LAW OFFICE PO Box 5535 Spring Hill, FL 34611 Telephone: (352) 684-6545 Fax: (352) 684-4529  $\hbox{E-Mail: daylaweservice@gmail.com}\\$ Secondary E-Mail:

23-02233H

day law probate @gmail.com

July 21, 28, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001993 Division Probate IN RE: ESTATE OF ANGELO ROCCO, JR.

Deceased. The administration of the estate of Angelo Rocco, Jr., deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:

### Kathy Rocco

Attorney for Personal Representative: Debra A. Faulkner, Esq. Florida Bar Number: 94212 Daniela N. Tolliver, Esq. Florida Bar Number: 0070286 The Faulkner Firm, P.A. 3937 Tampa Road #2 Oldsmar, FL 34677 Telephone: (727) 939-4900 E-Mail: debbie@burkefaulknerlaw.com Secondary E-Mail: probate@burkefaulk July 21, 28, 2023 23-02159H

#### 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-001475 IN RE: THE ESTATE OF NERY GOMEZ,

#### Deceased

The administration of the estate of NERY GOMEZ, deceased, whose date of death March 28, 2022, File Number  $23\mbox{-}\mbox{CP-001475},$  is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of the first publication of this Notice is July 21, 2023 Enrique Castulo Rodriguez Sauri

#### Personal Representative 913 E 25th Avenue

Tampa, FL 33605 ROBERT C. THOMPSON, JR., Esquire FBN #390089 SPN #02528094 rt@thompson fernald.comGARY M. FERNALD, Esquire FBN #395870 SPN #00910964 gf@thompson fernald.comTHOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative July 21, 28, 2023 23-02174H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 23-CP-000847 IN RE: THE ESTATE OF EDMOND BORIS SHELL A/K/A EDMOND B. SHELL A/K/A EDMOND SHELL

Deceased. The administration of the Estate of Edmond Boris Shell a/k/a Edmond B. Shell a/k/a Edmond Shell a/k/a Ed Shell, deceased, whose date of death was October 5, 2022, File Number 23-CP-000847, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney

A/K/A ED SHELL,

are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 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 TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 21, 2023.

Personal Representative JOY MARIE KALER Personal Representative 608 Fayette Drive North Safety Harbor, FL 34695

Attorney for Personal Representative John Allen Parvin, Esq. Attorney for Personal Representative Florida Bar Number: 009334 PO Box 601 Palm Harbor, FL 34682 Telephone: (727) 791-4263 Email: info@attorneyparvin.com

July 21, 28, 2023

23-02160H

#### FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 18-CP-002814 IN RE: ESTATE OF ELIZABETH OTERO RIVERA,

TO: ANGEL RAMIREZ UNKNOWN

YOU ARE NOTIFIED that a Notice of Final Accounting and Petition for Discharge, a Petition for Discharge, and a Final Accounting have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 08/15, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 14 day of JULY, 2023. As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk

Robert D. Hines, Esq. Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

July 21, 28; Aug. 4, 11, 2023 23-02200H



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

The Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2023, at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

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

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and

enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least

2 days before the meeting <a href="www.hiddencreekcdd.org">www.hiddencreekcdd.org</a>, or may be obtained by contacting the District Manager's office via email at <a href="Heather@Breezehome.com">Heather@Breezehome.com</a> or via phone at (813) 565-4663.

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

the meeting and in any future year.

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$765	\$813	\$120,389
40'	277	0.80	\$1,359	\$1,446	\$400,572
50'	300	1.00	\$1,699	\$1,808	\$542,291
Active Adult Units	391	1.00	\$390	\$414	\$162,040
Total	1,116				\$1,225,292

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to <math>4% if paid early. The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law

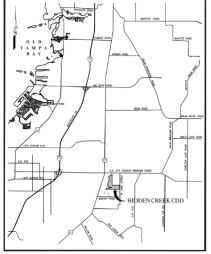
for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations be-

cause of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

District Manager



#### NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Southshore Bay Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2023, at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

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

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

Å copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2  $\label{lem:control} \textbf{days} \ \textbf{before the meeting} \ \underline{\textbf{www.southshorebaycdd.org}}, \textbf{or may be obtained by contacting the District Manager's office via email at the property of the prop$ Heather@Breezehome.com or via phone at (813) 565-4663.

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

Approx Lot Width	Assigned ERU	As	Net Assmt/Lot Total Net Assmt		l Net Assmt	Gross Assmt/Lot Total Gr		al Gross Assmt
Active Adult	1.00	\$	390	\$	180,366	\$ 414.43	\$	191,879.02
Production 22' (TH)	0.45	\$	683	\$	400,520	\$ 727.11	\$	426,085.02
Total				\$	580,886		\$	617,964.04

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations be-

cause of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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



23-02219H July 21, 2023 July 21, 2023 23-02218H

HILLSBOROUGH COUNTY

### **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
- Simply email your notice to legal@ businessobserverfl.com



**CHECK OUT YOUR** 

LEGAL

**NOTICES** 

floridapublicnotices.com

One

#### 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 USEDCONEX.COM : Located at 5401 W Kennedy Blvd Ste 100 : Hillsborough County in the City of Tampa: Florida, 33609-2457 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this July day of 19, 2023

USED CONEX LLC July 21, 2023 23-02243H

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

the undersigned, desiring to engage in business under the fictitious name of CREEKSIDE CHURCH OF CHRIST: Located at 3849 Lithia Pinecrest Rd: Hillsborough County in the City of Valrico: Florida, 33596-8460 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Valrico Florida, this July day

BELL SHOALS CHURCH OF CHRIST INC 23-02242H

July 21, 2023

#### 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 **GUNN HWY ALTERATION & SHOE** : Located at 12084 Anderson Rd: Hillsborough County in the City of Tampa: Florida, 33625-5682 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa Florida, this July day of 19, 2023

MIN GYOUNGAEE

July 21, 2023 23-02244H

#### NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 873910 from the Pasco Hernando State College, 10230 Ridge Road, New Port Richey, Florida, 34654. The application was received on June 26, 2023. Proposed activities include: Construction of a new fire academy, parking lot and associated infrastructure at the existing Pasco Hernando State College's East Campus. The project name is PHSC East Campus Fire Academy and is approximately 8.57 acres, located in Section 21, Township 24 South, Range 21 East, in Pasco County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774. July 21, 2023

23-02231H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 23-CP-001316

IN RE: ESTATE OF PATRICIA MARY PATROCKY, Deceased.

The administration of the Estate of PATRICIA MARY PATROCKY, deceased, whose date of death was 1/23/2023, Case Number 23-CP-001316, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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

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

The date of first publication of this notice is the 21 day of July, 2023.

#### Personal Representative: DAVID PATROCKY, 406 Monroe Avenue.

Cape Canaveral, FL 32920 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder,

5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax)  $rachael @\,elizabeth devolder.com$ case manager@elizabeth devolder.comJuly 21, 28, 2023 23-02235H

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TRUE NAILS : Located at 3804 Sun City Center Blvd : Hillsborough County in the City of Ruskin : Florida, 33573-6805 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ruskin Florida, this July day of 19, 2023

TRUE NAILS BY BK, LLC

July 21, 2023

### FIRST INSERTION

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

CASE NO.: 23-CA-012860 NEW DAY FINANCIAL, LLC; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF REGINALD SMITH; FLORIDA HOME IMPROVEMENT ASSOCIATES, INC.; ROOFING & RECONSTRUCTION CONTRACTORS OF AMERICA, LLC.; UNKNOWN SPOUSE OF REGINALD SMITH: UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF

THE PROPERTY; Defendant(s).

To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, SURVIVING RIES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST IN THE ESTATE OF REGINALD SMITH Last Known Address UNKNOWN

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

LOT 17, PEDDY'S ADDITION TO BELMONT HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF DESCRIBED IN PLAT BOOK 28, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 3306 E MOHAWK AVE, TAMPA, FL 33610 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

23-02241H

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES 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 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 this 13 day of July, 2023.

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

Submitted by: Marinosci Law Group, P.C.  $100~\mathrm{W}.$  Cypress Creek Road, Suite 1045Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 23-02225H July 21, 28, 2023



FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002311-HC **Division Probate** IN RE: ESTATE OF PETER S. LABRUZZO, Deceased.

The administration of the estate of PE-TER S. LABRUZZO, deceased, whose date of death was June 17, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa. FL 336301-3360. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: 07/21/2023. Signed on this 17 day of July, 2023.

CATHERINE L. RIDINGS

Personal Representative 2082 Timucua Trail Nokomis, FL 34275 William E. Gaylor, III Attorney for Personal Representative Florida Bar No. 0834350 Muirhead, Gaylor, Steves & Waskom, P.A.

901 Ridgewood Ave. Venice, FL 34285 Telephone: 941-484-3000 Email: chip.gaylor@mgswlaw.com beth.waskom@mgs

July 21, 28, 2023 23-02201H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION File Number: 23-CP-002159 IN RE: The Estate of: NORMA L. BELL aka NORMA LILLIAN BELL Deceased.

The administration of the estate of NORMA L. BELL, deceased, whose date of death was June 10, 2023, and whose social security number is XXX-XX-9176 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is July 21, 2023.

## **Petitioner:**

ROBERTA A. BODO 318 Pheasant Circle

Brandon, Florida 33510 Attorney for Petitioner: By: /s/Thomas J. Gallo Thomas J. Gallo, Esq. THOMAS J. GALLO. ATTORNEY, P.A. FBN: 0723983 2240 Lithia Center Lane Valrico, Florida 33596 (813) 815-4529 July 21, 28, 2023 23-02220H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001396 **Division Probate** 

IN RE: ESTATE OF LYNN A. BREMERMANN, Deceased.

The administration of the estate of LYNN A. BREMERMANN, deceased, whose date of death was March 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N Michigan Avenue, Plant City, FL 33563. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 21, 2023.

Signed on this 19 day of April, 2023. MICHAEL CUDDY

Personal Representative 1 New Meadow Road Lynnfield, MA 01940 /s/ Travis D. Finchum TRAVIS D. FINCHUM Attorney for Personal Representative Florida Bar No. 75442 Special Needs Lawyers, PA 901 Chestnut Street, Suite C Clearwater, FL 33756 Telephone: (727) 443-7898 Email:

Travis@specialneedslawyers.com Secondary Email: Liz@specialneedslawyers.com 23-02202H July 21, 28, 2023

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002262 Division: "B"

IN RE: ESTATE OF VANDERLYN ESTRALITTA BROWN

Deceased.

The administration of the estate of Vanderlyn Estralitta Brown, deceased, whose date of death was April 21, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is July 21, 2023.

Personal Representative: Aeriell Breana Jordon Robinson

10723 Whitland Grove Drive Riverview, FL 33578Attorney for Personal Representative: /s/ Chioma R. Deere Chioma R. Deere, Esq. Attorney for Petitioner Florida Bar Number: 48950 1645 Palm Beach Lakes Blvd,

Suite 1200 West Palm Beach, FL 33401 Telephone: (561) 515-4376 E-Mail: chioma@deere-law.com Secondary E-Mail: admin@deere-law.com

July 21, 28, 2023

23-02232H

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2023-CA-012171 RITA J. HOGAN, LLC, Plaintiff, vs.

WILVERT E. RIOS BAUTISTA and MAIRA GONZALEZ CORTES, Defendants,

NOTICE is hereby given that a civil action commenced on April 28, 2023, and is now pending as case number 2023-CA-012171 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:

MAIRA GONZALEZ CORTES 12013 Fawn Dale Riverview, FL 33569

and the nature of the proceeding is a partition on Agreement for Deed Fore-

This notice shall be published once each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 13 day of July, 2023.

CINDY STUART AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker As Deputy Clerk

/s/Stefanny Rosales Stefanny Rosales, Esq. Florida Bar No.: 1031475 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: srosales@hacheylawpa.com July 21, 28, 2023 23-02169H

#### FIRST INSERTION

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

CASE NO. 23-CC-71848 MAC-BRH, INC. PLAINTIFF, VS.

RE 710, LLC, DEFENDANT(S) NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated May 30, 2023, and entered in 2023-CC-71848 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MAC-BRH, Inc. is the Plaintiff and RE 710, LLC, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, at 10:00AM, on August 15, 2023, the following described property as set forth in said Final Judg-

Lot 5 in Block 8, RIVER CROSS-ING ESTATES PHASE 4, according to the plat thereof recorded in Plat Book 85, Page 44, of the public records of Hillsborough County, Florida.

More commonly known as: 4636 River Overlook Dr., Valrico, FL.

33596 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Imparied: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
Dated this 14th day of July, 2023.

Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com 23-02198H July 21, 28, 2023

FIRST INSERTION

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

CASE NO.: 2023-CA-012171 RITA J. HOGAN, LLC, Plaintiff, vs. WILVERT E. RIOS BAUTISTA and MAIRA GONZALEZ CORTES,

Defendants, NOTICE is hereby given that a civil action commenced on April 28, 2023, and is now pending as case number 2023-CA-012171 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:

WILVERT E. RIOS BAUTISTA 12013 Fawn Dale Riverview, FL 33569

and the nature of the proceeding is a partition on Agreement for Deed Fore-

This notice shall be published once each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 13 day of July, 2023.

CINDY STUART AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker

As Deputy Clerk /s/Stefanny Rosales Stefanny Rosales, Esq. Florida Bar No.: 1031475 Law Offices of Stephen K. Hachev, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: srosales@hacheylawpa.com July 21, 28, 2023 23-02170H

#### FIRST INSERTION

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

CASE NO.: 23-CA-012503 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, VS. TERI JANA FERRELL; et al.,

**Defendant(s).** TO: Robert Adelbert Foster a/k/a Robert Adelbert Foster Jr. Last Known Residence: 15630 Green-

leaf Bay Street Sun City Center, FL 33573 TO: Unknown Spouse of Robert Adel-

bert Foster a/k/a Robert Adelbert Foster Jr. Last Known Residence: 15630 Greenleaf Bay Street Sun City Center, FL

33573 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County,

Florida: LOT 7, IN BLOCK 20, OF CY-PRESS MILL PHASE 1A, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 08/14/2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

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

Dated on July 12, 2023. As Clerk of the Court (SEAL) By: /s/ Mustafa Divan

As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-1705B Ref# 4827

23-02210H

July 21, 28, 2023

FIRST INSERTION

AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-003357

Division A IN RE: ESTATE OF CHARLES OLIVER MERRYMAN A/K/A CHARLES O. MERRYMAN,

Deceased.

The administration of the estate of Charles Oliver Merryman a/k/a Charles O. Merryman, deceased, whose date of death was January 14, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and  $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative: Hope Merryman

262 Parry Drive Falling Waters, WV 25419 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com

Amy.Morris@TBELC.com July 21, 28, 2023 23-02229H

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2023-CA-012367 ELIZABETH MELENDEZ, Plaintiff, vs.

CHRISTOPHER WHITE, Defendant,

NOTICE is hereby given that a civil action commenced on May 8, 2023, and is now pending as case number 2023-CA-012367 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:

CHRISTOPHER WHITE 16103 Chancery Place

Tampa, FL 33613 and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 13 day of July, 2023. CINDY STUART

AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker As Deputy Clerk

/s/Stefanny Rosales Stefanny Rosales, Esq. Florida Bar No.: 1031475 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096  $\hbox{E-service: srosales@hacheylawpa.com}$ July 21, 28, 2023 23-02171H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 2023-CP-001648 DIVISION: A IN RE: ESTATE OF

Deceased. The administration of the estate of THELMA H. FLETCHER, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-001648; the address of which is  $800\,$ E. Twiggs Street, Room 206, Tampa, Florida 33602.

THELMA H. FLETCHER

The name and address of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

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

TION OF THIS NOTICE IS July 21, Personal Representative JACKIE L. FLETCHER

11706 Moffat Avenue Tampa, FL 33617-1726 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail:

July 21, 28, 2023

kris@linslawgroup.com 23-02213H



legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

SARASOTA • MANATEE



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

CASE NO · 23-CA-011439 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

Plaintiff, vs. HELEN R. BROWN A/K/A HELEN ROSE KARL; IRA BROWN; 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 July 12, 2023, entered in Civil Case No.: 23-CA-011439 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, Plaintiff, and HELEN R. BROWN A/K/A HELEN ROSE KARL; IRA BROWN, 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 14th day of September, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 9, BLOCK 5 OF TEMPLE TERRACE RIVERSIDE AS RECORDED IN PLAT BOOK 32, PAGE 22, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to

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-012825

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NAOMI G.

**Defendant(s),**TO: THE UNKNOWN HEIRS, BENE-

FICIARIES, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE

ESTATE OF NAOMI G. BRUCE, DE-

whose last known residence is 4906

 $83\mathrm{RD}$  ST S, TAMPA, FL 33619, 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 Defen-

dants, 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 be-

that an action to foreclose a mortgage

LOT 21 IN BLOCK 23 OF PROG-

RESS VILLAGE UNIT NO. 2,

THEREOF, AS RECORDED IN

PLAT BOOK 36, ON PAGE 50

OF THE PUBLIC RECORDS OF

THE

YOU ARE HEREBY NOTIFIED

ing foreclosed herein.

on the following property:

ORDING

SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

ASSOCIATION, NOT IN ITS

Plaintiff, vs. THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

BRUCE, DECEASED. et. al.

CEASED,

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@fljudı̃3.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

Dated: July 13, 2023 s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-49607

HILLSBOROUGH

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on counsel

for Plaintiff, whose address is 6409

Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 08/14/2023/

(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 imme-

diately thereafter; otherwise a default

will be entered against you for the relief

demanded in the complaint or petition

filed herein.

THIS NOTICE SHALL BE
WEEK FOR

PUBLISHED ONCE A WEEK FOR

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 12th

CLERK OF THE CIRCUIT COURT

(SEAL) BY: /s/ Mustafa Divan DEPUTY CLERK

day of July, 2023

ROBERTSON, ANSCHUTZ,

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

PRIMARY EMAIL: flmail@raslg.com

AND SCHNEID, PL

22-044777

July 21, 28, 2023

TWO (2) CONSECUTIVE WEEKS.

FLORIDA.

23-02167H

COUNTY,

July 21, 28, 2023

FIRST INSERTION

#### FIRST INSERTION

HILLSBOROUGH COUNTY

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH HIDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 18-CA-006071 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BROUGHAM FUND II TRUST. Plaintiff, vs.

JEFFREY T. ZELESNIKAR; UNKNOWN SPOUSE OF JEFFREY T. ZELESNIKAR; 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 SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession,

**Defendants.**NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on March 23, 2023 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, the Clerk of Court will on AUGUST 16, 2023 at 10:00 a.m. EST at http://www.hillsborough. realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Flor-

LOT 1 AND THE WEST 18 FEET OF LOT 2, BLOCK 4, NORTH ROSEDALE SUBDI-VISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 4110 W. FIG STREET, TAMPA, FL 33609

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

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: July 13, 2023 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite  $260\,$ Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com

July 21, 28, 2023 23-02175H

#### 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-013024 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES,

Plaintiff, vs. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARISTIDES DIAZ, DECEASED, et. al.

**Defendant(s),**TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARISTIDES DIAZ, DE-CEASED.

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 be-

ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

on the following property: LOT 30, AL DANA PARK SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 68, 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 08/14/2023 /(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 13th day of July, 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 Roca Raton El 33487

PRIMARY EMAIL: flmail@raslg.com 22-047446

July 21, 28, 2023 23-02176H

#### FIRST INSERTION

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

FLORIDA CASE NO.: 23-CA-000295 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW SERIES I TRUST, Plaintiff, v.

INETTA STEPHENS, et. al, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 27, 2023 and entered in Case No. 23-CA-000295 in the Circuit Court of the 13th Judicial Circuit and in Hillsborough, County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW SERIES I TRUST is the Plaintiff and INETTA STEPHENS; CITY OF TAMPA, are the Defendants. The Clerk of the Court, CINDY STUART, will sell to the highest bidder for cash at https://www.hillsborough. realforeclose.com on August 22, 2023 at 10:00 AM, following described real property as set forth in said Final Judgment, to wit:

LOT 107, EASTERN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 6 OF THE PUBLIC RECORDS OF HILLS-BOROUGH COUNTY, FLORI-

Property Address: 4218 EAST PALIFOX STREET, TAMPA, FL 33610.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60DAYS AFTER THE SALE.

IMPORTANT

"IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, PLEASE CONTACT THE ADA COORDINA-TOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FL, 33602, (813) 272-7040, AT LEAST 7 DAYS BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICA-TION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL 711."

WITNESS my hand and the seal of the court on July 12, 2023. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 1031 North Miami Beach Blvd North Miami Beach, FL 33162 Telephone: (305) 501 2808; Facsimile: (954) 780.5578 Bv: /s/ Tara L. Messinger Chase A. Berger, Esq. Florida Bar No.: 083794 Tara L. Messinger Esq. Florida Bar No.0059454 fcpleadings@ghidottiberger.comJuly 21, 28, 2023 23-02168H

#### 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-005280 U.S. BANK NATIONAL ASSOCIATION, DEANNA EDGE LEWIS A/K/A DEANNA EDGE-LEWIS, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 22, 2023, and entered in 18-CA-005280 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSO-CIATION is the Plaintiff and DEANNA EDGE LEWIS AKA DEANNA EDGE-LEWIS; UNKNOWN SPOUSE OF DEANNA EDGE LEWIS AKA DEAN-NA EDGE-LEWIS; FLORIDA HOUS-ING FINANCE CORPORATION are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 22, 2023, the following described property as set forth

in said Final Judgment, to wit: LOT 15, BLOCK 1, FIRST ADDI-TION TO HILLCREST ACRES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 2 OF THE PUBLIC RECORDS OF HILLS-BOROUGH COUNTY, FLORI-

Property Address: 4213 S CO-VINA CIRCLE, TAMPA, FL 33617 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT AMERICANS WITH DISABILITY

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

ADA@fljud13.org
Dated this 13 day of July, 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 18-171176 - NaC July 21, 28, 2023 23-02184H

#### 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-012582

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. GUSTAVE JOSEPH, et. al.

Defendant(s), TO: GUSTAVE JOSEPH UNKNOWN SPOUSE OF GUSTAVE JOSEPH, SA-

BRINA D. THOMPSON, 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 7, BLOCK 12, HIGHLAND PINES REVISED SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 52, 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 08/14/2023/ (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 relie 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 ImpairedLine1-800-955-8770.

WITNESS my hand and the seal of this Court at County, Florida, this 13th day of July, 2023.

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

23-02199H

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite  $100\,$ Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-102367

July 21, 28, 2023

FIRST INSERTION

23-02172H

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-001823

CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-6, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ELISE M. ZOTOS A/K/A ELISE

ZOTOS, et al Defendants. ELISE M. ZOTOS A/K/A ELISE 14715 CARNATION DR

 $TAMPA,\,FL\,33613$ 

UNKNOWN SPOUSE OF ELISE M. ZOTOS A/K/A ELISE ZOTOS 14715 CARNATION DR TAMPA, FL 33613 UNKNOWN TENANT #1 14715 CARNATION DR TAMPA, FL 33613 UNKNOWN TENANT #2 14715 CARNATION DR TAMPA, FL 33613

LAST KNOWN ADDRESS: STATED, CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: LOT 32, IN BLOCK D, OF FLO-RAL GARDENS UNIT NO. 3. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE(S) 27. OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUN-TY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 08/04/2023 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

Court on the 3rd day of July, 2023. CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: /s/ Mustafa Divan Deputy Clerk

DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 22-05391-1 July 21, 28, 2023 23-02183H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

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

CASE NO.: 22-CA-004506 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. DALTON LEE DEAN A/K/A DEAN D. LEE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Amended Uniform Final Judgment of Foreclosure Nunc Pro Tunc to June 13, 2023, dated the 12th day of July, 2023, and entered in Case No. 22-CA-004506, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DALTON LEE DEAN A/K/A DEAN D. LEE; UNKNOWN SPOUSE OF DALTON LEE DEAN A/K/A DEAN D. LEE; and AQUA FINANCE, INC. are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough. realforeclose.com at 10:00 A.M. on the 13th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 210 FEET OF THE WEST 210 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 22 EAST; LESS THE SOUTH 40 FEET FOR ROAD

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

If you are a person with a 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  $\hat{\mathbf{F}}\mathbf{orm}$ and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Dated this 17th day of July, 2023 By: Carly Johansson Bar No. 649430 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 22FL373-0804 July 21, 28, 2023 23-02209H

#### FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 22-CA-006974 GROW FINANCIAL FEDERAL CREDIT UNION Plaintiff(s), vs. GEORGE BUCK, IF LIVING. BUT IF DECEASED THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF GEORGE BUCK, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; et al.,

Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 11, 2023 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of August, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order,

to wit: LOT 3, BLOCK 5, BAYPORT WEST PHASE 2, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 57, PAGE 45, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 6905 Drury Street, Tampa, FL 33635

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 23-CA-012707

MILLIE SMITH HOLDINGS LLC, a

YOU ARE NOTIFIED that an action

for mortgage foreclosure has been filed

against you in relation to the follow-

ing property in Hillsborough County,

Lot 23, Block 6, STALEYS SUB-

DIVISION, according to the Plat thereof, recorded in Plat Book 30,

Page(s) 89 of the Public Records of

Further known as: 5412 Lenox

and you are required to serve a copy of

your written defenses, if any, to it on

Felix G. Montanez, Esq., the Plaintiff's

attorney, whose address is 2114 W. Co-

lumbus Dr., Tampa, FL 33607, on or

before 08/14/2023, or within thirty

(30) days from the first publication of

this Notice of Action, and file the original with the clerk of this court either

before service on the plaintiff's attorney

Hillsborough County, Florida.

Drive, Tampa, FL 33610

Florida Limited Liability Company,

ALLEN WILLIAMSON, et. al.

Defendant(s).
TO: ALLEN WILLIAMSON

Plaintiff, v.

5412 Lenox Drive

Tampa, FL 33610

mail address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU. TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUES-TIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COOR-DINATOR, 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.

Respectfully submitted, PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com

or immediately thereafter; otherwise a

default will be entered against you for

This notice will be published once a

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate in

a court proceeding, you are entitled, at

no cost to you, to the provision of cer-

tain assistance. To request such an accommodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time

before the scheduled appearance is less than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

CINDY STUART

As Clerk of the Court

Impaired Line 1-800-955-8770.

Date: 7/12/2023

Felix G. Montanez, Esq.

the Plaintiff's attorney

2114 W. Columbus Dr.

Tampa, FL 33607

July 21, 28, 2023

week or two consecutive weeks in the

the relief demanded in the complaint.

Business Observer.

Attorney for Plaintiff TDP File No. 22-004510-1 July 21, 28, 2023 23-02214H

FIRST INSERTION

#### FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

 $\pmb{\text{CASE NO. 23-CA-000536}}$ MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. MARY ANN STRICKLAND, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 22, 2023, and entered in 23-CA-000536 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MAN-AGEMENT, LLC is the Plaintiff and MARY ANN STRICKLAND; UN-KNOWN SPOUSE OF MARY ANN STRICKLAND; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 22, 2023, the fol-

lowing described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 7, ROCKY POINT VILLAGE UNIT NO 2. ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4507 DEVON-SHIRE ROAD, TAMPA, FL 33634 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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, vou are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail:

ADA@fljud13.org Dated this 13 day of July, 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 22-072093 - EuE

July 21, 28, 2023 23-02186H

#### FIRST INSERTION

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

CASE NO.: 22-CA-006569 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JEREMY RASHAD SMITH; SHIRA RENA KINER; THE SUMMIT AT FERN HILL COMMUNITY ASSOCIATION, INC.: FOUNDATION FINANCE COMPANY LLC; 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 a Final Judgment dated July 10, 2023 entered in Civil Case No. 22-CA-006569 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING, Plaintiff and JER-EMY RASHAD SMITH; SHIRA RENA KINER; THE SUMMIT AT FERN HILL COMMUNITY ASSOCIATION, FOUNDATION FINANCE COMPANY LLC 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 August 17, 2023 the following described property as set forth in said Final Judgment, to-wit:.

LOT 208, OF FERN HILL PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 135, PAGE 160, OF THE PUBLIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA. Property Address: 10120 Crested Fringe Drive, Riverview, Florida

33578 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE, NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate in

a court proceeding, you are entitled, at

no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy

Jordan Shealy, Esq. FBN: 1039538 File No: M22297-JMV Case No.: 22-CA-006569 July 21, 28, 2023 23-02208H

FIRST INSERTION

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

CASE NO: 22-CA-004830 Division K AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. UNKNOWN HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MILDRED, E. DENNIS, DECEASED; JENNIFER SMITH; EDWIN DENNIS, II A/K/A EDWIN DENNIS AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THESUBJECT MATTER OF THIS ACTION BY AND THROUGH

OR UNDER OR AGAINST THE

UNKNOWN TENANT #1 AND

NAMED DEFENDANTS HEREIN;

UNKNOWN TENANT #2, IF ANY,

Defendant(s). NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated June 30, 2023, and entered in Case No. 22-CA-004830, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 1 LLC is the Plaintiff and UNKNOWN HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF MILDRED E. DENNIS, DECEASED: JENNIFER SMITH; EDWIN DEN-NIS, II A/K/A EDWIN DENNIS AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIM-ING AN INTEREST IN THE REAL PROPERTY WHICH IS THESUB-

JECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER

OR AGAINST THE NAMED DEFEN-DANTS HEREIN; UNKNOWN TEN-ANT #1 AND UNKNOWN TENANT #2, IF ANY, are Defendants. The Clerk of this Court, Cindy Stuart, 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 AUGUST 4, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 8, Block 2, MENDEL'S RE-SUBDIVISION OF BLOCKS 1, 2, 3, 4 & 7 OF KRAUSE'S, according to the map or plat thereof, as recorded In Plat Book 9, Page 67, of the Public Records of Hillsborough County, Florida. With a street address at: 7705 N. Arden Avenue, Tampa, Florida 33604.

ANY PERSON OR ENTITY CLAIM-ING AN INTEREST IN THE SUR-PLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Thirteenth Judicial Circuit ADA Coordinator at the George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602; Phone: (813) 272-5894 at least seven working days of the date of the service is needed; if you are hearing or voice impaired, call 711.

By: /s/ Vivian A. Jaime Vivian A. Jaime, Esq. FBN 714771 Submitted by: Vivian A. Jaime, Esq. RITTER, ZARETSKY, LIEBER & JAIME, LLP 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Tel: 305-372-0933 E-mail: Vivian@rzllaw.com 23-02222H July 21, 28, 2023

DATED July 18, 2023.

#### FIRST INSERTION 45.031.

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-002928 FREEDOM MORTGAGE CORPORATION,

TAJAR J. RAY. JR, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 24, 2022, and entered in 19-CA-002928 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and TAJAR J. RAY. JR.; MAGNOLIA PARK AT RIVERVIEW HOMEOWN-ERS 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, 10:00 AM, on August 22, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 14, MAGNO-LIA PARK SOUTHEAST "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE(S) 86 THROUGH 96, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 6108 MAGNO-LIA PARK BOULEVARD, RIV-ERVIEW, FL 33578

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation. please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 13 day of July, 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 19-270479 - GrS July 21, 28, 2023

#### FIRST INSERTION

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

COUNTY, FLORIDA CASE NO. 22-CA-006729 PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs. ESTATE OF KEITH MARTIN RASMUSSEN, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated June 12, 2023, in the abovestyled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on August 15, 2023, the following described property:

Lot 7, Block 9, Tremont at Bay Park Two, according to the plat as recorded in Plat Book 132, Pages 70 through 71, of the Public Records of Hillsborough County, Florida.

Property Address: 508 GLENN CROSS DR, RUSKIN, FL

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

AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

ED 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. Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Suite 1045

OFFICIAL COURTHOUSE WFBSITES hillsclerk.com manateeclerk.com **sarasota**clerk.com pascoclerk.com **charlotte**clerk.com **pinellas**clerk.org polkcountyclerk.net leeclerk.org my**orange**clerk.com **collier**clerk.com

Marinosci Law Group, P.C. 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-02062 23-02221H

(SEAL) By: /s/ Mustafa Divan As Deputy Clerk 23-02215H

33570-0000 ANY PERSON CLAIMING AN IN-July 21, 28, 2023

RE-NOTICE OF MAY CLAIM AN INTEREST IN THE FORECLOSURE SALE ESTATE OF EDWARD RODRIGUEZ A/K/A EDWARD E. RODRIGUEZ IN THE CIRCUIT COURT OF THE N/K/A EDWARD E. RODRIGUEZ ATLANTIC CREDIT & FINANCE, 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, INC., AS ASSIGNEE OF HOUSE-FLORIDA CIVIL DIVISION: F HOLD BANK AYERSWORTH GLEN 3A HOMEOWNERS ASSOCIATION, CASE NO.: 19-CA-005824 SECTION # RF INC. AYERSWORTH GLEN HOME-PENNYMAC LOAN SERVICES, OWNERS ASSOCIATION, INC. EMI SUZUKI A/K/A EMI E. SUZUKI; and Plaintiff, vs. UNKNOWN TENANT IN POSSES-UNKNOWN HEIRS. SION OF THE SUBJECT PROPERTY BENEFICIARIES, DEVISEES, are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHERS to the highest and best bidder for cash electronically at www.hillsborough. WHO MAY CLAIM AN INTEREST realforeclose.com, the Clerk's website

> Final Judgment, to wit:
> BEING KNOWN AND DESIG-NATED AS LOT 7, BLOCK 28,  $\,$ AS SHOWN ON PLAT ENTITLED "AYERSWORTH GLEN PHASE 3A" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA IN BOOK 127, PAGE 75-84

for on-line auctions at, 10:00 AM on the 20th day of September 2023 the follow-

ing described property as set forth in said

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

HILLSBOROUGH COUNTY

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 18th day of July 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 19-01377 July 21, 28, 2023 23-02224H

#### FIRST INSERTION

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

Case #: 2016-CA-002605 DIVISION: C

IN THE ESTATE OF EDWARD

OF HOUSEHOLD BANK;

AYERSWORTH GLEN 3A

PROPERTY,

INC.; AYERSWORTH GLEN

RODRIGUEZ A/K/A EDWARD E.

RODRIGUEZ N/K/A EDWARD E.

RODRIGUEZ; ATLANTIC CREDIT & FINANCE, INC., AS ASSIGNEE

HOMEOWNERS ASSOCIATION,

HOMEOWNERS ASSOCIATION.

INC.; EMI SUZUKI A/K/A EMI E.

POSSESSION OF THE SUBJECT

SUZUKI; UNKNOWN TENANT IN

NOTICE IS HEREBY GIVEN pursuant

to an Order on Motion to Reset Foreclo-

sure Sale dated the 17th day of July 2023

and entered in Case No. 19-CA-005824, of the Circuit Court of the 13TH Judicial

Circuit in and for HILLSBOROUGH

County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is the Plaintiff

and UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, CREDITORS,

GRANTEES, ASSIGNEES, LIENORS,

TRUSTEES AND ALL OTHERS WHO

JPMorgan Chase Bank, National Association Plaintiff, -vs.-

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

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure

sale or Final Judgment, entered in Civil Case No. 2016-CA-002605 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Jessica Bowe are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http:// www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 15, 2023, the following described property as set forth in said Final Judgment, to-

LOT 2, OF GREEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 118, PAGE(S) 198 AND 199, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

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

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

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

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

1-800-955-8770." LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway, Suite 360

Boca Raton, Florida 33431 Telephone: (561) 998-6700 Ext. 66841 Fax: (561) 998-6707 For Email Service Only FLeService@logs.com For all other inquiries: ldiskin@logs.com By: /s/Lara Diskin Lara Diskin, Esq.

FL Bar # 43811 16-298476 FC01 CGG July 21, 28, 2023

23-02236H

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 2018-CA-005693 DIVISION: C Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A.

Plaintiff. -vs.-Juan C. Zavala a/k/a Juan Zavala a/k/a Ron Zavala; Nohemi Paredes Zavala a/k/a Nohemi Zavala: United States of America, Department of Treasury; Fields Motorcars of Florida, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants: Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale

or Final Judgment, entered in Civil Case  $\,$ No. 2018-CA-005693 of the Circuit. Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A., Plaintiff and Juan C. Zavala a/k/a Juan Zavala a/k/a Ron Zavala are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose. com beginning at 10:00 a.m. on August 15, 2023, the following described property as set forth in said Final Judgment, to-wit:

ALL THAT CERTAIN PROP-ERTY SITUATED IN THE CITY OF PLANT CITY IN THE COUNTY OF HILLS-BOROUGH AND STATE OF FLORIDA AND BEING DE-SCRIBED IN A DEED DATED 11/05/1997 AND RECORDED 11/13/1997 IN BOOK 8792 PAGE 957 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 5, BLOCK 3. DORENE TERRACE UNIT 3, PLAT BOOK 44, PLAT PAGE 97. RECORDED DATE 12/14/1972.

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

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

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

"In accordance with the America 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. 66841 Fax: (561) 998-6707 For Email Service Only FLeService@logs.com For all other inquiries: ldiskin@logs.com By: /s/Lara Diskin

Lara Diskin, Esq. FL Bar # 43811 18-313590 FC01 WEQ July 21, 28, 2023

23-02237H

## CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

#### 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. 09-CA-031347 Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC2 Asset Backed Pass-Through Certificates, Plaintiff, vs. Yen T. Trieu, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 09-CA-031347 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC2 Asset Backed Pass-Through Certificates is the Plaintiff and Yen T. Trieu; Chi Y. Chang; Arbor Greene of New Tampa Homeowners Association, Inc.; 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 17th day of August, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK 2, ARBOR GREENE PHASE 1, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least

(7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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

Dated this 19th day of July, 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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 11-F02759

July 21, 28, 2023 23-02223H

#### 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-013201 REVERSE MORTGAGE FUNDING

Plaintiff, vs. JULIO SANDOVAL, et. al. Defendant(s),
TO: JULIO SANDOVAL, and GLORIA

M. SANDOVAL, 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:

LOTS 16 & 17, BLOCK 4, LA CAR-BAYERA, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 11 AS RE-

CORDED IN THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETH-ER WITH THE WEST 1/2 OF THE CLOSED ALLEY ABUT-TING ON THE EAST.

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 08/18/2023/ (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 17th day of July, 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Mustafa Divan DEPUTY CLERK Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-116338

July 21, 28, 2023 23-02230H

#### 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. 22-CA-003719 Division I RESIDENTIAL FORECLOSURE

Section II NAVY FEDERAL CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF GEORGE D. GESSNER A/K/A GEORGE DONALD GESSNER A/K/A GEORGE GESSNER, DECEASED; KIMBERLY GESSNER A/K/A KIMBERLY ANN GESSNER A/K/A KIMBERLY YATES A/K/A KIMBERLY ANN YATES, AS KNOWN HEIR OF GEORGE D. GESSNER A/K/A GEORGE DONALD GESSNER A/K/A GEORGE GESSNER, DECEASED; GEORGE GESSNER JR. A/K/A GEORGE DONALD GESSNER, JR.. AS KNOWN HEIR OF GEORGE D. GESSNER A/K/A GEORGE DONALD GESSNER A/K/A GEORGE GESSNER, DECEASED , DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC; PEARLY ANN GRANDE GESSNER; UNKNOWN SPOUSE OF KIMBERLY GESSNER A/K/A KIMBERLY ANN GESSNER A/K/A KIMBERLY YATES A/K/A KIMBERLY ANN YATES; UNKNOWN SPOUSE OF GEORGE GESSNER JR. A/K/A GEORGE DONALD GESSNER, JR., AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to

Final Judgment of Foreclosure for Plaintiff entered in this cause on June 30, 2023, 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: THE WEST 245.0 FEET OF THE EAST 1873.0 FEET OF THE NORTH 240 FEET OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOR-OUGH COUNTY, FLORIDA. TO-GETHER WITH THE FOLLOW-ING INGRESS AND EGRESS EASEMENT; BEGINNING AT A POINT 634.0 FEET SOUTH OF THE NORTHEAST COR-NER OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 21 EAST, RUN THENCE S 89 DEG. 32' 00' W, A DISTANCE OF 390 FEET, THENCE N. 60 DEG. 49' 0"; W A DISTANCE OF 67.78 FEET; THENCE S. 89 DEG. 32' 00" W., A DISTANCE OF 1399.11 FEET, THENCE NORTH 450.0 FEET; THENCE WEST A DISTANCE OF 50.0 FEET, THENCE SOUTH A DISTANCE OF 500.0 FEET; THENCE N. 89 DEG. 32' 00" E., A DISTANCE OF 1413.36 FEET, THENCE S. 60 DEG. 49'06" E., A DISTANCE OF 35.14 FEET; THENCE N. 89 DEG. 32' 00" E, 450.0 FEET, THENCE N. 50.0 FEET TO THE POINT OF BE-GINNING, LESS THE EAST 40.0 FEET THEREOF FOR SUM-MERALL ROAD RIGHT-OF WAY.

TOGETHER WITH THAT CERTAIN 2000 SWEET WA-TER MOBILE HOME, VIN(S) SHGA5614A, SHGA5614B

and commonly known as: TURTLEDOVE CV, PLANT CITY, FL 33567; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose. com., on October 26, 2023 at 10:00

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

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

Dated this July 19, 2023 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 110650/2218123/wll July 21, 28, 2023 23-02239H



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

#### SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001595

IN RE: ESTATE OF BOBBIE J. GLOVER a/k/a BOBBIE JEANE GLOVER a/k/a BOBBIE GLOVER, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of BOBBIE J. GLOVER, a/k/a BOBBIE JEANE GLOVER, a/k/a BOBBIE GLOVER, deceased, File Number 23-CP-001595; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110; that the Decedent's date of death was October 15, 2022; that the total value of the estate is \$0.00, and that the names and addresses of those to whom it has been assigned by such order are:

Creditors: NONE Beneficiaries: ANTONIO MASSIE 13149 Conquistador Loop Springhill, FL 34610; FREDDIE MASSIE, JR. 2204 Kendall Springs Ct., Apt. 304 Brandon, FL 33510; KATRINA MASS-IE THOMAS 3132 N. Jones Blvd., Apt.

102 Las Vegas, NV 89108 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 14, 2023.

#### **Persons Giving Notice:** ANTONIO MASSIE

13149 Conquistador Loop Springhill, FL 34610 Attorney for Persons Giving Notice: ROBERT D. HINES Attorney for Petitioner Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com July 14, 21, 2023

23-02093H

FOURTH 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:

TAMPA'S NORTH SIDE COUNTRY 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 re-

deemed 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.

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

SECOND INSERTION

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

PROBATE DIVISION File No. 23-CP-001879 **Division Probate** IN RE: ESTATE OF BYRON MCKIM COTTERMAN a/k/a KIM COTTERMAN

Deceased. The administration of the estate of Byron McKim Cotterman, deceased, whose date of death was February 24, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Ave., Tampa, Florida 34202. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 14, 2023.

Personal Representative: /s/ Susan Michele LeBeau Susan M. LeBeau 4510 D W. Fig St.

Tampa, Florida 33609 Attorney for Personal Representative: Kimberly K. Muenter E-mail Addresses kim@davidtobacklaw.com, kkmuenter@gmail.com Florida Bar No. 0078340 David Toback Law 1211 Westshore Blvd. Suite 315 Tampa, Florida 33607 Telephone: (813) 368-4281 July 14, 21, 2023 23-02101H

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 23-CP-002125 Division B IN RE: ESTATE OF SHERRY LINDA CROWELL

Deceased. The administration of the estate of Sherry Linda Crowell, deceased, whose date of death was April 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, 2nd Floor, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

The date of first publication of this notice is July 14, 2023.

> Personal Representative: Wendy E. Kossmann

503 Brooktree Ct. Lutz, Florida 33548 Attorney for Personal Representative: Christina C. Hebert E-mail Addresses: chebert@bbdglaw.com, ggalarza@bbdglaw.com Florida Bar No. 0065005 Bleakley Bavol Denman & Grace

15316 North Florida Avenue

Telephone: (813) 221-3759

Tampa, FL 33613

23-02123H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY. FLORIDA

PROBATE DIVISION File No. 23-CP-002092 Div U IN RE: ESTATE OF MARNETTE C BYRKIT,

**Deceased.**The administration of the estate of MARNETTE C BYRKIT, Deceased, whose date of death was February 8, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is July 14, 2023.

HOLLIE CLARK,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905  $Primary\ Email:\ Scott@srblawyers.com$ Secondary Email: angelica@srblawyers.com July 14, 21, 2023 23-02100H

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-002034 IN RE: ESTATE OF

ROY HOUSTON POWELL, JR., Deceased.

The administration of the estate of ROY HOUSTON POWELL, JR., deceased, whose date of death was July 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Hillsborough County, Probate, Guardianship, and Trust 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 14, 2023.

#### Personal Representative: CODY HOUSTON POWELL

11324 Grand Park Ave. Riverview, Florida 33578 Attorney for Personal Representative: JAMES R. (RUSTY) SPOOR Florida Bar Number: 27058 SPOOR LAW, P.A. 877 Executive Center Dr. W., Suite 100 St. Petersburg, FL 33702 Telephone: (727) 822-4355 23-02148H SECOND INSERTION

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

CASE NO. 22-CP-000501 IN RE: ESTATE OF DANIEL L. RODRIGUEZ

Deceased

The administration of the estate of DANIEL L. RODRIGUEZ deceased, whose date of death was JUNE 21, 2021, is pending in the Circuit Court for HILLSBOROUGH COUNTY, Florida, Probate Division, the address of which is 800 East Twiggs, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is July 14, 2023.

Personal Representative: /s/ Juan Carlos Rodriguez Personal Representative

Attorney for Personal Representative: /s/ Mariel Lanza Attorney for Petitioner Florida Bar Number: 97992 1453 W. Busch Boulevard Tampa, FL 33612 Telephone: (813) 813-7180 Fax: (813) 933-8014 E-Mail: mxlanza4046@yahoo.com July 14, 21, 2023

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA Case No.: 22-CP-4086 **Division: Probate** IN RE: ESTATE OF RUBY MARIA MELVILLE,

Deceased. The administration of the estate of Ruby Maria Melville, deceased, whose date of death was August 16, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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

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

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

The date of first publication of this notice is July 14, 2023.

#### Personal Representative[s]: Amparo De Los Rios 7394 Beaumont Drive

Lakeland, FL 33810 Attorney for Personal Representative[s]: Juan J. Mendoza mendoza@juanmendoza.netFlorida Bar No. 0001457 27299 Riverview Center Blvd., Ste. 102 Bonita Springs, FL 34134 TEL.: 239-262-0427 July 14, 21, 2023 23-02122H

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Magnolia Park Community Development District ("District") will hold a public hearing on August 8, 2023 at 5:30 p.m. at HCC at The Regent, 6437 Watson Road, Room 103, Riverview, Florida 33578, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("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, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.magnoliaparkcdd.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 meeting. There may be occasions when Board Supervisors or District Staff 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. District Manager

July 14, 21, 2023

23-02084H

#### FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certifi-

cates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1561110000

File No.: 2023-672 Certificate No.: 2021 / 12428 Year of Issuance: 2021 Description of Property: ALTAMIRA HEIGHTS LOT 1

BLOCK 5 PLAT BK / PG : 4 / 90 SEC - TWP - RGE : 05 - 29 - 19 Name(s) in which assessed: HAROLD WILLIAMS

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

All of said property being in the County

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

FOURTH INSERTION

23-01954H

#### FOURTH 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.: 1058160000 File No.: 2023-671 Certificate No.: 2021 / 9845 Year of Issuance: 2021 Description of Property: WELLSWOOD ESTATES UNIT NO 1 LOT 9 BLOCK 38 PLAT BK / PG : Q8 / 19 SEC - TWP - RGE: 02 - 29 - 18 Name(s) in which assessed: 4504 WISHART LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the prop-

erty 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. 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 23-01953H

#### FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

File No.: 2023-660

Description of Property:

Folio No.: 0646520000

Year of Issuance: 2021

PERRYWOOD LOT 32

PLAT BK / PG: 20/13

Name(s) in which assessed:

Trust, as Trustee

Certificate No.: 2021 / 5814

SEC - TWP - RGE: 03 - 29 - 20

STRESS FREE PROPERTY

MANAGEMENT INC TRUST-

Stress Free Property Manage-

ment, Inc, Trustee The 18 3 22

Hillsborough Tax Deed SFPM

All of said property being in the County

deemed according to law, the prop-

erty described in such certificate

will be sold to the highest bidder on

(8/10/2023) on line via the internet at

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

www.hillsborough.realtaxdeed.com.

Unless such certificate shall be re-

of Hillsborough, State of Florida.

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.

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 23-01952H Dated 6/23/2023

voice impaired, call 711.

Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk June 30; July 7, 14, 21, 2023

23-01951H

Cindy Stuart

NOTICE OF PUBLIC SALE Notice is hereby given that on 7/28/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 CRIT mobile home bearing vehicle identification numbers CH6337AFLA and CH6337BFLA and all personal items located inside the mobile home. Last Tenant: Felix Coriano Baez and Nelly Maria Villegas Marrero. Sale to be held at: Village of Tampa, 1201 East Skipper Road, Tampa, Florida 33613, 813-972-9000.

July 14, 21, 2023

23-02092H

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 2023-CP-000670 Division A IN RE: ESTATE OF ARGENTINA NIEVES

Deceased. The administration of the estate of Argentina Nieves, deceased, whose date of death was April 14, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 14, 2023.

#### Personal Representative: Carlos Vallandares. 4414 Lorraine Ave. Grand Prairie, TX 75052 Attorney: R. Nadine David, Esq.,

FBN: 89004, Florida Probate Law Group, PO Box 141135, Gainesville, FL 32614 Phone: (352) 354-2654. ndavid@florida probate law group.comwww.floridaprobatelawgroup.com July 14, 21, 2023 23-02099H

#### FOURTH 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 Petiion 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



#### SECOND 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-001510 IN RE: THE ESTATE OF THOMAS R. SCHULTZ, Deceased

The administration of the estate of THOMAS R. SCHULTZ, deceased, whose date of death was May 18, 2022, File Number 23-CP-001510, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa33602. The names and addresses of the Curator and the Curator'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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of the first publication of this Notice is July 14, 2023.

Signed on the 6 day of July, 2023.  ${\bf Robert\,C.\,Thompson,\,Jr.}$ 

Curator 611 Druid Road E., Ste 705 Clearwater, FL 33756ROBERT C. THOMPSON, JR., Esquire FBN #390089 SPN #02528094 rt@thompson fernald.comGARY M. FERNALD, Esquire FBN #395870 SPN #00910964 gf@thompsonfernald.com THOMPSON & FERNALD, P.A.

611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424

Attorney July 14, 21, 2023

23-02094H

#### FOURTH 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 ritton defences if any to 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

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

23-01975H

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

SECOND INSERTION

**HILLSBOROUGH COUNTY** 

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

PROBATE DIVISION File No. 23-CP-002044 Division A IN RE: ESTATE OF BETTY JEAN HARRELL

a/k/a BETTY BIRCH HARRELL a/k/a BETTY J. HARRELL a/k/a BETTY HARRELL, Deceased.

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 BETTY JEAN HARRELL a/k/a BETTY BIRCH HARRELL a/k/a BETTY J. HARRELL a/k/a BETTY HARRELL, deceased, File Number 23-CP-002044; by the Circuit Court for Hillsborough County. Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110: that the Decedent's date of death was April 13, 2023; that the total value of the estate is \$0.00, and that the names and addresses of those to whom it has been assigned by such order are:

Creditors: NONE Beneficiaries: CHRIS WAYNE HARRELL 1712 West Eldred Drive Tampa, FL 33603 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 14, 2023.

### Persons Giving Notice: CHRIS WAYNE HARRELL

1712 West Eldred Drive Tampa, FL 33603Attorney for Persons Giving Notice: ROBERT D. HINES Attorney for Petitioner Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com 23-02147H July 14, 21, 2023

#### SECOND INSERTION

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

CASE NO. 2022-CA-007177 DIVISION: F

JMBA GROUP, LLP, Plaintiffs, vs.

ANTHONY J. BROWN, UNKNOWN TENANT, **Defendants** NOTICE IS HEREBY GIVEN that,

pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 15, 2023 in the Circuit Court of Hillsborough County, Florida, Cindy Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida Property address: 9318 Heritage

Oak Ct., Tampa FL 33647

at public sale, to the highest bidder, for cash, on August 16, 2023 at 10:00am. The judicial sale will be conducted electronically online at the following http://www.hillsborough.

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

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

Ivanov Wolf PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646 July 14, 21, 2023 23-02078H SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION

File No. 23-CP-002320 Division A IN RE: ESTATE OF EDWARD B. ROBERTSON, Deceased.

The administration of the estate of EDWARD B. ROBERTSON, deceased, whose date of death was April 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 14, 2023.

#### **Personal Representative:** THOMAS CHARLES FRY, JR.

10715 Marsha Drive New Port Richev, FL 34655 Attorney for Personal Representative: ERICA K. SMITH ROODHOUSE Florida Bar No. 42337 Primary E-mail: eroodhouse@trenam.com Secondary E-mail: kgrammer@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. P.O. Box 3542 St. Petersburg, FL 33731-3542  $\,$ Telephone: (727) 824-6296 Fax: (727) 820-0835 Attorney for the Personal Representative July 14, 21, 2023 23-02116H

### SECOND INSERTION

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

PROBATE DIVISION File No. 23-CP-001964 IN RE: ESTATE OF CLARA MAE FIALLA. Deceased.

The administration of the estate of Clara Mae Fialla, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for Hillsborough County Florida Probate Division. the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the personal represen-

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

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

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 14, 2023.

#### Personal Representative: Marin F. Fialla

5850 Mary Lou Lane, Apt. 312 Frederick, MD 21703 Attorney for Personal Representative: Nicholas J. Roefaro, FL Bar No. 089217 nick@robinlhugheslaw.comcherrie@robinlhugheslaw.comROBIN L. HUGHES LAW, P.A. 1700 N. McMullen Booth Rd., Ste. A-6 Clearwater, FL 33759 Telephone: 727-796-9191

23-02124H

July 14, 21, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-001947 Division: U IN RE: ESTATE OF NORBERTO DYMANT

Deceased. The administration of the Estate of Norberto Dymant, deceased, whose date of death was April 18, 2023, is pending in the Thirteenth Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 23-CP-001947 and the division is Division U. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 14, 2023. Personal Representative: **Adrian Gabriel Dymant** (a/k/a Adrian Dymant)

15443 Starling Crossing Drive Lithia, Florida 33547 **Appointed Personal Representative** Attorney for Personal Representative: /s/ Ashley W. Ivanov, Esq. Ashlev W. Ivanov, Esq. Florida Bar No. 0115496 The Law Office of Ashley Ivanov, P.A. 11116 Foster Carriage Rd. Lithia, FL 33547 Telephone: (813) 436-0288 law@ashlevivanov.com service@ashleyivanov.com

#### SECOND INSERTION

23-02153H

July 14, 21, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 23-CP-001602 Division A IN RE: ESTATE OF ROBERT LEE CROMWELL. a/k/a ROBERT L. CROMWELL, a/k/a ROBERT CROMWELL

Deceased. The administration of the Estate of ROBERT LEE CROMWELL, also known as ROBERT L. CROMWELL, also known as ROBERT CROMWELL, Deceased, whose date of death was February 27, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are

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

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

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

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

The date of first publication of this notice is: July 14, 2023.

DARBY JONES **Personal Representative** 3637 4th St. North, Suite 270 St. Petersburg, FL 33704

Kathryn L. Ritchie, Esquire Attorney for Personal Representative Florida Bar No. 102539 Kathryn L. Ritchie, P.A. 1009 W. Cleveland Street Tampa, FL 33606 Telephone: 813-472-7330 Email: klr@riethandritchie.com July 14, 21, 2023 23-02126H 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. 29-2017-CA-009916 BAYVIEW LOAN SERVICING, LLC,

Plaintiff, vs. ALBERT ILLES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 07, 2023 in Civil Case No. 29-2017-CA-009916 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein BAYVIEW LOAN SERVIC-ING, LLC is Plaintiff and Albert Illes, 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 8th day of August, 2023 at 10:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit:

Lot 36 and the North 41.23 feet of Lot 37, Seabron Subdivision, according to the map or plat thereof as recorded in Plat Book 26, Page 98, 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: MR Service@mccalla.comFla. Bar No.: 146803 21-04867FL July 14, 21, 2023

23-02125H

SECOND INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 23-CA-012056

MANHATTAN PALMS ASSOCIATION ONE, LLC, Plaintiff(s), v.

AUGUSTINE 32080, LLC, Defendant(s). NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to

an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Cindy Stuart, shall sell the following described real property at a public sale online at www.hillsborough.realforeclose.com to the highest bidder or bidders for cash beginning at 10:00 a.m. on AUGUST 28, 2023 in accordance with Section 45.031, Florida Statutes:

LOT 11, Block 3, Boyette Farms Phase 2A,, according to the map or plat thereof, as recorded in Plat Book 90, Page 27 of the Public Records of Hillsborough County, Florida

Property Address: 9801 White Barn Way, Riverview, FL 33569  $\,$ Parcel Identification Number: U-21-30-20-5SD-000003-00011.0(the "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 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 7/10/2023 PREMIER LAW PLLC 6706 N. Nebraska Ave. #8386 Tampa, Florida 33604 Phone: 954.866.5255 Email: Premierlaw.pllc@gmail.com /s/ Derek A. Carrillo, Esq. DEREK A. CARRILLO, ESQ. Florida Bar Number: 111919 Attorney for the Uncontested Parties July 14, 21, 2023 23-02118H

## SAVE Friday Publication

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No. 22-CA-007629 Honorable Judge: Nash PLANET HOME LENDING, LLC Plaintiff, vs.

AUDREY WILSON; UNKNOWN SPOUSE OF AUDREY WILSON: UNKNOWN TENANT OCCUPANT **#1, UNKNOWN TENANT** OCCUPANT #2; SHON WILSON; TERRANCE SMALLS: ALL UNKNOWN HEIRS, TRUSTEED, O; QUANESHA HOWARD CAUSEY, AS P.R Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 5, 2023 in the above-styled cause, Cindy Stuart, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www. hillsborough.realforeclose.com at 10:00 A.M. on November 1, 2023, the following described property:
LOTS 13 AND 14, BLOCK 4,

MAP OF PHILIP COLLINS 2ND ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 66, OF THE PUBLIC RE-CORDS OF PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA.

TAX ID # A1783840000 Commonly Known as: 1321 WEST ARCH STREET, TAMPA,

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED, THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

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

Dated this July 6, 2023 /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire 605 E. Robinson, Suite 730 Orlando, FL 32801 Fla. Bar No.: 0057873 Service:

mattw@wasingerlawoffice.com23-02102H July 14, 21, 2023

#### SECOND INSERTION

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

CASE NO.: 17-CA-005235 DIVISION: E SKE FINANCING GROUP, LLC, Plaintiff, v. JAY VANESA; RITA

PATEL: KEYSTONE SHORES HOMEOWNERS ASSOCIATION, INC.; JERRY W. O'CONNELL d/h/a SHAMROCK PROPERTIES; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; SOUTHERN HILLS PLANTATION GOLF CLUB, LLC; and, SUNTRUST BANK,

NOTICE IS HEREBY GIVEN pursuant to the Amended Consent Uniform Final Judgment Reforming and Foreclosing Mortgage, entered on July 10, 2023, in Case No. 17-CA-005235 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein SKE FINANCING GROUP, LLC is the Plaintiff and JAY VANESA, RITA PATEL, KEYSTONE SHORES HOMEOWNERS ASSOCIA-TION, INC., JERRY W. O'CONNELL d/b/a SHAMROCK PROPERTIES, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, SOUTHERN HILLS PLANTATION GOLF CLUB, LLC, and, SUNTRUST BANK are the Defendants, Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash, on August 2, 2023, bidding begins at 10:00 a.m. Eastern Time on at www. hillsborough.realforeclose.com, the following described property as set forth in said Judgment and Order, to wit:

Lot 2, Keystone Shores Estates, according to the plat thereof, as recorded in Plat Book 88, Page

44, of the public records of Hillsborough County, Florida. Folio: 002247-5604

Property address: 17105 Journeys End Dr., Odessa, FL 33556 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. pursuant to Fla. Stat. § 45.032.

IMPORTANT

AMERICANS WITH DISABILI-TIES 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 imparted, call 1-800-955-8771, or voice impaired, call 711 or 1-800-955-8770, e-mail: ADA@ fljud13.org

Dated this 11th day of July 2023. COATS SCHMIDT, P.A. 4055 Central Ave. St. Petersburg, FL 33713 /s/ J. Patrick Walsh, Esq. Jon B. Coats, Jr., Esq.; Florida Bar # 642401 Email: Jon@coats-schmidt.com J. Patrick Walsh, Esq.; Florida Bar #; 103191 Email: Patt@coats-schmidt.com Designated pleadings address: Pleadings@coats-schmidt.com Tel: 727-456-4462; Fax: 727-456-4463 SKE FINANCING GROUP, LLC July 14, 21, 2023 23-02151H

#### SECOND INSERTION

HILLSBOROUGH COUNTY

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-007688 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5. ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5,

Plaintiff, vs. DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER; UNKNOWN SPOUSE OF DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER.

Defendant(s).

NOTICE OF SALE IS HEREBY pursuant to the order of Uniform Final Judgment of Foreclosure dated July 6, 2023, and entered in Case No. 22-CA-007688 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST ASSET-BACKED CERTIFICATES. SERIES 2007-OPT5, is Plaintiff and DOROTHY GRAYER A/K/A DOROTHY GRAYER; UNKNOWN SPOUSE OF DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER, 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 31st day of August, 2023, the following described property as set forth in said Uniform Final Judgment, to wit:

LOTS 23 AND 24, BLOCK 14,

GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 5211 E 30th Avenue, Tampa, Florida 33619

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room Tampa, Florida 33602, 272-7040, at least 7 days before your scheduled court appearance, 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: 7/6/23 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.comFile No: 22-400432 July 14, 21, 2023 23-02096H

#### SECOND INSERTION

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

CASE NO. 23-CA-002527 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-25, Plaintiff, vs.

EDDIE L RUSSELL, JR., et al. Defendants.

To: UNKNOWN SPOUSE OF EDDIE L. RUSSELL, JR.

3622 TAMARIX DRIVE, TAMPA, FL LAST KNOWN ADDRESS STATED.

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows,

LOT 34, BLOCK 2, SUGAR-CREEK SUBDIVISION, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Lauren A. Bromfield, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before 07/31/2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 27th day of June, 2023. CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: /s/ Mustafa Divan Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 7194397

23-00044-1

July 14, 21, 2023

#### SECOND INSERTION

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

CASE NO. 23-CC-8980 MAC-BRH INC. PLAINTIFF, VS. TYLER DECHALUS AS TRUSTEE OF THE ROSSVILLE STATEN ISLAND LAND TRUST DATED APRIL 20, 2022,

DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 7, 2023, and entered in 2023-CC-8980 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MAC-BRH, Inc. is the Plaintiff and Tyler Dechalus as Trustee of the Rossville Staten Island Land Trust Dated April 20, 2022, is the Defendant, Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, at 10:00AM, on August 9, 2023, the following described property as set forth in said Final Judgment, to wit:

Unit D, Building 69 of Whispering Oaks, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 16059. Page 616, of the public records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements.

More commonly known as: 13830 Orange Sunset Dr., Unit 201, Tampa, FL. 33618 ("PropAny 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

IMPORTANT

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

ADA@fljud13.org. Dated this 10th day of July, 2023. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com July 14, 21, 2023

23-02119H

SECOND INSERTION

AMENDED 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

TO: Edward L. Bolding Construction Co., Inc.

Defendant.

YOUR ARE HEREBY NOTIFIED that an action for adverse possession on the following property in Hillsborough County: Parcel ID: II-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, Gregory 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 relieve prayed for in the Compliant 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 day of July 5, 2023.

Clerk of the Circuit Court Hillsborough County, Florida (SEAL) By: Isha Tirado-Baker Deputy Clerk

July 14, 21, 28; August 4, 2023 23-02130H SECOND INSERTION

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

CASE NO.: 22-CA-006740 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. PRISCILLA MUNSAYAC AND TONI PELAGIO A/K/A TONI JO PELAGIO A/K/A TONI F. PELAGIO A/K/A TONI M. PELAGIO, ET AL., DEFENDANT(S).

TO: Unknown Tenant Last Known Address: 8804 Temple Park Dr. Tampa, FL 33637 Current Residence: UNKNOWN

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

LOT 27, BLOCK 8, TEMPLE PARK UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 89, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 8/7/2023, a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 7/6 day of 2023. CINDY STUART

As Clerk of the Circuit Court (SEAL) By: lsha Tirado-Baker As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC

Attorney for Plaintiff 210 N. University Drive, Suite 900 Coral Springs, FL 33071 July 14, 21, 2023 23-02140H

#### SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 2023CA011719 LAKEVIEW LOAN SERVICING, LLC.

Plaintiff, vs. BRETT RAY; UNKNOWN SPOUSE OF BRETT RAY: CLERK OF COURT, HILLSBOROUGH COUNTY, FLORIDA; HERON PARK VILLAS HOMEOWNERS ASSOCIATION, INC; FISHHAWK RANCH HOMEOWNERS' ASSOCIATION, INC: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,

Defendants. To: BRETT RAY

5814 HERONPARK PLACE, LITHIA,

LAST KNOWN ADDRESS: STATED: CURRENT ADDRESS: UNKNOWN 5814 HERONPARK PLACE, LITHIA, FL 33547

LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN UNKNOWN TENANT #1 5814 HERONPARK PLACE, LITHIA,

LAST KNOW ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN UNKNOWN TENANT # 2 5814 HERONPARK PLACE, LITHIA, FL 33547

LAST KNOW ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 20, BLOCK 7, OF FISH-HAWK RANCH PHASE 2, PARCEL D, UNIT 1, ACCORD-ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando De-Luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 08/11/2023 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 10th day of July, 2023

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Mustafa Divan Deputy Clerk

Orlando DeLuca Deluca Law Group, PLLC 2101 NE 26th Street Fort Lauderdale, FL 3330523-05562

July 14, 21, 2023 23-02152H



NOTICE OF FORECLOSURE SALE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO. 23-CA-12997 FLORIDA HOME DEALS, LLC PLAINTIFF, VS. TRUSTBIZ LLC as TRUSTEE ONLY, UNDER THE 16-560 LAND TRUST,

DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2023, and entered in 2023-CA-12997 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Florida Home Deals LLC is the Plaintiff and Trustbiz LLC as Trustee only, under the 16-560 Land Trust, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on August 2, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 16 in Block 3, RIVERCREST PHASE 1b1, according to the plat thereof recorded in Plat Book 92, Page 46, of the public records of Hillsborough County, Florida. More commonly known as: 11016 Holly Cone Dr., Riverview, FL. 33569 ("Property").

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

SECOND INSERTION

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

Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL, 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com 23-02080H July 14, 21, 2023

impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated this 5th day of July, 2023.

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

CASE NO.: 22-CA-009067 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST, Plaintiff, v.

SUSAN M. ESBENSEN; CHRISTINE R. WHITEMAN; et al, Defendants

To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFI-CIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PER-SON CLAIMING BY, THROUGH, UNDER OR AGAINST SUSAN M. ES-BENSEN, DECEASED

(Last Known Address: 2508 W Arch St., Tampa, FL 33607)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 3 AND 4, BLOCK 5, BAYA-MO, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 1, PAGE 77 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

PROPERTY ADDRESS: 2508 W ARCH ST., TAMPA, FL 33607

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 07/31/2023, 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. 2010-08.

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

WITNESS my hand and the seal of this Court this 27th day of June, 2023. CINDY STUART

As Clerk of the Court (SEAL) By /s/ Mustafa Divan As Deputy Clerk Ghidotti| Berger LLP

Attorney for Plaintiff 1031 North Miami Beach Boulevard North Miami Beach, FL 33162 23-02081H July 14, 21, 2023

SECOND INSERTION

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

COUNTY, FLORIDA CASE NO. 23-CC-81200 MAC-BRH, INC. PLAINTIFF, VS. TRUSTEEBIZ INC.,

DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 6, 2023, and entered in 2023-CC-81200 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MAC-BRH, Inc. is the Plaintiff and Trusteebiz Inc., is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, at 10:00AM, on August 1, 2023, the following described property as set forth in said Final Judgment, to wit:

THE SOUTHEASTERLY HALF OF LOT 16 AND ALL OF LOT 15, BLOCK 9, WALDEN LAKE SUBDIVISION – UNIT 1, according to the plat thereof recorded in Plat Book 45, Page 92, of the public records of Hillsborough County, Florida.

More commonly known as: 1507 Teakwood Dr., Plant City, FL. 33563 ("Property").

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

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Imparied: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
Dated this 6th day of July, 2023.

Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com

23-02104H July 14, 21, 2023

HILLSBOROUGH COUNTY

SUMMONS CASE NO. S8015CV202300526 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE

**Byron Capital, LLC** Plaintiff(s), v. Josephina Racich, NKA Josephina Martinez, et al.

To: Josephina Racich, NKA Josephina

WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFUL-LY. IF YOU DO NOT UNDERSTAND IT. CONTACT AN ATTORNEY FOR LEGAL ADVICE.

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. 2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior Court, 415 E. Spring St, Kingman, Arizona 86401 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts. gov/efilinginformation. Mail a copy of the Answer to the other party, the Plaintiff, at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the documents in this case. 3. If this Summons and the other court papers were served on you within the State of Arizona, your Answer must be filed within TWENTY (20) CALENDAR DAYS from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MOHAVE SIGNED AND SEALED this Date: April 25, 2023 Christina Spurlock Clerk of Superior Court By: GHOWELL Deputy Clerk Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Alexander Baker, at Withey Morris Baugh, PLC, 2525 E. Arizona

Biltmore Circle Ste. A-212, Phoenix, AZ 85016, (602)230-0600 July 14, 21, 28; Aug. 4, 2023

23-02141H

### SECOND INSERTION

TION TRUST II is Plaintiff and JOHN RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 D. ARNONE; MORTGAGE ELC-IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292011CA013521A001HC DIVISION: H

RF -Section II U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II. Plaintiff, vs.

JOHN D. ARNONE; MORTGAGE ELCTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; UNITED STATES OF AMERICA; 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 25. 2021 and an Order Resetting Sale dated June 21, 2023 and entered in Case No. 292011CA013521A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSRMF MH MASTER PARTICIPA-

TRONIC REGISTRATION SYSTEMS.

INC. AS NOMINEE FOR COUNTRY-WIDE HOME LOANS, INC.: UNITED STATES OF AMERICA; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-PARTIES. ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY 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 24, 2023, the following described property as set forth in said Order or Final Judgment,

LOT 28. BLOCK 1. APOLLO BEACH UNIT ONE PART TWO. AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 34, PAGE 41, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED, THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

ED HEREIN.

Florida Statute Pursuant to 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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING. YOU ARE ENTITLED. AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE-QUEST SUCH AN ACCOMMODA-TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE ACCOMMODA-REQUEST FOR TIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

DATED 7/6/23 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 1491-179578 / TM1

July 14, 21, 2023

23-02120H

SECOND INSERTION

Defendant(s).

Martinez

FOURTH INSERTION

zzo 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, FLORI-DA STATUTES, FAILURE TO TIME-LY FILE A WRITTEN RESPONSE TO THIS NOTICE AND PETITION WITH THE COURT AND TO AP-PEAR AT THIS HEARING CON-

STITUES GROUNDS UPON WHICH THE COURT SHALL END ANY PA-RENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MI-NOR 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

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE. IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

NOTICE OF ACTION

(Notice by Publication)

PINELLAS COUNTY, FLORIDA

CASE NO.: 23-004326-FD

TERMINATION OF PARENTAL

RIGHTS FOR THE PROPOSED

TO: JAMES MICHAEL WRIGHT

Physical description: Black male, 6'0"

tall, 180 pounds, brown eyes and brown

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. LaBru-

THE MATTER OF THE

ADOPTION OF:

DOB: 5/20/2023

DOB: 08/02/1992

S.B.

hair

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2019CA006212 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.

RENEE D. JONES A/K/A RENEE JONES, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 19, 2022, and entered in 2019CA006212 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MAS-TER PARTICIPATION TRUST II is the Plaintiff and RENEE D. JONES A/K/A RENEE JONES; MYRON L. JONES SR A/K/A MYRON JONES SR; LAKE WOODBERRY HOMEOWNERS AS-SOCIATION, INC.; DISCOVER BANK are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to

the highest and best bidder for cash at

COUNTY, FLORIDA

CASE NO. 2023-CA-012966

(Judge Mark Wolfe) PRESTIGE WORLDWIDE

limited liability company,

LORRAINE NEWMAN,

D/B/A GTE FINANCIAL;

W. SORAH; ANY AND ALL

CLAIMING BY, THROUGH,

UNDER OR AGAINST THE

HEREIN NAMED INDIVIDUAL

DEFENDANTS WHO ARE NOT

WHETHER SAID UNKNOWN

PARTIES MAY CLAIM AN

DEVISEES, GRANTEES OR

KNOWN TO BE DEAD OR ALIVE,

INTEREST AS SPOUSES, HEIRS,

UNKNOWN PARTIES

Plaintiff, v.

ACQUISITIONS, LLC, a Texas

THE ESTATE OF CHRISTINE

DECEASED; KARL J. NEWMAN; GTE FEDERAL CREDIT UNION

COUNTY CODE ENFORCEMENT

DEPARTMENT, HILLSBOROUGH

COUNTY, FLORIDA; KENNETH

www.hillsborough.realforeclose.com, at 10:00 AM, on August 03, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 18. BLOCK 4. WOODBER-RY PARCEL B AND C, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 91, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 722 STRAW LAKE DR, 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

Dated this 7 day of July, 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 19-247602 - GrS July 14, 21, 2023 23-02117H

#### FOURTH INSERTION

NOTICE OF ACTION OTHER CLAIMANTS: IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

Defendants. TO: THE ESTATE OF CHRISTINE LORRAINE NEWMAN, DECEASED, C/O KARL J. NEWMAN; and, KARL J. NEWMAN, Individually

327 Park Springs Circle, Apartment 3Plant 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

#### SECOND INSERTION

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

CASE NO.: 29-2019-CA-003189 U.S. BANK NATIONAL ASSOCIATION. Plaintiff, vs. FREDERICK HIRALDO A/K/A FREDDY HIRALDO A/K/A REDERICK HIRALDO A/K/A FREDERICK VALLE HIRALDO A/K/A F. HIRALDO, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 7, 2023, and entered in Case No. 29-2019-CA-003189 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Frederick Hiraldo a/k/a Freddy Hiraldo a/k/a Rederick Hiraldo a/k/a Frederick Valle Hiraldo a/k/a F. Hiraldo, Wendy L. Hiraldo a/k/a Wendy Letricia Hiraldo a/k/a Wendy Hiraldo a/k/a Wendy Bevel a/k/a Wendy Atricia Bevel a/k/a W. Bevel a/k/a Wendy L. Bevel, Florida

Housing Finance Corporation, United States of America Acting through Secretary of Housing and Urban Development, Mira Lago West Homeowners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www. hillsborough.realforeclose.com, Hills-borough County, Florida at 10:00 AM on the August 3, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 515, MIRA LAGO WEST PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 108, PAGES 56 THROUGH 64 , OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

A/K/A 605 19TH ST NW, RUSKIN, FL 33570

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

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

Dated this 12 day of July, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 19-004507 23-02156H July 14, 21, 2023

usiness

floridapublicnotices.com

CHECK OUT YOUR LEGAL NOTICES

SAVE mail your Legal Notice

bserver legal@businessobserverfl.co

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

FLORIDA CIVIL DIVISION: G CASE NO.: 20-CA-001139 WELLS FARGO BANK, N.A., Plaintiff, vs.

JASON D. MISKIMEN et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the In Rem Uniform Final Judgment of Foreclosure entered on the 17th day of June 2023, in Case No. 20-CA-001139, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County. Florida, wherein, WELLS FARGO BANK, N.A, is the Plaintiff and JA-SON D. MISKIMEN; UNKNOWN SPOUSE OF JASON D. MISKI-MEN; UNKNOWN PARTIES IN POSSESSION #1, IF LIVING, AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS: UNKNOWN PARTIES IN POSSESSION #2, IF LIVING, AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTER-EST AS SPOUSE, HEIRS, DEVI-SEES, GRANTEES, OR OTHER CLAIMANTS, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough. realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 9th day of August 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, SUGAR-WOOD GROVE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 44, PF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 5426 FUL- $MAR\ DR, TAMPA, FL\ 33625$ ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 5th day of July, 2023. By: /s/ David Dilts David Dilts, Esq. Bar Number: 68615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305  $\,$ PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516service@delucalawgroup.com21-04967

July 14, 21, 2023

23-02079H

#### SECOND INSERTION

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

FLORIDA CASE No. 20-CA-001302 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. KUCK AKA CHERYL SUE KUCK, DECEASED, et al. **Defendants** 

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 20-CA-001302 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, NATIONSTAR wherein, MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. KUCK AKA CHERYL SUE KUCK, DECEASED, et al., are Defendants, Clerk of 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 2nd day of August, 2023, the following described

property: LOT 40 OF WALDEN LAKE UNIT 13-A, A REPLAT OF WALDEN LAKE UNIT 13, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 6, OF THE PUBLIC RECORDS OF 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. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org DATED this 7th day of July, 2023

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 36615.0363 / JSchwartz 23-02103H

July 14, 21, 2023

SECOND INSERTION

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

Case No. 23-CA-012411 Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Shirley A. Mulnix a/k/a Shirley Ann Mulnix a/k/a Shirley Mulnix, Deceased ; Brenda Gail Main a/k/a Brenda Randall Main f/k/a Brenda York f/k/a Brenda Gail Randall f/k/a Brenda Randall; Roy Lee Burke-Randall a/k/a Roy Lee Burke Randall a/k/a Burke Randall; Ryan Mitchell Burke-Randall a/k/a Ryan Mitchell Burke Randall a/k/a Ryan Burke Randall; Autumn Rose Burke-Randall; Goodleap, LLC. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Shirley A. Mulnix a/k/a Shirley Ann Mulnix a/k/a Shirley Mulnix, Deceased Last Known Address: Unknown

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

LOTS 21 AND 22, BLOCK 155, REVISED PLAT OF TERRACE PARK, UNIT NO. 5, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE(S) 41, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 07/24/2023, 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 PUB-LISHED 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.

DATED on June 20, 2023.

Cindy Stewart, As Clerk of the Court (SEAL) By /s/ Mustafa Divan As Deputy Clerk

Julie York, Esquire Brock & Scott, PLLC. the Plaintiff's attorney 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 23-F00044 July 14, 21, 2023 23-02105H

#### 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 ACTION

CASE NO.: 29-2019-CA-003884 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,

Plaintiff, vs. BRIAN RUBRIGHT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 28, 2023, and entered in Case No. 29-2019-CA-003884 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC d/b/a Mr. Cooper, is the Plaintiff and Brian Rubright, Hillsborough County, Florida, Bay Pointe Colony Condominium 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 August 1, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

**BUILDING 15 UNIT 2, OF BAY** POINTE COLONY, A CON-DOMINIUM. ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 17517, PAGES 698 - 835, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, TOGETHER WITH AN UN-

DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO. A/K/A 14590 SEAFORD CIR-CLE, UNIT 101, 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 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 anv 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 12 day of July, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 19-007671

July 14, 21, 2023

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 23-CA-012536

DIVISION: F NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH,

UNDER, OR AGAINST LACY E. FARR AKA LACY FARR. DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED

Last Known Address: Unknown Current Address: Unknown THE UNKNOWN HEIRS, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTH-ER CLAIMANTS CLAIMING BY. THROUGH, UNDER, OR AGAINST DARLENE FARR, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 8, COWLEY COVE SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66. PAGE 23. OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOU-

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 16-CA-010362

ASSOCIATION AS TRUSTEE FOR

MERRILL LYNCH MORTGAGE

HSBC BANK USA, NATIONAL

INVESTORS TRUST, SERIES

JULIO C. OBEDIENTE A/K/A

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS,

ALL UNKNOWN PARTIES

CLAIMING BY, THROUGH,

UNDER AND AGAINST THE

HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT

WHETHER SAID UNKNOWN

PARTIES MAY CLAIM AN

KNOWN TO BE DEAD OR ALIVE,

INTEREST AS SPOUSES, HEIRS,

INC.: TAMPA PALMS OWNERS

ASSOCIATION, INC.; ANY AND

JULIO C. O'BEDIENTE;

2006-AF1.

Plaintiff, VS.

BLEWIDE PEACHTREE MO-TOR HOME PEACE MOBILE HOME BEARING TITLE NUM-BERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B.

A/K/A 10005 COWLEY COVE DR RIVERVIEW FL 33569

has been filed against you and you are required to file written defenses by 8/7/2023, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

\*\*See the Americans with Disabilities Act

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

(813) 272-5508. WITNESS my hand and the seal of this court on this 6 day of July, 2023. Cindy Stuart

Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 23-003534 July 14, 21, 2023

23-02154H

#### SECOND INSERTION

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

CASE NO.: 23-CA-002135 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LANCE A. GALLMAN; UNKNOWN

 ${\bf SPOUSE\ OF\ LANCE\ A.\ GALLMAN;}$ RIVERVIEW MEADOWS COMMUNITY ASSOCIATION, INC.; ROCHE SURETY AND CASUALTY COMPANY, INC.: UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES. et.al.,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated June 30, 2023, entered in Civil Case No.: 23-CA-002135 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and LANCE A. GALLMAN; RIVERVIEW MEAD-OWS COMMUNITY ASSOCIATION, INC.; ROCHE SURETY AND CASU-ALTY COMPANY, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A KANDYCE GALLMAN, 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 26th day of September, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 30, BLOCK 2, RIVER-VIEW MEADOWS PHASE IA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 104 THROUGH 111, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a

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

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

Dated: July 10, 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

23-50503

July 14, 21, 2023 23-02127H

#### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 22-CA-005612 The Federal Savings Bank,

Brent A. Sciulli, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22-CA-005612 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein The Federal Savings Bank is the Plaintiff and Brent A. Sciulli; Heather K. Tyndall; Unknown Spouse of Clay J. Lyons a/k/a Clay Lyons are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough. realforeclose.com, beginning at 10:00 AM on the 29th day of August, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 3, WILLOW POND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

23-02155H

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

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

Dated this 10th day of July, 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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00318 23-02128H July 14, 21, 2023

#### DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 2, 2023 in Civil Case No. 16-CA-010362, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1 is the Plaintiff, and JULIO C. OBEDIENTE A/K/A JU-LIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYS-TEMS, INC.: TAMPA PALMS OWN-ERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

SECOND INSERTION

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 9, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 33 IN BLOCK 2 OF TAM-

PA PALMS, 2C-UNIT 2, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66 ON PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs any 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 10th day of July, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Julia Poletti 2023.07.10 13:49:38-04'00' FBN: 100576 Primary E-Mail: Service Mail@aldridgepite.com1092-9803B

July 14, 21, 2023 23-02129H Plaintiff, vs.

Defendant(s)

SECOND 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

DIVISION: RF -Section I U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST,

CASE NO. 20-CA-000887

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF PEGGY ANN KING, DECEASED; ARTHUR KING; STEVEN LEE KING; DAVID ALLAN KING; PATTI ANN STREAN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; 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,

NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated June 17, 2023 entered in Case No. 20-CA-000887 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDIVID-UAL CAPACITY, BUT SOLELY AS

TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN HEIRS, GRANT-EES, DEVISEES, LIENORS, TRUST-EES, AND CREDITORS OF PEGGY ANN KING, DECEASED: ARTHUR KING; STEVEN LEE KING; DAVID ALLAN KING; PATTI ANN STREAN; UNKNOWN TENANT 1: UNKNOWN TENANT 2; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN 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 23, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 6, BLOCK 4, SEMINOLE CREST SUBDIVISION, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-ED 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE-QUEST SUCH AN ACCOMMODA-TION, PLEASE CONTACT THE AD-MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST 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 July 3, 2023. By: /s/ Ian Dolan 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 1460-184260 / TM1 23-02095H

July 14, 21, 2023

SECOND 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. 292020CA000095A001HC

DIVISION: E RF -Section I U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST. Plaintiff, vs. ANTHONY R. DESSI; CARLA M. DESSI; CARMEL FINANCIAL CORP.; THE EAGLES MASTER

ASSOCIATION, INC.; ST. ANDREWS AT THE EAGLES, 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,

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 17, 2022 and an Order Resetting Sale dated July 05, 2023 and entered in Case No. 292020CA000095A001HC 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 ANTHONY R. DESSI;

CARLA M. DESSI: CARMEL FINAN-CIAL CORP.; THE EAGLES MASTER ASSOCIATION, INC.; ST. ANDREWS AT THE EAGLES, INC.; UNKNOWN TENANT NO. 1: UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY 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 11, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 41, BLOCK J, ST. ANDREWS AT THE EAGLES, UNIT 1, PHASE 1, 2 AND 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE  $\,$ OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

Florida Statute Pursuant to

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 PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN AS-SISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRA-TIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST 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 July 11, 2023. By: /s/ Adam A. Diaz Adam A. Diaz Florida Bar No.: 98379 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 1460-174567 / TM1 23-02135H July 14, 21, 2023

## PUBLISH YOUR LEGAL NOTICE

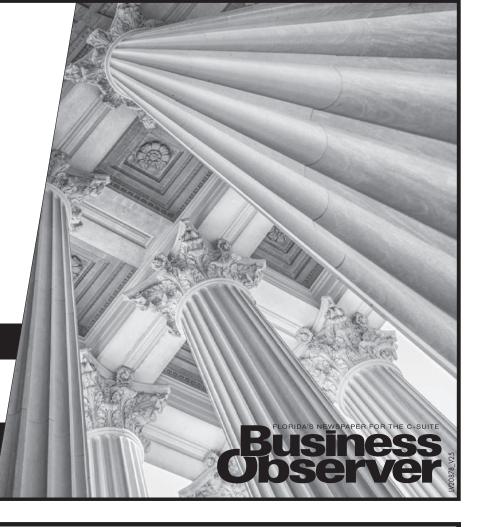
We publish all Public sale, Estate & Court-related notices

- 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



## OFFICIALCOURTHOUSEWEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

**CHARLOTTE COUNTY** 

charlotteclerk.com

LEE COUNTY

leeclerk.org

**COLLIER COUNTY** 

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

**PASCO COUNTY** pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

**ORANGE COUNTY** 

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

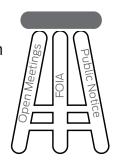




## Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

## It's newspapers and newspaper websites vs government websites

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

## prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

೭೦೭

Independence



Verifiability



**Archivability** 

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



Newspapers remain the primary vehicle

all 50 states



### ypes Of Public Notices

#### Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Government Meetings and Hearings

Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



**Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales



**Government Property** Sales



Permit and License **Applications** 

Mortgage Foreclosures

Name Changes

**Probate Rulings** 

**Divorces and Adoptions** 

Orders to Appear

#### Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



## Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



### Significant numbers of people in rural areas still lack highspeed internet access.

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



# Moreover, the real digital divide for public notice is growing

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

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

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



### **Types Of Public Notices**

#### **Citizen Participation Notices**

Proposed Budgets and

Land and Water Use

Meeting Minutes or Summaries

Creation of Special
Tax Districts

Agency Proposals

School District Reports

Zoning, Annexation and Land Use Changes

School District Reports

## Commercial Notices

Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property
Sales

Permit and License
Applications

#### Court Notices

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

#### Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**