









FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 18-CA-004902 DIVISION: RF -Section I NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. JUAN C. ZAVALA A/K/A JUAN ZAVALA; et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 27, 2019, and an Order Resetting Sale dated October 3, 2023, entered in Case No. 18-CA-004902 of the Circuit Court in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff and JUAN C. ZAVALA A/K/A JUAN ZAVALA; NOHEMI ZAVALA; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; 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 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on November 7, 2023, the following described property as set forth in said Order or Final Judgment, to-wit: THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR SHANNON AVENUE. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED October 11, 2023. By: /s/ Lisa Woodburn Lisa A. Woodburn Florida Bar No.: 11003 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 1460-184285 / TM1 October 20, 27, 2023 23-03198H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-006961 DIVISION: I RRA CP OPPORTUNITY TRUST 1, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ERIC JOSEPHSON, DECEASED; JAMES JOSEPHSON; JOHN JOSEPHSON; MARGARET PARKS; JENNIFER MUSCOLO; CARLA MADISON; PAULA BERGER; JERALD JOSEPHSON; HILLSBOROUGH COUNTY, FLORIDA, CODE ENFORCEMENT BOARD; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ERIC JOSEPHSON, DECEASED whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grant-

ees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in Hillsborough County, Florida, legally described as: LOT 8 IN BLOCK "A" OF RALSTON BEACH MANOR UNIT #2, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37 ON PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. This property is located at the street address of: 6420 N. Gomez Ave., Tampa, FL 33614. YOU ARE REQUIRED to serve a copy of your written defenses on or before November 13, 2023 a date which is within 30 days after the first publication, if any, on McMichael

Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3275 W. Hillsboro Blvd., Suite 312, Deerfield Beach, Florida 33442, and file the original with 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. This Notice shall be published once a week for two consecutive weeks in the Business Observer. \*\*IN ACCORDANCE WITH THE AMERICAN'S 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 Hillsborough County ADA Officer at (813) 276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700(v) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on October 12, 2023. CINDY STUART CLERK OF THE CIRCUIT COURT (COURT SEAL) By: Isha Tirado-Baker, Deputy Clerk Attorney for Plaintiff: Annalise Hayes DeLuca, Esq. Audrey J. Dixon, Esq. Ashley Elmore Drew, Esq. MCMICHAEL TAYLOR GRAY, LLC Attorney for Plaintiff 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404.474.7149 Email: ServiceFL@mtglaw.com FL2021-00785 October 20, 27, 2023 23-03213H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 19-CA-009993 DIVISION: I RF -Section II U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETERMON A/K/A RANSOM L. PETERMON, A/K/A RANSOM LEE PETERMON SR. A/K/A R.L. PETERMON, SR. DECEASED; HOWARD WATT PETERMON A/K/A HOWARD PETERMON A/K/A HOWARD WATT PETERMAN; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; SHIRLEY GAIL PETERMON; WILLIE RUTH PETERMON; RONALD J. PETERMON A/K/A RONALD PETERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETERMON A/K/A GERALD PETERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETERMON; RANSOME PETERMAN, JR. A/K/A RANSOM L. PETERMON, JR.; RAYMOND LEE PETERMON A/K/A RAYMOND LEE PETERMON; WILLIE JAMES PETERMON A/K/A WILLIE PETERMON; 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 2, 2023, and entered in Case No. 19-CA-009993 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST, RANSOM L. PETERMON A/K/A RANSOM L. PETERMON, A/K/A RANSOM LEE PETERMON SR. A/K/A R.L. PETERMON, SR. DECEASED; HOWARD WATT PETERMON A/K/A HOWARD PETERMON A/K/A HOWARD WATT PETERMAN; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; SHIRLEY GAIL PETERMON; WILLIE RUTH PETERMON; RONALD J. PETERMON A/K/A RONALD PETERMON; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; GERALD JEROME PETERMON A/K/A GERALD PETERMON; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; DESIREE PETERMON A/K/A DESIREE PETERMON; STANLEY ERIC PETERMON; RANSOME PETERMAN, JR. A/K/A RANSOM L. PETERMON, JR.; RAYMOND LEE PETERMON A/K/A RAYMOND LEE PETERMON; WILLIE JAMES PETERMON A/K/A WILLIE PETERMON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on December 7, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 24, BLOCK 3, TRADEWINDS SUBDIVISION, FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED October 13, 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 1460-184743 / TM1 October 20, 27, 2023 23-03235H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 23-CA-011882 SECTION # RF PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MICHAEL RAYMOND NAGEL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ZB EQUITIES, LLC; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the Clerk's website for on-line auctions at, 10:00 AM on the 20 day of November 2023, the following described property as set forth in said Final Judgment, to wit: A PORTION OF SECTION 9 AND 16, TOWNSHIP 28 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE NORTH (ASSUMED) ALONG THE EAST LINE

THEREOF A DISTANCE OF 16.22 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 73 DEGREES 03 MINUTES 41 SECONDS WEST, 91.45 FEET, THENCE NORTH 0 DEGREES 23 MINUTES 51 SECONDS WEST, 16.71 FEET; THENCE 49.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 47 DEGREES 05 MINUTES 40 SECONDS AND A CHORD BEARING NORTH 23 DEGREES 56 MINUTES 41 SECONDS WEST, 47.94 FEET; THENCE NORTH 47 DEGREES 29 MINUTES 32 SECONDS WEST, 85.94 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THONOTOSASSA ROAD (MAIN STREET) AS IT EXISTED ON 3/1/2001; THENCE NORTH 55 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 206.19 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9; THENCE SOUTH ALONG THE EAST LINE THEREOF A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 10109 MAIN STREET, THONOTOSASSA, FL 33592 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 11 day of October 2023. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-00800 October 20, 27, 2023 23-03199H

**OFFICIAL COURTHOUSE WEBSITES**

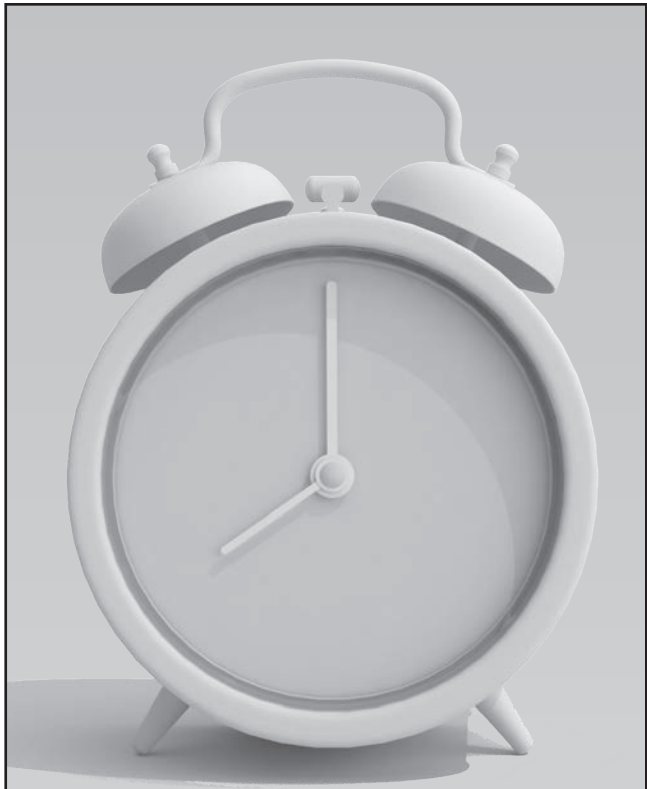
<a href="http://manateeclerk.com">manateeclerk.com</a>	<a href="http://hillsclerk.com">hillsclerk.com</a>
<a href="http://sarasotaclerk.com">sarasotaclerk.com</a>	<a href="http://pascoclerk.com">pascoclerk.com</a>
<a href="http://charlotteclerk.com">charlotteclerk.com</a>	<a href="http://pinellasclerk.org">pinellasclerk.org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

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

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- 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

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**Business Observer**



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**Business Observer**

11/20/2023, 12:20

**SUBSEQUENT INSERTIONS**

SECOND INSERTION

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

**292022CA004260A001HC DIVISION: A RF-Section I**

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-82, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-82, Plaintiff, vs. RAGON FROST, III A/K/A RAGON A. FROST A/K/A RAGON FROST A/K/A RAGON ARNOLD FROST, III A/K/A RAGON ARNOLD FROST; AMERICAN EXPRESS NATIONAL BANK AS SUCCESSOR BY MERGER TO AMERICAN EXPRESS BANK, FSB; GRAND KEY CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY**

**HEREIN DESCRIBED, Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 28, 2023, and entered in Case No. 292022CA004260A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-82, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-82 is Plaintiff and RAGON FROST, III A/K/A RAGON A. FROST A/K/A RAGON FROST A/K/A RAGON ARNOLD FROST, III A/K/A RAGON ARNOLD FROST; AMERICAN EXPRESS NATIONAL BANK AS SUCCESSOR BY MERGER TO AMERICAN EXPRESS BANK, FSB; GRAND KEY CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 November 27, 2023

, the following described property as set forth in said Order or Final Judgment, to-wit:

CONDOMINIUM UNIT 12107, OF GRAND KEY, A LUXURY CONDOMINIUM A/K/A GRAND KEY A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 15002, AT PAGE(S) 458-553, AND IN CONDOMINIUM BOOK 19 AT PAGE 291, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.; TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

IF YOU ARE A PERSON WITH A

DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED October 10, 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](mailto:answers@dallegal.com)  
1496-183719 / TM1  
October 13, 20, 2023 23-03174H

SECOND INSERTION

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

**CASE NO.: 19-CA-012621 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2, Plaintiff, vs.**

**MARK A. CASEY; JANICE M. CASEY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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 September 7, 2023 in Civil Case No. 19-CA-012621, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2 is the Plaintiff, and MARK A. CASEY; JANICE M. CASEY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) on November 8, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 6, BLOCK 1, DOVER WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 4 day of October, 2023.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by Zachary Ullman  
FBN: 106751  
Primary E-Mail: [ServiceMail@aldridgepite.com](mailto:ServiceMail@aldridgepite.com)  
1561-038B  
October 13, 20, 2023 23-03138H

SECOND INSERTION

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

**CIVIL DIVISION: I CASE NO.: 19-CA-007804 BAYVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANNE J. RINKE et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Consent Uniform Final Judgment of Foreclosure entered on the 26th day of July 2023, in Case No. 19-CA-007804, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE, LLC, is the Plaintiff and ANNE J. RINKE, RE710 LLC, BONAFIDE PROPERTIES, LLC SOLELY AS TRUSTEE OF THE RINKE FAMILY LAND TRUST, PROVIDENCE LAKES MASTER ASSOCIATION, INC., HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., RINKLE FAMILY LAND TRUST, JPMORGAN CHASE BANK, N.A., UNKNOWN TENANT #1, UNKNOWN TENANT #2, UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS AND OTHER PERSONS OR UNKNOWN SPOUSES CLAIMING BY THROUGH UNDER OR AGAINST THE ESTATE OF WILFRED RINKE, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the Clerk's website for on-line auctions at, 10:00 AM on the 30th day of November 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK D, PEPPER-MILL IV AT PROVIDENCE LAKES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2015 BRIDGEHAMPTON PL, BRANDON, FL 33511

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 10th day of October 2023.  
By: /s/ David Dilts  
David Dilts, Esq.  
Bar Number: 68615  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[service@delucalawgroup.com](mailto:service@delucalawgroup.com)  
22-05201  
October 13, 20, 2023 23-03176H

SECOND INSERTION

**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-001832 General Civil Division: T BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs.**

**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST BETTY HARKER, SUN CITY CENTER COMMUNITY ASSOCIATION, INC, LORI BETH ALLISON, UNKNOWN SPOUSE OF LORI BETH ALLISON, JILLIAN POTTS, UNKNOWN SPOUSE OF JILLIAN POTTS, JOHN MARK POTTS II, UNKNOWN SPOUSE OF JOHN MARK POTTS II, Defendants**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated August 24, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on the 25th day of October 2023 at 10:00 a.m. Eastern Time, the following described property:

Lot 14, Sun City Center Unit 32A, according to the map or plat thereof as recorded in Plat Book 59, Page 3, Public Records of Hillsbor-

ough County, Florida.  
Property Address: 715 South Pebble Beach Boulevard, Sun City Center, Florida 33573.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 13th judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Dated this 9th day of October 2023.  
LAW FIRM OF GARY M. SINGER, P.A.  
Counsel for Plaintiff  
12 S.E. 7th Street, Ste. 820  
Fort Lauderdale, FL 33301  
Telephone: (954) 851-1448  
Facsimile: (954) 252-2189  
[service@garysingerlaw.com](mailto:service@garysingerlaw.com)  
[singer@garysingerlaw.com](mailto:singer@garysingerlaw.com)  
By: /s/ Gary M. Singer  
Gary M. Singer, Esq.  
Florida Bar No. 544906  
October 13, 20, 2023 23-03156H

SECOND INSERTION

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

**FAMILY LAW DIVISION Case No. 21-DR-017356 Division: E**

**IN RE: THE MARRIAGE OF DAILYN CARRAZANA ALFONSO, Petitioner/Wife, and ALEXIS RODRIGUEZ, Respondent/Husband.**

TO: ALEXIS RODRIGUEZ  
YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 11/10/2023; otherwise a default

will be entered against you for the relief prayed for in the complaint or petition.

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

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 9 day of October, 2023.

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

Attorney for Petitioner:  
Pablo Morla, Esq.  
Morla Law Group, P.A.  
3621 W. Kennedy Blvd.  
Tampa, Florida 33609  
Oct. 13, 20, 27; Nov. 3, 2023  
23-03158H

**PUBLISH YOUR LEGAL NOTICE**

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

Business Observer











THIRD INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO. 22-DR-10717 DIVISION: J

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT BJDJ TO: Antonio Juan Mateo or any known or unknown legal or biological father of the male child born on August 4, 2022, to Eulia Baltazar Juan Current Residence Address: Unknown Last Known Residence Address: Unknown except for Huehuetenango, Guatemala

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Heart of Adoptions, Inc., 418 West Platt Street, Suite A, Tampa, Florida 33606, regarding a minor male child born to Eulia Baltazar Juan on August 4, 2022, in Fort Myers, Lee County, Florida. The legal father Antonio Juan Mateo is Hispanic and approximately 26 years old, approximately with dark brown hair and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on January 10, 2024, at 9:30 a.m. eastern time, via zoom, https://zoom.us/j/8207378005, Meeting ID 820 737 8005, before Judge Lindsay Alvarez, at the George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 402, Tampa, Florida 33602. The Court has set aside 15 minutes for the hearing. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes.

You may object by appearing at the

hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Jeanne T. Tate, P.A., 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813) 276-8100, on or before December 1, 2023, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

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

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

Dated at Tampa, Hillsborough County, Florida on October 4, 2023.

CINDY STUART Clerk of the Circuit Court (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk Oct. 6, 13, 20, 27, 2023 23-03115H

FOURTH INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 22-DR-016779 DIVISION: C

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD TO: Cristian Guillermo Nin Nunez or any known or unknown legal or biological father of the male child born on December 30, 2009, to Eliza Mariel Walters Current Residence Address: Unknown Last Known Residence Address: 780 East 22nd Street, Apt.1, Paterson, New Jersey 07513

YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed regarding a minor male child born to Eliza Mariel Walters on December 30, 2009, in Duluth, Minnesota. The legal father, Cristian Guillermo Nin Nunez is Hispanic, thirty-seven (37) years old, approximately 5'9" tall, with black curly hair, brown eyes, tan complexion, and an average weight/build. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on November 27, 2023 at 2:00 PM EST, before Judge Wendy J. DePaul (George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 403, Tampa, Florida 33602). The Court has set aside fifteen minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/3867785704. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

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

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

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Jeanne T. Tate, P.A., 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813) 276-8100, on or before November 6, 2023, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE NOVEMBER 27, 2023 HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

DATED at Tampa, Hillsborough County, Florida on this 22 day of September 2023.

CINDY STUART Clerk of the Circuit Court (SEAL) By: /s/ Isha Tirado-Baker Deputy Clerk Sept. 29; Oct. 6, 13, 20, 2023 23-03027H

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2023-CC-060587 DIVISION: S

JUPITER ASSET RECOVERY, LLC, Plaintiff, vs. ROXANNE RAMDAWAH, Defendant.

TO: ROXANNE RAMDAWAH Last known residence: 8501 Grapefruit Avenue Tampa, Florida 33614 Current residence: 8501 Grapefruit Avenue Tampa, Florida 33614

YOU ARE NOTIFIED that a small claims action has been brought against you and that you are required to serve a copy of your written defenses, if any, to it on Ryan Shirley, Esq., RYAN SHIRLEY LAW, P.A., whose address is: 901 Northpoint Pkwy, Ste. 310, West Palm Beach, Florida 33407, rshirley@ryanslaw.net; on or before November 3, 2023, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) 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 the Defendant 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of said Court 10/2/2023.

CINDY STUART As Clerk of said Court (SEAL) BY: /s/ Isha Tirado-Baker As Deputy Clerk

Ryan Shirley, Esq., RYAN SHIRLEY LAW, P.A. 901 Northpoint Pkwy, Ste. 310 West Palm Beach, Florida 33407 rshirley@ryanslaw.net; October 6, 13, 20, 27, 2023 23-03091H

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CC-089933

Ally Bank, Plaintiff, vs. Angel Rivera Figueroa; et al., Defendant(s).

TO: Angel Rivera Figueroa Last Known Residence: 10906 N. Oakleaf Ave Tampa, FL 33612

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Hillsborough County, Florida:

2020 Jeep Wrangler Unlimited, VIN 1C4HJXEN9LW214113

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 October 30, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 27, 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 1693-024B Ref# 5519 October 6, 13, 20, 27, 2023 23-03086H

OFFICIAL COURTHOUSE WEBSITES

1:23



MANATEE COUNTY

manateclerk.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

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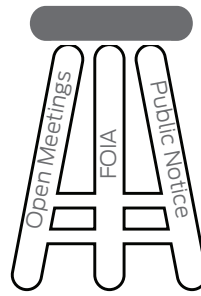
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Business Observer

LV203906\_V17

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**









-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

**Publishing notices on the internet is neither cheap nor free** 





 **Newspapers remain the primary vehicle for public notice in all 50 states**

## Types Of Public Notices






### Citizen Participation Notices

-  Government Meetings and Hearings
-  Meeting Minutes or Summaries
-  Agency Proposals
-  Proposed Budgets and Tax Rates
-  Land and Water Use
-  Creation of Special Tax Districts
-  School District Reports
-  Zoning, Annexation and Land Use Changes

### Commercial Notices

-  Unclaimed Property, Banks or Governments
-  Delinquent Tax Lists, Tax Deed Sales
-  Government Property Sales
-  Permit and License Applications

### Court Notices

-  Mortgage Foreclosures
-  Name Changes
-  Probate Rulings
-  Divorces and Adoptions
-  Orders to Appear in Court

### Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)