

## HILLSBOROUGH COUNTY LEGAL NOTICES

### FICTITIOUS NAME NOTICE

Notice is hereby given that DAWN M. LEE, OWNER, desiring to engage in business under the fictitious name of DAWN LEE CONSULTING located at 6408 MAIDEN SEA DRIVE, APOLLO BEACH, FLORIDA 33572 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.  
November 3, 2023 23-03312H

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

NOTICE IS HEREBY GIVEN that Viet Tin Nguyen / TD FOOD & BEVERAGE LLC will engage in business under the fictitious name THE ALLEY, with a physical address 7205 Donald Ave Tampa, FL 33614, with a mailing address 7205 Donald Ave Tampa, FL 33614, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
November 3, 2023 23-03313H

### 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 Lex Insurance Solution located at 19723 Wyndcliff Drive, in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Odessa, Florida, this 25th day of October, 2023.  
Lex Healthcare Solution LLC  
November 3, 2023 23-03314H

### FICTITIOUS NAME NOTICE

Notice is hereby given that TRANSFORMATIVE BUSINESS SOLUTIONS LLC, OWNER, desiring to engage in business under the fictitious name of PRP TRUCKING LLC located at 8708 FOUNTAIN AVE, TAMPA, FLORIDA 33615 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.  
November 3, 2023 23-03327H

### NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 11/20/2023 at 10:00 AM the following vehicle(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.

2LMDU68C38BJ39430 2008 LINC 4T1B11HK0JU080830 2018 TOYT JTHBA1D29H5053719 2017 LEXS KNALN4D77F5168756 2015 KIA

November 3, 2023 23-03332H

### NOTICE OF SALE

BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY

To be sold at public auction, Saturday, November 11, 2023 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.  
Chad Chronister, Sheriff  
Hillsborough County Sheriff's Office  
Joseph W. Lopano, Executive Director  
Hillsborough County  
Aviation Authority  
Mike Merrill County Administrator  
November 3, 2023 23-03328H

### NOTICE OF BOARD MEETING

#### BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **November 15, 2023, at 10:00 AM** at the Southbay Church, 13498 US Hwy 301 S., Riverview, FL 33578.

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC  
November 3, 2023 23-03315H

#### HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a regular meeting of its Board on **November 16, 2023, at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.** At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued 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.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

Harbor Bay CDD  
Jordan Lansford, District Manager  
November 3, 2023 23-03316H

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Tuesday, November 14, 2023, at 5:30 p.m. at Homewood Suites Tampa Brandon, 10240 Palm River Rd, Tampa, Florida 33619. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 742.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 742. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager  
November 3, 2023 23-03329H

### ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of November, 2023 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Linton, Brenton J. Furniture, Chair, TVs, Totes, Dressers, Clothes, Mattress, Dishes, Electronics; Washington, Kimberly L. Exercise Equipment, Childs Dirtbikes, Bed, Kids Toys, Bags, Childs Motorcycle, Speed Bag; Akers, Amber N. Xmas Tree, Xmas Decorations, Space Heater, Kids toys, Table, Artwork; Degracia, Aidaly Dresser, Nightstand, Bed, Exercise Bike, Books, Couch, Totes; Singletary, Kimberly D. TV, Furniture, Electronics, Sleigh Bed, Storage Boxes, Boxes, Lawnmower, Generator, Xmas Decorations, Cowboy Boots, Vacuum; Smith, Melissa Clothes, Boxes, Bags, Chairs, Medical Equipment, Beds, Shoes; Young, Me'Kasha TVs, Bed, Boxes, Microwave, Tv Stand, Table, Lamp. Foot Spa Sale is subject to cancellation in the event of settlement between owner and obligated party.  
November 3, 10, 2023 23-03330H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/21/23 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

Sharon Spires	15-196	Boxes, furniture, artwork
Ulyesse Ragins	7-115	Smoker, grill, clothing, boxes
Jennifer Lomoglio	7-116	Seasonal décor, ladders, furniture
Jay McCoy	9-148	Photos, boxes, clothing
Lance Kolp	A-232	Furniture, boxes, tools
Alfredo Valdespino	A-244	Bird cages, lumber, boxes
Steven Baynard	A-260	Appliances, house renovation tools, furniture
Coren Van Dyke	D-736	Tires, furniture
John Ross	D-745	Furniture, boxes, pet crates
Darius Hutchinson	B-427	Clothing, electronics, furniture
Marshall Bedenbender	B-461	Sports/Outdoor items, tools, boxes
Darcel Murphy	B-468	Soundproofing tiles, furniture, appliances
Tampa Action Plan Inc	D-748	Antique furniture, seasonal décor, business machinery
Teresa Espinoza	A-305	Appliances, furniture, boxes
Jack/Lisa Long	B-501	Holiday Decor, furniture, appliances

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

November 3, 10, 2023 23-03334H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd, Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/21/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

A100- Jerebelle Nunez	Sporting, Boxes
A066- Ricky Smith	Appliances, Boxes, Furniture, Lamps, Kitchenware
A200- Carolyn Williams	Appliances, Artwork, Boxes, Clothing, Tools
A274- Rodneisha Fair	Clothing, Artwork, Boxes
B055- Remigio Santiago	Tools, Boxes, Industrial Equipment
B103- Joel Rutland	Furniture, Boxes
D220- Loraine Fleurant	Furniture, Boxes, Furniture, Kitchenware
B056- Felicia Ginebra	Appliances, Boxes, Sporting
B070- Donell Missick	Boxes, Kitchenware, Furniture, Lamps
B079- Christopher Robinson	Boxes, Sporting, Tools
A196- Maude Jean-Rene	Artwork, Boxes, Electronics, Furniture
A222- Charlien Gonzalez	Appliances, Boxes, Kitchenware, Furniture
A236- Robert Kearney	Boxes, Electronics, Furniture
A130- Phealandrea Salter	Boxes, Clothing, Furniture, Sporting, Tools
A138- Milan Walker	Furniture, Lamps
A140- Letisha George	Boxes, Clothing, Books
A298- Jessie Lee Garrett	Clothing, Electronics, Furniture
A356- Vanessa Vazquez	Appliances, Boxes, Electronics, Furniture
B172B- Brannndon Johnson	Boxes, Clothing
B173B- Dawn Ryno	Artwork, Boxes, Clothing
B175- Tijuana Almond	Artwork, Boxes, Clothing, Kitchenware
A279- Mary Olsen	Boxes, Clothing, Sporting
B239- Joe Thomas	Appliances, Boxes, Furniture, Sporting
B193- Debrah Hreben	Appliances, Boxes, Electronics, Lamps
B218- Karla Torres	Appliances, Boxes, Sporting
C013- Luis Galarza	Boxes, Clothing, Furniture
B254- Danika Herman	Artwork, Boxes, Electronics, Furniture
D153- Latonya Poole	Boxes, Furniture, Home Decor
D164- Brittany Eubanks	Boxes
D185- Camille Gulrajani	Appliances, Boxes, Clothing, Medical Equipment
D193- Kelvin Patterson	Appliances, Boxes, Electronics, Furniture, Tools
D203- Cavoni Herald	Appliances, Boxes, Clothing, Furniture
D211- Ryan Bishop	Boxes, Furniture, Tools
D229- Cordale Lee	Furniture
D137- Nancy J Melendez	Appliances, Boxes, Electronics, Furniture
C016- John Goodman	Clothing

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)375-9856.

November 3, 10, 2023 23-03335H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/21/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit: 3257 Kyle Kruse:	Boxes, Totes, electronics, Outdoors.
Unit: 1074 Mark Ramsey:	Boxes, totes, furniture, sports, tools.
Unit: 2278 Nestor Araujo:	Boxes, bags, luggage

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

November 3, 10, 2023 23-03336H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/21/2023 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Unit 307 Brendaliz Miranda	Furniture, boxes, clothing.
Unit 335 Matheus Kulcheski	Furniture, boxes.
Unit 545 Barbara Johnson	Furniture, animal cage.
Unit 635 Wilfredo Vives	Boxes, jeep doors.
Unit 835 Thomas Thibault	Furniture, boxes, clothes.

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

November 3, 10, 2023 23-03337H

### 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 with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10 am November 27, 2023  
WESTERN FLEET SERVICES 4902 S 16TH AVE SUITE D  
2020 INTL

3HSDZAPRXLN622951 \$21,105.98  
AFFORDABLE AUTO & TRUCK REPAIR OF CLEARWATER LLC. 4655 118TH AVE N STE B  
2016 CHEV

1GCVKREH7GZ204836 \$10,730.55  
10 am DECEMBER 4, 2023  
DOUGS AUTO REPAIR 4805 N CORTEZ AVE 33614

2008 BUIC  
2G4WC582081180693 \$3872.90  
November 3, 2023 23-03333H

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

NOTICE IS HEREBY GIVEN that Jehad Hasan / ADAM CAPITAL INVESTMENTS 5 INC will engage in business under the fictitious name BULL SMOKE SHOP, with a physical address 12904 N 56th St Temple Terrace, Florida 33617, with a mailing address 12904 N 56th St Temple Terrace, Florida 33617, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
November 3, 2023 23-03349H

### 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 Geraldina Turlington-Santana located at 1317 Edgewater Dr STE 2924, in the County of Hillsborough, in the City of Orlando, Florida 32804 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Orlando, Florida, this 30th day of October, 2023.

EXCELLENT RENTALS LLC  
November 3, 2023 23-03350H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Enovis Prevention and Rehabilitation (P&R) located at: 5919 Sea Otter Place Suite 200 in the city of Carlsbad, CA 92010 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 27th day of October, 2023.

OWNER:  
DJO, LLC  
5919 Sea Otter Place Suite 200  
Carlsbad, CA 92010  
November 3, 2023 23-03351H

### 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 White Cornerstone Builders located at 8020 N Gomez Ave in the City of Tampa, Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of October, 2023.  
Yordany Rodriguez  
November 3, 2023 23-03352H





**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 Crate & Barrel located at 2201 North West Shore Boulevard in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of October, 2023. Euromarket Designs Inc  
November 3, 2023 23-03353H

**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 Vincent Voices located at 18021 Kings Park Drive in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of October, 2023. Stephen Vincent  
November 3, 2023 23-03354H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ASPIRE AT CENTRAL PARK located at 702 S KINGS AVENUE, 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, Tallahassee, Florida. Dated at LEON, Florida, this 30th day of OCTOBER, 2023. 702 S KINGS AVE OPKO LLC  
November 3, 2023 23-03355H

**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 Right at Home located at 137 S. Pebble Beach Blvd STE 204 in the City of Sun City Center, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of October, 2023. Florida Concerned Care LLC Jeramie Snelling, member/manager  
November 3, 2023 23-03357H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ASPIRE AT OAKFIELD located at 1465 OAKFIELD DRIVE, 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, Tallahassee, Florida. Dated at LEON, Florida, this 30th day of OCTOBER, 2023. 1465 OAKFIELD DR OPKO LLC  
November 3, 2023 23-03356H

**FIRST INSERTION**

**NOTICE**

Notice is given that Nathan White, Serena White, Martin Boire and Janet Boire intend to vacate the Jessie's Place Subdivision plat recorded in Plat Book 83, Page 43-1, of the Public Records of Hillsborough County, Florida, and return the land to the acreage described therein. Interested persons may send written comments to Martin Boire, 13791 N. Nebraska Ave., Tampa, FL 33613 by any means that provides proof of delivery.  
November 3, 10, 2023 23-03370H

**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 mark witte, located at 17845 boy scout rd, in the City of odesa, County of Hillsborough, State of FL, 33556, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 1 of November, 2023. mark witte  
17845 boy scout rd odesa, FL 33556  
November 3, 2023 23-03384H

**PUBLISH YOUR LEGAL NOTICE**

Email legal@businessobserververfl.com

**Business Observer**

**NOTICE OF RULE DEVELOPMENT BY THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Waterleaf Community Development District ("the District") hereby gives notice of its intention to adopt proposed Rule Relating to Street Parking and Enforcement (the "Rules") relating to on-street parking, overnight parking and parking enforcement on District streets.

The purpose and effect of the proposed Rules are to provide for proper and efficient operation of District streets and to maintain compliance with applicable law. Specific legal authority for the proposed Rules and the adoption of the proposed Rules includes, without limitation, Sections 120.54, 190.011(5), 190.011(15), 190.012, and 715.07 Florida Statutes. The specific laws implemented in the proposed Rules include, without limitation, Sections 190.011(5), 190.012(2), 190.012(3), 190.041, and 715.07 Florida Statutes.

A public hearing on the adoption of the proposed Rules will be conducted by the District on Monday, December 11, 2023 at 5:30 p.m. at Bloomingdale Regional Public Library, 1906 Bloomingdale Ave, Valrico, FL 33596. A copy of the proposed Rules may be obtained by contacting the District Manager at Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132.

Kyle Darin, District Manager  
November 3, 2023 23-03358H

**NOTICE OF MEETING AND PUBLIC HEARING VENUE CHANGE FOR THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN by the Waterleaf Community Development District that the Board of Supervisors ("Board") will hold its November public meeting and its Public Hearing regarding Rules Relating to Street Parking and Enforcement on **November 13th, 2023** and its December public meeting on **December 11th, 2023 at 5:30 p.m.** at the Bloomingdale Regional Public Library, 1906 Bloomingdale Ave, Valrico, FL 33596.

The meetings and the Public Hearing are open to the public and will be conducted in accordance with the pertinent provisions or the Florida Statutes for Community Development Districts. Either meeting may be continued to a date and time, and place to be specified on the record at the meeting.

A copy of the agendas for the meetings may be obtained by contacting 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 or on the Waterleaf Community Development District's website: [www.waterleafcd.org](http://www.waterleafcd.org) seven days in advance of the meeting.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 1-321-268-0132. If you are hearing or speech impaired, please contact Florida Relay Service at 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.  
November 3, 2023 23-03359H

**HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, November 14, 2023, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
**Heritage Harbor Community Development District**  
Tish Dobson, District Manager  
(321) 263-0132, Ext. 285  
November 3, 2023 23-03360H

**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 Mixsee Events located at 13134 ABERFORTH CIR in the City of RIVERVIEW, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of October, 2023. Cameron Lynch  
November 3, 2023 23-03369H

**FICTITIOUS NAME NOTICE**

Notice is hereby given that CMG MORTGAGE, INC., OWNER, desiring to engage in business under the fictitious name of SHAMROCK HOME LOANS located at 3160 CROW CANYON ROAD, STE. 400, SAN RAMON, CALIFORNIA 94583 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.  
November 3, 2023 23-03368H

**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 Ocean Blue Cruise Agency located at 16551 Lake Brigadoon Cir, 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 1st day of November, 2023. Barbara Pharo  
November 3, 2023 23-03367H

**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 11/17/2023 at 9:00 A.M.

1FA6P8AM1F5347330
2015 FORD MUSTANG
1G1YB2D44P5133050
2023 CHEVROLET CORVETTE
3VWDG7AJ6GM238679
2016 VOLKSWAGEN JETTA
4T1BF3EK3AU063473
2010 TOYOTA CAMRY

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 11/17/2023 at 09:00 A.M.

1FTNW21PX4EA33270
2004 FORD F 250
JS3TY92V954107603
2005 SUZUKI XL7

Terms of the sale are CASH. NO REFUNDS! Vehicle(s) are sold "AS IS". National Auto Service Centers, Inc. reserves the right to accept or reject any and/or all bids.

Terms of the sale are CASH. NO REFUNDS! Vehicle(s) are sold "AS IS". National Auto Service Centers, Inc. reserves the right to accept or reject any and/or all bids.

NATIONAL AUTO SERVICE CENTER  
November 3, 2023 23-03371H

**FIRST INSERTION**

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

PROBATE DIVISION  
**File No. 2023-CP-2777**  
**IN RE: ESTATE OF RICHARD R. BOGGS Deceased.**

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

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

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

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

The case number and decedent's name are: RICHARD R. BOGGS, File Number 2023-CP-2777.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida. 800 E. Twiggs Street, Tampa, FL 33602.

Date of death of the decedent is: December 12th, 2022.

The date of first publication of this notice is: November 3, 2023.

The second week of publication is: November 10, 2023.

**Personal Representative(s):**  
**Patricia Ann Boggs**  
Attorney for the representative(s):  
By: /s/ Matthew T. Morrison  
Matthew T. Morrison, Esquire  
Florida Bar No. 1005203  
5121 S. Lakeland Dr, Suite 2  
Lakeland, Florida 33813  
Telephone: (863) 709-0206 Ext:2  
November 3, 10, 2023 23-03321H

**FIRST INSERTION**

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

PROBATE DIVISION  
**File Number 23-CP-003470**  
**Division W**  
**Florida Bar No. 144663**  
**IN RE: ESTATE OF RAY BENJAMIN SEXTON a/k/a RAY B. SAXTON Deceased.**

The administration of the estate of RAY BENJAMIN SEXTON a/k/a RAY B. SAXTON, deceased, whose date of death was August 16, 2023, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is NOVEMBER 3, 2023.

**Personal Representative**  
**Name: /s/ CYNDY J. HARROLD a/k/a CINDY HARROLD**  
Address: 907 Sandalwood Drive Plant City, Florida 33563  
Attorney for Personal Representative  
/s/ Charles S. White, of  
CHARLES S. WHITE, P.A.  
104 N. Evers St., Ste. 201  
Plant City, Florida 33563  
Tel. (813) 752-6155/  
Fax. (813) 754-1758  
Email: servicescwatty@aol.com  
2nd Email: cswatty@aol.com  
November 3, 10, 2023 23-03331H

**FIRST INSERTION**

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

PROBATE DIVISION  
**File No. 23-CP-3584**  
**IN RE: ESTATE OF CHARLES STEVEN PALARDIS, JR., Deceased.**

The administration of the estate of CHARLES STEVEN PALARDIS, JR., deceased, whose date of death was May 6, 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 representatives and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 3, 2023.

**CHARLES STEVEN PALARDIS, SR. Personal Representative**  
213 West Fern Street  
Tampa, FL 33604  
**PATRICIA ANN PALARDIS Personal Representative**  
213 West Fern Street  
Tampa, FL 33604  
Robert D. Hines, Esq.  
Attorney for Personal Representatives  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email: jrvera@hnh-law.com  
November 3, 10, 2023 23-03342H

**FIRST INSERTION**

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

PROBATE DIVISION  
**File No. 23-CP-003458**  
**IN RE: ESTATE OF JANICE MURPHY, Deceased.**

The administration of the estate of JANICE MURPHY, deceased, whose date of death was September 27, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 3, 2023.

**Personal Representative:**  
**JAMES R. (RUSTY) SPOOR**  
877 Executive Center Dr. W., Suite 100  
St. Petersburg, FL 33702  
Attorney for Personal Representative:  
JOSEPH T. WAECHTER  
Florida Bar Number: 92593  
SPOOR LAW, P.A.  
877 Executive Center Dr. W., Suite 100  
St. Petersburg, FL 33702  
Telephone: (727) 822-4355  
November 3, 10, 2023 23-03339H

**FIRST INSERTION**

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

CIVIL DIVISION  
**CASE NO. 23-CA-011967**  
**DIVISION: G**  
**GRANADA INSURANCE COMPANY, Plaintiff, vs. GIT 'N GO FOOD MART INC., a Florida corporation; MATTAR & SONS LLC, a Florida limited liability corporation; and CYNTHIA GAY, Defendants.**

TO: Cynthia Gay, 5003 Decca Drive, Tampa, FL 33619

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before 11/20/2023, on Glenda M. Almela, Esquire, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks in the Business Observer.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
DATED on 10/19/2023

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

Glenda M. Almela, Esquire  
plaintiff's attorney  
Hinshaw & Culbertson LLP  
2525 Ponce de Leon Blvd., 4th Floor  
Coral Gables, Florida 33134  
1057911/315016172.1  
Nov. 3, 10, 17, 24, 2023 23-03326H

**FIRST INSERTION**

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

PROBATE DIVISION  
**File No. 2023 CP 3640**  
**IN RE: ESTATE OF RICHARD B. CONNELL 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 Richard B. Connell, deceased, File Number 2023 CP 3640, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is POB 110, Tampa, FL 33601; that the decedent's date of death was June 3, 2023; that the total value of the estate is \$14,937.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Richard B. Connell Revocable Trust utd 01/30/97 Address POB 12019 Prescott, AZ 86304

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 3, 2023.

**Person Giving Notice:**  
**Kathleen L. Connell**  
POB 12019  
Prescott, AZ 86304  
Attorney for Person Giving Notice  
Patrick L. Smith, Attorney  
Florida Bar Number: 27044  
179 N US Hwy 27, Ste. F  
Clermont, FL 34711  
Telephone: (352) 204-0305  
Fax: (352) 833-8329  
E-Mail: patrick@attorneypatricksmith.com  
Secondary E-Mail: becky@attorneypatricksmith.com  
November 3, 10, 2023 23-03338H



**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 Havoc Hair Studios, located at 3905 W. Kennedy Blvd, in the City of Tampa, County of Hillsborough, State of FL, 33609, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 1 of November, 2023.  
 MVOS LLC  
 3905 W. Kennedy Blvd  
 Tampa, FL 33609  
 November 3, 2023 23-03385H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-0562 IN RE: ESTATE OF MARY P. FORST, Deceased.**

The administration of the estate of MARY P. FORST, deceased, whose date of death was November 10, 2022, File Number 2023-CP-0562, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 November 3, 2023.

**Personal Representative: GUNTHER E. FORST**  
 2106 Broyhill Ave.  
 The Villages, FL 32162

Attorney for Personal Representative: EDWARD W. SOULSBY, ESQ.  
 Attorney  
 Florida Bar Number: 0488216  
 TROTTER & SOULSBY, P.A.  
 11834 C.R. 101, Suite 100  
 The Villages, FL 32162  
 Telephone: (352) 205-7245  
 Fax: (352) 205-7305  
 E-Mail: ed@trotterlaw.com  
 2nd E-mail: monique@trotterlaw.com  
 November 3, 10, 2023 23-03340H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3451 IN RE: ESTATE OF CATHY COALLA SMITH, Deceased.**

The administration of the estate of Cathy Coalla Smith, deceased, whose date of death was April 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 11/3/2023.

**Personal Representative: Drew Daddono**  
 1227 North Franklin Street  
 Tampa, Florida 33602

Attorney for Personal Representative: Drew Daddono, Esq.  
 Florida Bar Number: 111946  
 1227 North Franklin Street  
 Tampa, FL 33602  
 (813) 444-2573  
 contact@anchortrustmanagement.com  
 drew@anchortrustmanagement.com  
 November 3, 10, 2023 23-03374H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003130 Division PROBATE IN RE: ESTATE OF DAVID K. SPARROW Deceased.**

The administration of the estate of DAVID K. SPARROW, deceased, whose date of death was May 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 3, 2023.

**Attorney and Personal Representative: WILLIAM B. SCOVILL, Attorney**  
 Florida Bar Number: 0985716  
 8031 Cooper Creek Blvd., Suite 101  
 University Park, FL 34201  
 Telephone: (941) 365-2253  
 E-Mail: bart@scovills.com  
 Secondary E-Mail: melissa@scovills.com  
 November 3, 10, 2023 23-03317H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-003134 Division ES IN RE: ESTATE OF JOYCE A. STEDMAN, Deceased.**

The administration of the estate of JOYCE A. STEDMAN, deceased, whose date of death was February 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: November 3, 2023.

Signed on this 26TH day of OCTOBER, 2023.

**/s/ APRIL D. HILL**  
**Personal Representative**

2033 54th Avenue North, Ste. A  
 St. Petersburg, Florida 33714  
 /s/ Jonathan P. Kinsella  
 Attorney for Personal Representative  
 Florida Bar No. 96398  
 Hill & Kinsella  
 2033 54th Avenue North, Ste. A  
 St. Petersburg, Florida 33714  
 Telephone: 727-343-8959  
 Email: JPK@HillLawGroup.com  
 Secondary Email: jackie@hilllawgroup.com  
 November 3, 10, 2023 23-03318H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-003480 IN RE: ESTATE OF SANDRA R. TERMINEY, Deceased.**

The administration of the estate of SANDRA R. TERMINEY, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 401 N. Jefferson St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 3, 2023.

**RANDY P. RUBENSTEIN**  
**Personal Representative**

6830 122nd Ave N  
 Largo, FL 33773  
 CHARLES F. REISCHMANN  
 Attorney for Personal Representative  
 FBN#0443247 / SPN#00428701  
 REISCHMANN & REISCHMANN, PA  
 1101 Pasadena Avenue South, Suite 1  
 South Pasadena, FL 33707  
 Telephone: 727-345-0085  
 Fax: 727-344-3660  
 Email: Charles@Reischmannlaw.com  
 Second Email:  
 Dana@Reischmannlaw.com  
 November 3, 10, 2023 23-03319H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION UCN: 292023CP003532A001HC REF: 23-CP-003532 IN RE: ESTATE OF LIBBY S. DICKINSON, Deceased.**

The administration of the Estate of LIBBY S. DICKINSON, deceased, whose date of death was September 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg St., Tampa, FL 33602. The names and addresses of the Personal Representatives and the Personal Representative's Attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE FIRST PUBLICATION DATE OF THIS NOTICE IS: November 3, 2023.

**Robert C. Dickinson III**  
**Personal Representative**

7126 2nd Ave S  
 St. Petersburg, FL 33707  
**Michael S. Dickinson**  
**Personal Representative**  
 5201 Crescent Drive  
 Tampa, FL 33611  
 Robert C. Dickinson III, P.A.,  
 Attorney for the Petitioner  
 FBN: 360491, SPN: 00360888  
 1230 South Myrtle Avenue, Suite 101  
 Clearwater, FL 33756  
 Tel: 727-462-0123; Fax: 727-462-5260  
 November 3, 10, 2023 23-03320H

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CC-79075 MAC-BRH, INC. PLAINTIFF, VS. GREENWOOD VOR Inc. as TRUSTEE, DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2023, and entered in 2023-CC-79075 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MAC-BRH, Inc. is the Plaintiff and Greenwood VOR Inc. as Trustee, 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 December 1, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 15 in Block 27, SOUTH POINTE PHASE 7, according to the plat thereof recorded in Plat Book 91, Page 62, of the public records of Hillsborough County, Florida.  
 More commonly known as: 10323 Soaring Eagle Dr., Riverview, FL 33578 ("Property").  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

**IMPORTANT**

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud1.org.

Dated this 30th day of October, 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  
 November 3, 10, 2023 23-03345H

**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-015500 DIVISION: E**

**LAWRENCE E. EGLE, Plaintiff, vs. SUZANNE R. NENNIGER, Defendant.**

NOTICE is hereby given that a civil action commenced on September 27, 2023 and is now pending as case number 2023-CA-015500 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is: SUZANNE R. NENNIGER  
 1824 Gillespie Avenue  
 Sarasota, FL 34234  
 and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie E. Dutton, 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 25 day of October, 2023.

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

/s/Corrie E. Dutton  
 Corrie E. Dutton, Esq.  
 Florida Bar No.: 1032315  
 Law Offices of Stephen K. Hachey, P.A.  
 10853 Boyette Rd  
 Riverview FL 33569  
 Phone: 813-549-0096  
 E-service: cdutton@hacheylawpa.com  
 November 3, 10, 2023 23-03348H

**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 881956 from the Pasco Hernando State College, 10230 Ridge Road, New Port Richey, Florida, 34654. The application was received on October 31, 2023. Proposed activities include: Construction of a new construction apprenticeship program and associated infrastructure at the existing Pasco Hernando State College's Gowers Corner Campus. The project name is PHSC Construction Apprenticeship Program Gowers Corner and is approximately 1.83 acres, located in Section 09, Township 25 South, Range 18 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.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.

November 3, 2023

23-03372H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-003565 Division A IN RE: ESTATE OF JANIS C. HARLAND a/k/a JANIS HARLAND, Deceased.**

The administration of the estate of JANIS C. HARLAND a/k/a JANIS HARLAND, deceased, whose date of death was September 24, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 3, 2023.

**J.D. HENDRICKSON**

**Personal Representative**  
 5541 S. Doss Road  
 Port Angeles, WA 98362  
 James P. Hines, Jr.  
 Attorney for Personal Representative  
 Florida Bar No. 061492  
 Hines Norman Hines, P.L.  
 315 S. Hyde Park Ave.  
 Tampa, FL 33606  
 Telephone: 813-251-8659  
 Email: jhinesjr@hnh-law.com  
 Secondary Email:  
 mgreco@hnh-law.com  
 November 3, 10, 2023 23-03341H

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002890 Division Probate IN RE: ESTATE OF JOAN C. PHILLIPS A/K/A JOAN C. ADKINS PHILLIPS Deceased.**

The administration of the estate of Joan C. Phillips a/k/a Joan C. Adkins Phillips, deceased, whose date of death was May 29, 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.

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number: 23-CP-002719 Division: A IN RE: ESTATE OF Catherine Lee Jackson**

The administration of the estate of CATHERINE LEE JACKSON, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 437, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 3, 2023.

**Personal Representative: Joseph Jackson**

11407 Bamboo Orchid Court  
 Riverview, FL 33578  
 Attorney for Personal Representative:  
 Douglas G. Jackson, Esq.  
 djackson@GetYourLegalAction.com  
 sbecthel@getyourlegalaction.com  
 Florida Bar Number: 98591  
 The Law Firm of  
 Douglas G. Jackson, P.A.  
 P.O. Box 13596  
 St. Petersburg, FL 33733  
 Telephone: 800-704-6045  
 Fax: 727-614-8445  
 November 3, 10, 2023 23-03373H

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

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

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

The date of first publication of this notice is November 3, 2023.

**Personal Representative: Derek J. Phillips**

213 Mahogany Drive  
 Seffner, Florida 33511  
 Attorney for Personal Representative:  
 Kristy A. Mount, Attorney  
 Florida Bar Number: 0692174  
 1702 S. Washington Avenue  
 Titusville, FL 32780  
 Telephone: (321) 267-5504  
 Fax: (321) 267-0418  
 E-Mail: kmount@titusvillelaw.com  
 Secondary E-Mail:  
 admin@titusvillelaw.com  
 November 3, 10, 2023 23-03375H





## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-003276  
Division B  
IN RE: ESTATE OF  
ELIZABETH ANN REGALADO  
Deceased.

The administration of the estate of ELIZABETH ANN REGALADO, deceased, whose date of death was August 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 3, 2023.

## Personal Representative:

/s/ Brittany Shrum

BRITTANY SHRUMP

6748 Five Notch Road

Douglasville, Georgia 30135

Attorney for Personal Representative:

/s/ Brian D. Arrighi

Brian D. Arrighi, Esq., Attorney

Florida Bar Number: 0010268

26852 Tanic Drive, Suite 102

Wesley Chapel, Florida 33544

Telephone: (813) 518-7411

Fax: (813) 377-2892

E-Mail:

service@northtampalawgroup.com

November 3, 10, 2023 23-03382H

## FIRST INSERTION

NOTICE TO CREDITORS  
(Testate)  
IN THE CIRCUIT COURT FOR  
THE THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO: 23-CP-003477  
IN RE: ESTATE OF  
DAVID F. PFUNTNER  
(aka: DAVID FRANCIS  
PFUNTNER),  
Decedent.

The administration of the Estate of David F. Pfuntner, Deceased, whose date of death was July 8, 2023; Case Number 23-CP-003477, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110. The date of the Will is June 11, 2023. The name and address of the Personal Representative are Catelyn Lorraine Pfuntner, 682 Calico Scallop Street, Ruskin, FL 33570, and the name and address of the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is November 3, 2023.

CARR LAW GROUP, P.A.

Lee R. Carr, II, Esquire

200 Central Avenue, Suite 400

St. Petersburg, FL 33701

Voice: 727-894-7000;

Fax: 727-821-4042

Primary email address:

lcarr@carrlawgroup.com

Secondary email address:

pcardinal@carrlawgroup.com

November 3, 10, 2023 23-03377H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023CP003465  
Division A  
IN RE: ESTATE OF  
ALICE T. WORTH  
Deceased.

The Administration of the estate of Alice T. Worth, Deceased, whose date of death was September 21, 2023, pending in the Circuit Court of Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is . Probate, Department 2nd Floor Room 206, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with the Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is November 3, 2023.

## Personal Representative

/s/ Nancy Worth

Nancy Worth,

Personal Representative

3001 Veazey Terrace NW, #701

Washington, DC 20008

Attorney for Personal Representative

/s/ Patricia L. Ferrari

Patricia L. Ferrari, Esq.

Attorney for Personal Representative

Ferrari.attorney@gmail.com

Fla. Bar No. 350427

P.O. Box 7037

North Port, Florida 34290

941-993-9297

November 3, 10, 2023 23-03381H

## FIRST INSERTION

RE-NOTICE OF  
FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 22-CA-006218  
FREEDOM MORTGAGE  
CORPORATION  
PLAINTIFF, VS.  
PETIE J. HONEYBLUE ET AL.,  
DEFENDANTS

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule November 14, 2023 Foreclosure Sale dated the 26th day of October 2023, and entered in Case No. 22-CA-006218, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and PETIE J. HONEYBLUE and BELMONT II COMMUNITY ASSOCIATION, INC. are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com 10:00 AM on the 2nd day of January 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 29, IN BLOCK 17 OF BELMONT SOUTH PHASE 2D AND PASEO AL MAR BOULEVARD 1ST EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO

LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 Court's 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <https://www.fjud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx> Phone: (813) 272-7040 or [ada@fjud13.org](mailto:ada@fjud13.org)

Dated this 27th day of October 2023.

By: Carly Johansson

Bar No. 649430

Submitted by:

Miller, George &amp; 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

22FL373-1026

November 3, 10, 2023 23-03347H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-3721  
Division A  
IN RE: ESTATE OF  
AMPARO SUAREZ  
Deceased.

The administration of the estate of Amparo Suarez, deceased, whose date of death was July 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, Room 101, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 3, 2023.

## Personal Representative:

Brian P. Buchert

3249 W. Cypress Street, Ste. A

Tampa, FL 33607

Attorney for Personal Representative:

Brian P. Buchert, Esquire

Florida Bar Number: 55477

3249 W. Cypress Street, Ste. A

Tampa, Florida 33607

Telephone: (813) 434-0570

Fax: (813) 422-7837

E-Mail:

BBuchert@BuchertLawOffice.com

November 3, 10, 2023 23-03376H

## FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 22-CA-006451

HEADLANDS RESIDENTIAL  
SERIES OWNER TRUST, SERIES  
E,  
Plaintiff, vs.

JOHN Y. SHIN and ROCKY CREEK  
ESTATES MASTER ASSOCIATION,  
INC.,  
Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Consent Final Judgment of Foreclosure dated October 17, 2023, entered in Case No. 22-CA-006451 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Headlands Residential Series Owner Trust, Series E is the Plaintiff and John Y. Shin and Rocky Creek Estates Master Association, Inc. are the Defendants. The Clerk of Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions at 10:00 AM, on February 16, 2024, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 20 OF ROCKY CREEK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 34 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PARCEL ID: 006572-0000  
PROPERTY ADDRESS: 8936 ROCKY CREEK DRIVE, TAMPA, FL 33615-4308

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

If you are a person with a disability who needs 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.

Thirteenth Judicial Circuit ADA Coordinator [external website link] Phone: (813) 272-7040 or [ADA@fjud13.org](mailto:ADA@fjud13.org)

Dated: October 26, 2023

ATLAS | SOLOMON, PLLC

Co-Counsel for Plaintiff

By: /s/ Eric M. Levine

Eric M. Levine, Esq.

Florida Bar No. 64357

Adam G. Schwartz, Es.

Florida Bar No. 26978

Dorothy Ann A. Dlugolecki, Esq.

Florida Bar No. 1022496

819 SW Federal Highway, Suite 301

Stuart, FL 34994

Telephone: (772) 247-0157

Facsimile: (772) 419-8067

November 3, 10, 2023 23-03346H

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO. 22-CA-002816  
WELLS FARGO BANK, N.A.

Plaintiff, v.  
BRANDON ALEXANDER  
GADDIS A/K/A BRANDON  
GADDIS; UNKNOWN SPOUSE OF  
BRANDON ALEXANDER GADDIS  
A/K/A BRANDON GADDIS;

UNKNOWN TENANT 1;  
UNKNOWN TENANT 2;  
CANTERBURY LAKES  
HOMEOWNERS ASSOCIATION,  
INC.; CLERK OF CIRCUIT  
COURT HILLSBOROUGH  
COUNTY, FLORIDA;

HILLSBOROUGH COUNTY, A  
POLITICAL SUBDIVISION OF  
THE STATE OF FLORIDA; STATE  
OF FLORIDA DEPARTMENT OF  
REVENUE

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 25, 2023, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 5, BLOCK B, CANTERBURY LAKES PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE(S) 200 THROUGH 203, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 8010 CANTERBURY

LAKE BLVD, TAMPA, FL  
33619-6607

at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on November 30, 2023 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 26th day of October, 2023.

eXL Legal, PLLC

Designated Email Address:

[efilling@exllegal.com](mailto:efilling@exllegal.com)

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

Attorney for the Plaintiff

Isabel López Rivera

FL Bar: 1015906

1000007551

November 3, 10, 2023 23-03323H

## OFFICIAL COURTHOUSE WEBSITES

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

## PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu.

or email

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




**NOTICE OF PROPOSED SALE OF ASSETS OF BASS MANAGEMENT GROUP, LLC IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION CHAPTER 11 CASE NO. 8:23-bk-01866-CPM**

**In Re: BASS MANAGEMENT GROUP, LLC, Debtor.**

NOTICE IS HEREBY GIVEN that RSS UBSCM2018-C14-FL BMG, LLC ("Lender") has sought the approval of the United States Bankruptcy Court for the Middle District of Florida, Tampa Division ("Bankruptcy Court") for the sale of the hotel owned by the debtor, Bass Management Group, LLC ("Debtor"), operating as a Holiday Inn Express & Suites located at 2580 Gulf to Bay Boulevard in Clearwater, Florida and all of the Debtor's personal property situated thereon and/or used in connection with the operation of the hotel (collectively, the "Assets").

On September 29, 2023, Lender filed with the Bankruptcy Court a motion (the "Sale Motion"), seeking among other things, the authority of the Bankruptcy Court for the Debtor to sell the Assets. The Sale Motion is on file with the Bankruptcy Court at docket entry no. 123. The Bankruptcy Court has approved certain bidding procedures in connection with the Sale (the "Bidding Procedures"), as well as a form of purchase and sale agreement ("Agreement"). Further information concerning the Assets is available upon request in compliance with the Bidding Procedures.

Prospective purchasers and other interested parties should review the Sale Motion, Bidding Procedures, form of Agreement for the purchase and sale of the Assets and other relevant documents on file with the Clerk of the Bankruptcy Court and available upon written request to Kyle Stevenson, Managing Director, Berkadia Real Estate Advisors, LLC, 1111 Brickell Avenue, Suite 1650, Miami, FL 33131, Kyle.Stevenson@berkadia.com ("Broker"). Any party wishing to submit a competing bid to acquire the Assets should contact Broker and carefully review the Bidding Procedures which set for the requirements to submit a qualified bid for the purchase of the Assets (a "Qualified Bid").

In the event that one or more Qualified Bids is received, an auction (the "Auction") of the Assets will be held in Tampa, Florida at 11:00 a.m. (Eastern Standard Time) on December 6, 2023 at the Westshore Grand, A Tribute Portfolio Hotel, 4860 West Kennedy Boulevard, Tampa, FL 33609. Lender will have the right to credit bid up to the full amount of the indebtedness owed by the Debtor at the Auction. The Bankruptcy Court will conduct a hearing to consider approval of the Sale Motion, the results of the Auction, if any, and to consider any timely-filed objections thereto, at the Bankruptcy Court, on December 8, 2023 at 2:00 P.M.

#101736375v1  
November 3, 2023

23-03380H

FIRST 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.: 18-CA-002507 MIDFIRST BANK, Plaintiff, vs. MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; 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, 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 May 21, 2019 in Civil Case No. 18-CA-002507, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; 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, GRANTEES, 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 27, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 19 & 20, BLOCK "G" MAP OF HILLSBORO HEIGHTS, SOUTH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, 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 27 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: /s/ Digitally signed by Zachary Ullman  
FBN: 106751  
Primary E-Mail: ServiceMail@aldridgepite.com  
1485-121B  
November 3, 10, 2023 23-03322H

**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-009910 DIVISION: C**

**U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2 Plaintiff, vs.-**

**Robert J. Hales II a/k/a Robert J. Hales; Sherry Hales; Southgreen Homeowners Association, 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-009910 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2, Plaintiff and Robert J. Hales II a/k/a Robert J. Hales 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 November 21, 2023, the following described

property as set forth in said Final Judgment, to-wit:  
LOT 26, OF SOUTHGREEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
2424 North Federal Highway, Suite 360  
Boca Raton, Florida 33431  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only: FLSERVICE@logs.com  
For all other inquiries: mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
18-315936 FC01 WNI  
November 3, 10, 2023 23-03324H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 21-CA-009288**

**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. TONY CURTIS AND ELSA ABRAHAM, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2023, and entered in 21-CA-009288 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and TONY CURTIS; ELSA ABRAHAM are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on December 05, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 6, TAMPA PALMS AREA 2, UNIT 7C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4905 HALLSTEAD WAY, TAMPA, FL 33647  
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.

**FIRST 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 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 31 day of October, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
21-113660 - ArC  
November 3, 10, 2023 23-03361H

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 19-CA-002138**

**PHH MORTGAGE CORPORATION, Plaintiff, vs. BARBARA L. FIGIE A/K/A BARBARA FIGIE AND CHRISTOPHER J. FIGIE A/K/A CHRIS FIGIE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 12, 2022, and entered in 19-CA-002138 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and BARBARA L. FIGIE A/K/A BARBARA FIGIE; CHRISTOPHER J. FIGIE A/K/A CHRIS FIGIE; VALENCIA OF HILLSBOROUGH HOMEOWNERS' ASSOCIATION, INC. A/K/A VALENCIA OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNKNOWN TENANT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on November 21, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

**IMPORTANT AMERICANS WITH DISABILITY ACT:**

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 27 day of October, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
20-062396 - GrS  
November 3, 10, 2023 23-03343H

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 22-CA-010520**

**1 SHARPE INCOME ADVANTAGE TRUST NP, Plaintiff, vs. IKIGAI GOLD GROUP, LLC, et al., Defendants.**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 24, 2023, and entered in Case No. 22-CA-010520 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which 1 SHARPE INCOME ADVANTAGE TRUST NP, is the Plaintiff and IKIGAI GOLD GROUP, LLC; JEFFERSON CARLOS FARES PARRA; CESAR VICENTE FARES GUTAMA are defendants, Cindy Stuart, Clerk of the Court, will sell to the highest and best bidder for cash in/on <https://www.hillsborough.realforeclose.com/index.cfm> in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida at 10:00 am on the 27th day of November, 2023, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, BLOCK A, W.C. BLACK'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PROPERTY ADDRESS: 4006 N.

**FIRST INSERTION**

**MARGUERITE ST., TAMPA, FL 33603**  
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.

\*\*See 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.  
/s/ Damian G. Waldman  
Damian G. Waldman, Esq.  
Florida Bar No. 0090502  
Law Offices of Damian G. Waldman, P.A.  
PO Box 5162  
Largo, FL 33779  
Telephone: (727) 538-4160  
Facsimile: (727) 240-4972  
Email: damian@dwardmanlaw.com  
E-Service: service@dwardmanlaw.com  
Attorneys for Plaintiff  
November 3, 10, 2023 23-03363H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2016-CA-002217**

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. BONNIE GIULIANI A/K/A BONNIE S. GIULIANI; UNKNOWN SPOUSE OF BONNIE GIULIANI A/K/A BONNIE S. GIULIANI; DOVES LANDING OWNERS ASSOCIATION, INC.; WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES,**

**OR OTHER CLAIMANTS; UNKNOWN TENANT(S), Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reset Foreclosure Sale entered on October 31, 2023, and the In Rem Uniform Final Judgment of Foreclosure entered on May 11, 2023, in Case No. 2016-CA-002217 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee For The Rmac Trust, Series 2016-CTT, is Plaintiff, and Bonnie Giuliani A/K/A Bonnie S. Giuliani, Unknown Spouse Of Bonnie Giuliani A/K/A Bonnie S. Giuliani, Doves Landing Owners Association, Inc. and West Meadows Property Owners Association, Inc., are Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 5th day of December, 2023, in

accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 33, WEST MEADOWS PARCEL 20B-DOVES LANDING, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 19139 White Wing Place, Tampa, FL 33647.  
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 COURT'S 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 31st day of October 2023.  
SOKOLOF REMTULLA, PLLC  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863  
SOKOLOF REMTULLA, PLLC  
6801 Lake Worth Road, Suite 100E  
Greenacres, FL 33467  
Telephone: 561-507-5252 /  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
November 3, 10, 2023 23-03362H

**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

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

**OFFICIAL COURTHOUSE WEBSITES**

[manateeclerk.com](http://manateeclerk.com)  
[sarasotaclerk.com](http://sarasotaclerk.com)  
[charlotteclerk.com](http://charlotteclerk.com)

[leeclerk.org](http://leeclerk.org)  
[collierclerk.com](http://collierclerk.com)  
[hillsclerk.com](http://hillsclerk.com)  
[pascoclerk.com](http://pascoclerk.com)

[pinellasclerk.org](http://pinellasclerk.org)  
[polkcountyclerk.net](http://polkcountyclerk.net)  
[myorangeclerk.com](http://myorangeclerk.com)

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



## FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 19-CA-001556  
SECTION # RF

**BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY,**  
**Plaintiff, vs.**  
**STEPHONSE MACK, VICKIE MACK, HEATHER LAKES AT BRANDON COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2 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.com](http://www.hillsborough.com) the Clerk's website for on-line auctions at, 10:00 AM on the 13 day of December, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 2 in Block A of HEATHER LAKES UNIT XXXVI, PHASE A, according to the map or plat thereof as recorded in Plat Book 77, Page 45, of the Public Records of Hillsborough County, Florida.  
PROPERTY ADDRESS: 1308 SWEET GUM DR, BRANDON, FL 33511

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

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

Dated this 31 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](mailto:eservice@decubaslewis.com)

23-00104

November 3, 10, 2023 23-03365H

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO. 23-CA-013031  
DIVISION: D

**MIDFIRST BANK**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DORAIN YVETTE LONGSTREET A/K/A DORAIN YVETTE LONGSTREET A/K/A DORINA LONGSTREET; RICHARD DONNELL LONGSTREET, DECEASED, ET AL.**  
**Defendants.**

TO: RENALDO RESHAH LONGSTREET A/K/A RENALDO R. LONGSTREET A/K/A RENALD R. LONGSTREET,  
Current residence unknown, but whose last known address was:

28113 VALENTINE CT., APT. 105, TAMPA, FL 33607

AND  
RICHARD TAUREAN "BAY" LONGSTREET A/K/A RICHARD LONGSTREET,  
Current residence unknown, but whose last known address was:

7369 BONITA VISTA WAY, TAMPA, FL 33617

AND  
RICO DEANGELO LONGSTREET A/K/A RICO LONGSTREET,  
Current residence unknown, but whose last known address was:

1916 E. COLUMBUS DR., TAMPA, FL 33605

AND  
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DORAIN YVETTE LONGSTREET A/K/A DORAIN YVETTE LONGSTREET A/K/A DORINA LONGSTREET, DECEASED  
Current Residence Unknown, but whose last known address was:

2730 W MAIN ST, TAMPA, FL 33607-3317

AND  
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD DONNELL LONGSTREET, DECEASED  
Current Residence Unknown, but whose last known address was:

2730 W MAIN ST, TAMPA, FL 33607-3317

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

LOT 8, BLOCK 49, REVISED MAP OF MACFARLANE'S ADDITIONS TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before November 27, 2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 24th day of October, 2023.

Cindy Stuart  
Clerk of the Circuit Court  
(SEAL) By: /s/ Mustafa Divan  
Deputy Clerk

eXL Legal, PLLC  
Plaintiff's attorney  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
1000009031  
November 3, 10, 2023 23-03325H

## FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 21-CA-008551  
DIVISION: A

**Wells Fargo Bank, N.A.**  
**Plaintiff, vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Stuart I. Pancer a/k/a Stuart Pancer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Rochelle Pancer a/k/a Rochelle Morganstern; Mollie Elizabeth Pancer a/k/a Mollie E. Pancer; Simone Holly Pancer a/k/a Simone H Pancer; Unknown Spouse of Rochelle Pancer a/k/a Rochelle Morganstern; Unknown Spouse of Mollie Elizabeth Pancer a/k/a Mollie E. Pancer; Unknown Spouse of Simone Holly Pancer a/k/a Simone H. Pancer; SMS Financial XXIX, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 21-CA-008551 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Stuart I. Pancer a/k/a Stuart Pancer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) 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.com> beginning at 10:00 a.m. on November 27, 2023, the following described property as set forth in said Final Judgment, to-wit:

THAT PART OF LOT 54 OF REVISED MAP OF THE FLORIDA GARDENLANDS SUBDIVISION, ACCORDING TO THE

MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 54, AND RUN THENCE NORTH 200 FEET, AND WEST 25 FEET FOR A POINT OF BEGINNING, THENCE RUN WEST 88 FEET, THENCE RUN SOUTH 120 FEET, THENCE RUN EAST 88 FEET, THENCE RUN NORTH 120 FEET TO THE POINT OF BEGINNING.

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

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

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
2424 North Federal Highway, Suite 360  
Boca Raton, Florida 33431  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLEService@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
21-325188 FC01 WEQ  
November 3, 10, 2023 23-03366H

## FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO. 22-CA-007378  
DIVISION: D  
RF - I

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**TERRY N. FULTON A/K/A TERRY NEAL FULTON, JR., ET AL.**  
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the September 12, 2023 Foreclosure Sale and Rescheduling the Foreclosure Sale dated September 5, 2023, and entered in Case No. 22-CA-007378, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION (hereafter "Plaintiff"), is Plaintiff and TAYLOR C. FULTON; ALAN JON WHITE JR TRUST, AN IRREVOCABLE TRUST ORGANIZATION; TERRY N. FULTON A/K/A TERRY NEAL FULTON, JR.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALAN JON WHITE, JR. AS TRUSTEE OF THE ALAN JON WHITE JR TRUST, AN IRREVOCABLE TRUST; CAELANDON CREWS, AS SECOND TRUSTEE OF ALAN JON WHITE JR TRUST, AN IRREVOCABLE TRUST, are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the

highest and best bidder for cash via the Internet at <http://www.hillsborough.com> at 10:00 a.m., on the 5TH day of DECEMBER, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 28, OF INDIAN TRAILS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twigg Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800

E. Twigg Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

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

VAN NESS LAW FIRM, P.L.C  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
Email: TVness@vanlawfl.com  
CR17494-22/sap  
November 3, 10, 2023 23-03364H

## FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No: 21-CA-006739  
Division: B

**KATHLEEN H. YOUNG AS TRUSTEE OF THE KATHLEEN H. YOUNG REVOCABLE TRUST,**  
**Plaintiff, v.**  
**RICHARD MEDINA a/k/a RICHARD A. MEDINA, MARTHA I. MEDINA, MIZRAH J. MEDINA, FLORIDA DEPARTMENT OF REVENUE, UNKNOWN TENANT #1, and UNKNOWN TENANT #2,**  
**Defendants.**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated September 28, 2023, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at [www.hillsborough.com](http://www.hillsborough.com) at 10:00 a.m. on November 27, 2023, the following described property:

A tract in the NE 1/4 of the NE 1/4 of Section 8, Township 29 South, Range 20 East, Hillsborough County, Florida, described as follows: From the Southeast corner of the West 1/2 of the NE 1/4 of the NE 1/4 of said Section 8, run S 89°48.86' E, a distance of 75.23 feet, run thence N 0°23.25' E, a distance of 240.0 feet to a point of beginning, continue thence N 0°23.25' E, a distance of 60.0 feet, run thence N 89°48.86' W, a distance of 119.70 feet, run thence S 2°33.3' W, a distance of 60.04 feet, run thence S 89°48.86' E, a distance of 121.44 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the following described land:

Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 8, Township 29 South, Range 20 East, and run thence West 718.04 feet for a point of beginning, run thence N 2°23.3' E, 499.33 feet to the South right-of-way line of graded road, thence run West along the South right-of-way line of graded road, 50 feet, thence run S 2°33.3' W, 499.33 feet to the South boundary of the NE 1/4 of the NE 1/4

N 89°48.86' W, a distance of 121.44 feet, run thence S 2°33.3' W, a distance of 60.04 feet, run thence S 89°48.86' E, a distance of 123.70 feet to the point of beginning.

AND  
A tract in the NE 1/4 of the NE 1/4 of Section 8, Township 29 South, Range 20 East, Hillsborough County, Florida, described as follows: From the Southeast corner of the West 1/2 of the NE 1/4 of the NE 1/4 of Section 8, run S 89°48.86' E, a distance of 75.23 feet, run thence N 0°23.25' E, a distance of 300.0 feet to the point of beginning, continue thence N 0°23.25' E, a distance of 60.0 feet, run thence N 89°48.86' W, a distance of 119.70 feet, run thence S 2°33.3' W, a distance of 60.04 feet, run thence S 89°48.86' E, a distance of 121.44 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the following described land:  
Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 8, Township 29 South, Range 20 East, and run thence West 718.04 feet for a point of beginning, run thence N 2°23.3' E, 499.33 feet to the South right-of-way line of graded road, thence run West along the South right-of-way line of graded road, 50 feet, thence run S 2°33.3' W, 499.33 feet to the South boundary of the NE 1/4 of the NE 1/4

of said Section 8, run thence East 50 feet to the point of beginning.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

FRANK CHARLES MIRANDA, P.A.  
/s/ Melissa N. Champagne  
Melissa N. Champagne, Esquire  
F.B.N.: 77395  
3226 W. Cypress St.  
Tampa, FL 33607  
Telephone: 813-254-2637  
Primary Email: melissa@fcmllaw.com  
Secondary Email: diana@fcmllaw.com  
Attorney for Plaintiff  
November 3, 10, 2023 23-03379H

## FIRST 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-008560  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING RM3 ACQUISITIONS GRANTOR TRUST,**  
**Plaintiff, vs.**  
**EDWARD MCDONALD, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 21, 2023, and entered in Case No. 29-2019-CA-008560 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding RM3 Acquisitions Grantor Trust, is the Plaintiff and Edward McDonald, Hillsborough County Clerk of the Circuit Court, 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.com>, Hillsborough County, Florida at 10:00 AM on the November 30, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 19 EAST, RUN THENCE EAST 30 FEET, SOUTH 1021 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 100 FEET, EAST 225.8 FEET, MORE OR LESS TO THE BANK OF THE HILLSBOROUGH RIVER, THENCE IN A NORTHEAST-ERLY DIRECTION ALONG THE BANK OF THE HILLSBOROUGH RIVER TO A POINT WHICH IS 243.3 FEET MORE OR LESS EAST OF THE POINT OF BEGINNING, THENCE WEST TO THE POINT OF BEGINNING A/K/A 7203 N 40TH ST TAMPA FL 33604

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. 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. 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 31 day of October, 2023.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Florida Bar #16141  
CT - 19-016414  
November 3, 10, 2023 23-03383H

SAVE TIME



Email your Legal Notice

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

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE  
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COLLIER • CHARLOTTE

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

## OFFICIAL COURTHOUSE WEBSITES

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

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

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

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

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

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[pinellasclerk.org](http://pinellasclerk.org)

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[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)

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[floridapublicnotices.com](http://floridapublicnotices.com)

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



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 23-CP-003387**  
**IN RE: ESTATE OF WILLIAM BRIAN LLOYD, Deceased.**

The administration of the estate of WILLIAM BRIAN LLOYD, deceased, whose date of death was September 3, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 27, 2023.

**NICOLE LLOYD**  
**Personal Representative**  
 19729 Livingston Avenue  
 Lutz, FL 33559  
 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:  
 jriversa@hnh-law.com  
 Oct. 27; Nov. 3, 2023 23-03255H

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 23-CP-3318**  
**IN RE: ESTATE OF TINA C. BROWN, Deceased.**

The administration of the estate of Tina C. Brown, deceased, whose date of death was April 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 10/27/2023.

**Personal Representative:**  
**Drew Daddono**  
 1227 North Franklin Street  
 Tampa, Florida 33602  
 Attorney for Personal Representative:  
 Drew Daddono, Esq.  
 Attorney  
 Florida Bar Number: 111946  
 1227 North Franklin Street  
 Tampa, FL 33602  
 (813) 444-2573  
 drew@anchortrustmanagement.com  
 contact@anchortrustmanagement.com  
 Oct. 27; Nov. 3, 2023 23-03291H

SECOND INSERTION

NOTICE OF PUBLIC SALE  
 Notice is hereby given that on 11/10/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 CLAR mobile home bearing Vehicle Identification Number FLFL1AE407008158 and all personal items located inside the mobile home. Last Tenant: Ada Vaughn Richardson, Estate of Ada Mae Richardson, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Ada Mae Richardson. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
 Oct. 27; Nov. 3, 2023 23-03295H

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

2002 RV, VIN 5B4K-P57G513336964 (Title No. 85133976) and the contents therein, if any, abandoned by previous owner and tenant, Jerry Clifton Wilson.

On November 16, 2023 at 9:00am at Floral Village Mobile Home Park, 1608 W. Baker Street, Lot 4C, Plant City, Florida 33563.

THE EDWARDS LAW FIRM, PL  
 500 S. Washington Boulevard,  
 Suite 400

Sarasota, Florida 34236  
 Telephone: (941) 363-0110  
 Facsimile: (941) 952-9111  
 Attorney for Floral Village  
 By: /s/ Sheryl A. Edwards  
 SHERYL A. EDWARDS  
 Florida Bar No. 0057495  
 sedwards@edwards-lawfirm.com  
 Oct. 27; Nov. 3, 2023 23-03298H

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:  
 Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on November 14 2023 at 10:00am online at: www.storage-treasures.com for the safeguard self-storage facility located at:  
 SAFEGUARD SELF STORAGE  
 1601 S. Kingsway Rd.  
 Seffner, FL 33584  
 Tel: 813-736-1720

Unit #1502 JESSIE KAYLEE DAVIDSON Household goods, Furniture, Boxes  
 Unit #2425 JESSICA CHERESE COLON Household goods, Appliances, Boxes  
 Unit #3108 CINDY MARIE MOYER Clothing, Boxes, Suitcases  
 Unit #3525 WILLIAM CARL NOFSINGER III Bags, Furniture, Boxes  
 Unit #3601 TERRAH NICOLE YOUNG Furniture, Boxes, Bags

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
 Oct. 27; Nov. 3, 2023 23-03277H

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:  
 Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on November 14 2023 at 9:30am online at: www.storage-treasures.com for the safeguard self-storage facility located at:  
 SAFEGUARD SELF STORAGE  
 7014 Gunn Highway  
 Tampa, FL 33625  
 Tel: 813-519-1053

Unit #2006 KRISTEN SUSANNE BANNISTER Household goods, Furniture, Boxes  
 Unit #2006 KRISTEN SUANNE BANNISTER Household goods, Furniture, Boxes  
 Unit #2137 JULIE HUYNH Household Goods, Furniture, Boxes  
 Unit #2139 JULIE HUYNH Unit #3226 CHRISTINA MARY GRACE LOGRASSO Household goods Furniture, Boxes  
 Unit #3091 SHAYLA RENEE SHEPARD Furniture, Boxes, Clothing  
 Unit #4300 JULIE HUYNH Furniture, Boxes, Clothing

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
 Oct. 27; Nov. 3, 2023 23-03254H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 23-CP-3492**  
**IN RE: ESTATE OF MATTIE MAE SUTTLE, Deceased.**

The administration of the estate of MATTIE MAE SUTTLE, deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 27, 2023.

**JAMES THOMAS SUTTLE, SR.**  
**Personal Representative**  
 4705 Ashmore Drive  
 Tampa, FL 33610  
 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:  
 jriversa@hnh-law.com  
 Oct. 27; Nov. 3, 2023 23-03245H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY  
 PROBATE DIVISION  
**CASE NO. : 22-CP-001776**  
**DIVISION: B**  
**IN RE: ESTATE OF JASMINE EBONY FORD, DECEASED.**

The administration of the estate of JASMINE EBONY FORD, deceased, File Number 22-CP-1776, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal Representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 27, 2023.

**/s/ SABRINA MULDRUP**  
**DATE 10/17/2023**  
 5112 Temple Heights Rd. #C  
 Tampa, Florida 33617  
**/s/ FEHINTOLA OGUNTEBI**  
**DATE 10/18/2023**  
 1904 West Cass Street  
 Tampa, Florida 33606  
 (813) 254-8717  
 kemi@oguntebilaw.com  
 FBN: 049042  
 Attorney for Personal Representative  
 Oct. 27; Nov. 3, 2023 23-03247H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY  
 PROBATE DIVISION  
**FILE NO.: 2023-CP-003309**  
**DIVISION: B**  
**IN RE: ESTATE OF DONALD WILFRED MCELVY Deceased.**

The administration of the estate of DONALD WILFRED MCELVY, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-003309; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

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

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

ALL CLAIMS NOT 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 OCTOBER 27, 2023.

**Petitioners**  
**EVA RENE MCELVY**  
 1220 Crestview Avenue  
 Tallahassee, FL 32303  
**DANA ANTHONY MCELVY**  
 6026 Idle A While Cir.  
 Ridge Manor, FL 33523

Attorneys for Petitioner  
 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:  
 kris@linslawgroup.com  
 Oct. 27; Nov. 3, 2023 23-03264H

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:  
 Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on November 14, 2023 at 11:00am online at: www.storage-treasures.com for the safeguard self-storage facility located at:  
 SAFEGUARD SELF STORAGE  
 1115 E. Hillsborough Ave.  
 Tampa, FL 33604  
 Tel: 813-708-7438

Unit# A1214 AIMEE MARYA REGALADO LEWIS Household Goods, Furniture, Boxes  
 Unit# A1313 GREYCY OSIRIS PERDOMO ALVARADO Household Goods, Furniture, Boxes  
 Unit# A1510 TONIESHA KESHAUNNA SMITH BOXES, APPLIANCES, BAGS  
 Unit# A2325 JENNIFER MICHELLE CALLAWAY Household Goods, Furniture, Boxes  
 Unit# A2519 ALEXANDRA GRAY BELSAN Household Goods, Furniture, Boxes  
 Unit# A3311 JARROD DOMINIQUE BIVINS Household Goods, Boxes, Suitcase  
 Unit# A3507 AURELLA HERNANDEZ Household Goods, Furniture, Boxes  
 Unit# B1108 STEPHANIE ANNE DASILVA Household Goods, Furniture, Boxes

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
 Oct. 27; Nov. 3, 2023 23-03272H

SECOND INSERTION

Notice of public sale pursuant to Florida Statute Section 677-210  
 Notice is hereby given that public sale of the following property / vaults will be held at 10:00a.m. on Wednesday, November 8, 2023 on behalf of All My Sons Moving and Storage of Tampa 2 LLC.

Auction will be conducted online only - internet bidding with live audio - www.stamplerauctions.com

Place of assets: 4410 West Crest Avenue | Tampa FL 33614

All of personal property remaining on the premises, including, but not limited to household items, furniture, clothing, tools & more belonging to Michelle Trainor (2 vaults)

AUCTIONEER:  
 STAMPLER AUCTIONS  
 5412 STIRLING ROAD  
 DAVIE, FL 33314  
 954.921.8888  
 AB196 | AU295  
 Oct. 27; Nov. 3, 2023 23-03278H

NOTICE OF PUBLIC SALE

Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 by Kirk A. Stevens & Dale Eudell Pope for the following mobile home on 11/13/2023 at 8:30AM at 2715 E Trapnell Rd, Plant City, FL 33566. Said Landlord reserves the right to accept or reject any and all bids.  
 1982 GREE VIN# LFL2AB387903693  
 1982 GREE VIN# LFL2BB387903693  
 Oct. 27; Nov. 3, 2023 23-03271H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case Number: 23-CP-003459**  
**IN RE: ESTATE OF Jose G. Hernandez deceased.**

The administration of the estate of Jose G. Hernandez, deceased, Case Number 23-CP-003459, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Cindy Stuart, County Courthouse, 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 has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 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 October 27, 2023.

**/s/ Miguel Angel Hernandez**  
**Personal Representative**  
 Address: 4042 Buttonbush Circle,  
 Lakeland, FL 33811  
**/s/ MICHAEL H. WILLISON, P.A.**  
 Michael H. Willison, Esquire  
 114 S. Lake Avenue  
 Lakeland, Florida 33801  
 (863) 687-0567  
 Florida Bar No. 382787  
 mwillison@mwillison.com  
 Attorney for Personal Representative  
 Oct. 27; Nov. 3, 2023 23-03246H

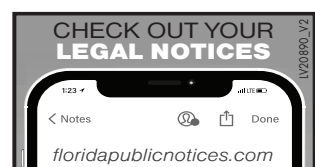
SECOND INSERTION

NOTICE OF PUBLIC SALE  
 Notice is hereby given that on 11/10/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2021 CHAM mobile home bearing Vehicle Identification Numbers FL26100PHA103652A and FL26100PHA103652B, and all personal items located inside the mobile home. Last Tenant: Yeury Francisco Tapia, and Dunia E. Davila. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
 Oct. 27; Nov. 3, 2023 23-03296H

PUBLISH YOUR LEGAL NOTICE

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

Email legal@businessobserverfl.com





## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-0035  
IN RE: ESTATE OF  
TONI REA NELSON,  
Deceased.

The administration of the estate of TONI REA NELSON, deceased, whose date of death was on December 8, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate Guardianship and Trust Division, Edgcomb Courthouse, 800 East Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 27, 2023.

**Personal Representative**  
**Jeri Roseborough**  
c/o Townsend & Brannon  
608 W. Horatio St.  
Tampa, FL 33606-4104  
Attorney for Personal Representative  
Anita C. Brannon, Esquire  
anita@Townsend-Brannon.com  
Florida Bar No.: 318434  
Townsend & Brannon  
608 W. Horatio Street  
Tampa, FL 33606-4104  
(813) 254-0088 - Telephone  
(813) 605-3366  
(813) 605-3335 - Fax  
Oct. 27; Nov. 3, 2023 23-03248H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-003325  
Division B  
IN RE: ESTATE OF  
ADRIAN RODRIGUEZ REYES,  
Deceased.

The administration of the estate of ADRIAN RODRIGUEZ REYES, deceased, whose date of death was February 5, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 October 27, 2023.

**Personal Representative:**  
**Yudely Ramirez Rosabal**  
6601 N. Thatcher Avenue  
Tampa, Florida 33614  
Attorney for Personal Representative:  
Dax O. Nelson, Attorney  
Florida Bar Number: 52767  
Dax Nelson, P.A.  
2309 S. MacDill Avenue, Suite 102  
Tampa, FL 33629  
Telephone: (813) 739-6695  
Fax: (813) 739-6696  
E-Mail: dnelson@daxnelsonlaw.com  
Secondary E-Mail:  
nswart@daxnelsonlaw.com  
Secondary E-Mail:  
kerosland@daxnelsonlaw.com  
Oct. 27; Nov. 3, 2023 23-03256H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 23-CP-003505  
Division A  
IN RE: ESTATE OF  
BRIAN EMERY BAXTER,  
DECEASED.

The administration of the estate of BRIAN EMERY BAXTER, deceased, whose date of death was October 8, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 27, 2023.

**Personal Representative:**  
**Laurie Baxter Turfitt**  
c/o BATTAGLIA, ROSS, DICUS,  
MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
Bruce Marger, Attorney  
Florida Bar Number: 50380  
BATTAGLIA, ROSS, DICUS,  
MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33707  
Telephone: (727) 381-2300  
Fax: (727) 343-4059  
Primary Email: bmarg@brdwlw.com  
Secondary Email:  
probatecasemgr@brdwlw.com  
Oct. 27; Nov. 3, 2023 23-03279H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 2022-CP-0282  
ESTATE OF ROGERS, WILLIAM J.,  
Deceased.

The administration of the estate of WILLIAM J. ROGERS, deceased, whose date of death was December 23, 2021, is pending under Case No. 2022-CP-0282 in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 27, 2023.

**DANIEL W. ROGERS**  
**Personal Representative**  
31 Greentree Ct.  
Northport NY 11768  
dwrogers@optonline.net  
(267) 424-4814  
**CARROLL SANDERS, ESQ.**  
Attorney for Personal Representative  
Florida Bar Number: 52846  
CGS LAW  
610 E Zack Street, Ste. 110-4219  
Tampa, FL 33602  
(813) 279-8491  
Carroll@CGS-LAW.com  
Oct. 27; Nov. 3, 2023 23-03292H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-002827  
IN RE: ESTATE OF  
ANTONIO BOROMEI  
A/K/A TONY BOROMEI,  
Deceased.

The administration of the estate of ANTONIO BOROMEI A/K/A TONY BOROMEI, deceased, whose date of death was July 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 27, 2023.

**ANDREW J. COCH**  
**Personal Representative**  
P.O. Box 55487  
St. Petersburg, FL 33732  
**CHRISTOPHER H. NORMAN**  
Florida Bar No. 821462  
**MORGAN A. ROBINSON**  
Florida Bar No. 1038923  
Attorneys for Personal Representative  
Hines Norman Hines, PL  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: mrobinson@hnh-law.com  
Oct. 27; Nov. 3, 2023 23-03300H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-002845  
Division A  
IN RE: ESTATE OF  
KENT ANDREW BOYER  
Deceased.

The administration of the estate of Kent Andrew Boyer, deceased, whose date of death was March 13, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 27, 2023.

**Personal Representative:**  
**Nicole S. Sheppard**  
619 Caribbean Way  
Niceville, Florida 32578  
Attorney for Personal Representative:  
Kinley I. Engvalson, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 332399  
Engvalson & Associates, P.A.  
1821 SE Beving Avenue  
Port Saint Lucie, FL 34952  
Telephone: (239) 776-2621  
E-Mail: kengvalson@hotmail.com  
Secondary E-Mail:  
cengvalson@gmail.com  
Oct. 27; Nov. 3, 2023 23-03301H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-003570  
Division B  
IN RE: ESTATE OF  
PAUL ROBERT SHEPANAK,  
Deceased.

The administration of the estate of Paul Robert Shepanak, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 27, 2023.

**Personal Representative:**  
**Linda S. Faingold**  
5334 Van Dyke Road  
Lutz, Florida 33558  
Attorney for Personal Representative:  
Linda S. Faingold, Esquire  
Florida Bar Number: 011542  
5334 Van Dyke Road  
Lutz, FL 33558  
Telephone: (813) 963-7705  
Fax: (888) 673-0072  
E-Mail: linda@tampabayelderlaw.com  
Oct. 27; Nov. 3, 2023 23-03302H

## SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 22-CC-097408  
DIV.: P

**TOWN N' COUNTRY VILLAS  
CONDOMINIUM OF TAMPA, INC.,  
Plaintiff, vs.  
VICTORENE JACKSON, ET AL.,  
Defendants.**

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) and is described as:

Unit 7339, Building 1, Town N Country Villas, a Condominium, according to the Declaration of Condominium Official Record Book 4238, Page 151 and amended and restated Declaration of Condominium Plat Book 6, Page 42, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 7339 Jackson Springs Road, Tampa, Florida 33634.

at public sale, to the highest bidder for cash at 10 a.m., on the 8th day of December, 2023.

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 20th day of October, 2023.  
STOCKHAM LAW GROUP, P.A.  
George D. Root, III  
Florida Bar #0078401  
109 S Edison Avenue  
Tampa, Florida 33606  
E-Mail:  
groot@stockhamlawgroup.com  
P:(813) 867-4455 / F: (813) 867-4454  
Attorney for Plaintiff,  
TOWN N' COUNTRY VILLAS  
Oct. 27; Nov. 3, 2023 23-03281H

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
PROBATE DIVISION  
FILE NO.: 2023-CP-003254  
DIVISION: A  
IN RE: ROBERT J. CLEMENT  
Deceased.

The administration of the estate of ROBERT J. CLEMENT, deceased, whose date of death was July 9, 2023 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2023-CP-003254; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including

unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unliquidated, 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 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 October 27, 2023.

**Petitioner**  
**DANIEL T. CLEMENT**  
10439 Laguna Plains Dr.  
Riverview, FL 33578  
Attorneys for Petitioner  
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:  
kris@linslawgroup.com  
Oct. 27; Nov. 3, 2023 23-03257H

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 22-CA-007323  
CLICK N' CLOSE, INC.,  
Plaintiff, v.  
VALERIE BORKOWSKI, et al.,  
Defendants.

NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on December 11, 2023, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

The East 3/4 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, less East 4-1/2 Acres of Section 8, Township 30 South, Range 21 East, Hillsbor-

ough County, Florida.  
Property Address: 2908 Stearns Road, Valrico, FL 33596  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judi-

cial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 25th day of October, 2023.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OFF OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
Oct. 27; Nov. 3, 2023 23-03311H

## NOTICE

Effective Sept. 26, 2023, Jack Bergh, MD, is no longer practicing medicine at WellMed. Patients may continue care at WellMed at Stonerock Lake. For questions or copies of medical records call: 1-813-986-1346  
WellMed at Stonerock Lake  
10616 Main St.  
Thonotosassa, FL 33592  
Phone: 1-813-986-1346  
Fax: 1-813-986-6642  
Oct. 20, 27; Nov. 3, 10, 2023

23-03230H



FOURTH INSERTION

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

Case No.: 23-DR-8483  
**IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF TAK ELK LNK JAK**  
**Adoptee**  
 TO: Ruben Galvez  
 unknown

YOU ARE NOTIFIED that a Joint Petition for Adoption by Relative has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Laurel C. Ackley, Esq., whose address is 2236 Ashley Oaks Circle, Ste. 102, Wesley Chapel FL 33544, on or before October 23rd, 2023, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa Florida 33602 before service on Petitioners or immediately thereafter. There will be a hearing on the petition to terminate parental rights pending adoption on November 16, 2023 at 9:45 a.m. in courtroom 411 at the Hillsborough County Courthouse, 800 E. Twiggs St., Tampa Florida 33602

If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
 UNDER SECTION 63.089, FLORIDA STATUTES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION

WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

The minor child is identified as follows:

Name JAW  
 Date of Birth 2009  
 Place of Birth Bernalillio, New Mexico  
 Physical Description of Respondent: Age: unknown  
 Race: Hispanic  
 Hair Color: Brown  
 Eye Color: Brown  
 Approximate Height: Approximate Weight:

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

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

Dated: 09-19-2023  
 CINDY STUART  
 CLERK OF THE CIRCUIT COURT (SEAL)  
 By: /s/ CATHERINE CASTILLO Deputy Clerk  
 CASE# 23-DR-008483  
 Oct. 13, 20, 27; Nov. 3, 2023  
 23-03144H

FOURTH INSERTION

MONITION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION IN ADMIRALTY 8:23-cv-1618-TPB-CPT

**IN RE: PETITION OF SLADE MONGELLI, as titled owner of and for one 2004 21' Polar Boats Runabout vessel, HIN #MJIA6058H304, her engines, tackle, and appurtenances, Petitioner.**

TO THE UNITED STATES MARSHAL FOR THE UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA:

WHEREAS, an amended complaint (Petition) was filed in the United States District Court for the Middle District of Florida by Petitioner Slade Mongelli for exoneration from or limitation of liability as owner of a 21-foot Polar Boats Runabout vessel (the Vessel), with respect to losses, damages, and injuries occasioned by or occurring as a result of an incident which transpired on said Vessel on November 19, 2022, for the reasons mentioned in said Petition, and praying that a Monition be issued out of said Court citing all persons claiming damages by reason of the matters aforesaid to appear before said Court and to make due proof of their respective claims and to answer the allegations of the Petition, and that if it shall appear the Petitioner is liable for any such losses, damages, or injuries, the Petitioner's liability be limited to the amount or value of the Petitioner's interest in the Vessel immediately following the incident described in said Petition, and praying for other further relief; and

WHEREAS, the Petitioner has caused to be deposited with the Clerk of Court an Amended Ad Interim Stipulation for Value and a Letter of Undertaking for the sum of \$4,904.45, together

with costs and annual interest at six percent, and the Court having directed by an Order entered herein that a Monition be issued against all persons or entities claiming damages for any losses, destruction, injuries, or death arising out of the incident described in the said Petition, citing them to file their respective claims with the Clerk of Court and to serve on or mail to the Petitioner's attorney a copy thereof on or before November 8, 2023.

YOU ARE THEREFORE COMMANDED to cite all persons or entities claiming damages for losses or injury arising out of the November 19, 2022, incident described in the Petition, to file their respective claims with the Clerk of Court and to serve on or mail to Charles S. Davant, at Davant Law, P.A., 12 Southeast 7th Street, Suite 601, Fort Lauderdale, FL 33301, attorney for the Petitioner, a copy thereof on or before November 8, 2023; and

YOU ARE ALSO COMMANDED to cite such claimants to appear and answer the Petition herein on or before the date last named or within such further time as the Court may grant, and to have and receive such further relief as may be due.

Dated this 29th day of August, 2023.  
 (SEAL) Betsy Davis  
 United States District Court  
 Middle District Court of Florida  
 By Deputy Clerk

Charles S. Davant  
 Davant Law, P.A.  
 12 Southeast 7th Street, Suite 601  
 Fort Lauderdale, FL 33301  
 attorney for the Petitioner  
 Oct. 13, 20, 27; Nov. 3, 2023  
 23-03149H

FOURTH 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-014210  
**RUBY RODRIGUEZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERTO RODRIGUEZ, Plaintiff, vs. ELIA VARELA, Defendant.**  
 To: ELIA VARELA  
 Last known address: 6924 N. Lois Avenue Tampa, FL 33614

You are notified of the institution of this action by Ruby Rodriguez as Personal Representative of the Estate of Roberto Rodriguez, against you for a declaratory judgment regarding the following property in Hillsborough County, Florida.

The North 31 1/2 feet of Lots 23 and 24 on Block 42 of Revised Map of MacFarlane's Addition to West Tampa, according to the map or plat thereof as recorded in Plat Book 3, page 30 of the Public Records of Hillsborough County, Florida.

and you are required to serve a copy of your written defenses, if any, to it on Brandon M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, within 30 days and file the original with the

Clerk of this court either before service upon Plaintiff's attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the complaint.

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

Dated this 4th day of October, 2023  
 Clerk of The Circuit Court (SEAL) By: /s/ Mustafa Divan  
 As Deputy Clerk  
 Brandon M. Henderson, Esq.  
 the Plaintiff's attorney  
 7650 W. Courtney Campbell Causeway  
 Suite 1150  
 Tampa, Florida, 33607  
 Oct. 13, 20, 27; Nov. 3, 2023  
 23-03157H

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 22-CA-009872  
**AVAIL 1 LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ROBERT C. OLER, DECEASED, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., UNIT 47**

**PROPERTY OWNERS' ASSOCIATION, INC., RALPH OLER, Defendants.**  
 NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated September 20, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, on the 14th day of November 2023 at 10:00 a.m. Eastern Time, the following described property: Lot 14, Block 4, Sun City Center—Unit 47, according to the map or plat thereof as recorded in Plat Book 57, Page 3, Public Records of Hillsborough County, Florida. Property Address: 304 Stroll Lane, 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 an 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 24th 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  
 singer@garysingerlaw.com  
 By: /s./ Gary M. Singer  
 Gary M. Singer, Esq.  
 Florida Bar No. 544906  
 Oct. 27; Nov. 3, 2023 23-03305H

FOURTH 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

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-012455 DIVISION: E

**GRANADA INSURANCE COMPANY, Plaintiff, vs. WATKINS & SONS PAVING, INC., a Florida corporation; WILLIAM A. PURCELL, JR., an individual; and JOHNSON FLEURANT, an individual; Defendants.**

TO: William A. Purcell, Jr., 630 Ephrata Drive, Brandon, FL 33511

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced

court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before November 3, 2023, on Paula Munera Alzate, Esquire, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134.  
 To be published for 4 consecutive weeks in the Business Observer.  
 DATED on 10/2/2023

Cindy Stuart  
 As Clerk of the Court  
 (SEAL) By /s/ Isha Tirado-Baker  
 As Deputy Clerk  
 Paula Munera Alzate, Esquire  
 Hinshaw & Culbertson LLP  
 2525 Ponce de Leon Blvd., 4th Floor  
 Coral Gables, Florida 33134  
 1060848\314851231.v1  
 Oct. 13, 20, 27; Nov. 3, 2023  
 23-03183H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-014413

**ALLY BANK, Plaintiff, VS. LARON LANKFORD; et al., Defendant(s).**

TO: Laron Lankford  
 Last Known Residence: 9320 Crescent Loop Circle Apt. 302 Tampa, FL 33619

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:

2018 Mercedes-Benz S-Class,  
 VIN WDDUJG6B0JA352102

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 November 17, 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. 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 October 16, 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  
 1693-044B  
 Ref# 5718  
 Oct. 27; Nov. 3, 10, 17, 2023  
 23-03268H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 18-CA-010949

**REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs. DIANA S. CRAIG, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 01, 2022, and entered in 18-CA-010949 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein REVERSE MORTGAGE SOLUTIONS, INC. is the Plaintiff and DIANA S. CRAIG; ASHLEY OAKS MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, ASHLEY OAKS, UNIT NO. 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10440 TARA DRIVE, RIVERVIEW, FL 33578  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

SECOND INSERTION

45.031.

**IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org  
 Dated this 23 day of October, 2023.

**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: fmail@raslg.com  
 By: \S\Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 18-214876 - NaC  
 Oct. 27; Nov. 3, 2023 23-03287H

SECOND INSERTION

SERVICE OF SUMMONS BY PUBLICATION NOTICE IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF OKLAHOMA

CASE NO. 23-cv-00239-JFH-CDL  
**[1] INDUSTRIAL DEVELOPERS OF OKLAHOMA, LLC, an Oklahoma limited liability company Plaintiff, v.**

**[1] AEROVANTI AVIATION, LLC, a Delaware limited liability company; [2] PATRICK BRITTON-HARR, an Individual; and [3] BENJAMIN RICKETTS, an individual, Defendants.**

THE STATE OF OKLAHOMA TO: PATRICK BRITTON-HARR

GREETINGS:  
 Said Defendant, Patrick Britton-Harr, is hereby notified that he has been sued in the United State District for the Northern District of Oklahoma, in Case No. 23-cv-00239-JFH-CDL styled :  
*Industrial Developers of Oklahoma, LLC vs. Aerovanti Aviation, LLC, et al.*

Said action asserts claims for fraud against Defendant Patrick Britton-Harr and that Plaintiff has been damaged in the amount of \$300,000.00 plus pre and post judgment interest, the costs of the action and attorney's fees. Defendant Patrick Britton-Harr must answer the Complaint herein on or before December 7, 2023, or the allegations of said Complaint will be taken as true, and a judgment for liability and awarding monetary damages will be entered against Defendant Patrick Britton-Harr in favor of Plaintiff.

Submitted by:  
 ALBRIGHT, RUSHER & HARDCASTLE  
 2600 Bank of America Center  
 15 West Sixth Street  
 Tulsa, Oklahoma 74119-5434  
 hehardcastle@arhlaw.com  
 Telephone: (918) 583-5800  
 Facsimile: (918) 583-8665  
 ATTORNEYS FOR PLAINTIFF  
 Oct. 27; Nov. 3, 10, 2023  
 23-03306H

**OFFICIAL COURTHOUSE WEBSITES**

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

LVZ0890\_V8



## SECOND INSERTION

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

**CASE NO. 29-2019-CA-011641 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. TYRONE MAURICE WALKER AND SOPHIA KAMESA JORDEN, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 11, 2020, and entered in 29-2019-CA-011641 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and TYRONE MAURICE WALKER; SOPHIA KAMESA JORDEN; CYPRESS MILL COMMUNITY ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 2, IN BLOCK 19, OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 15621 DEMORY POINT PLACE, SUN CITY CENTER, FL 33573

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

dance with Florida Statutes, Section 45.031.

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

Dated this 19 day of October, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-375471 - GrS Oct. 27; Nov. 3, 2023 23-03282H

## 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. 23-CA-012848 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. RAYMUNDO FLORES, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2023, and entered in 23-CA-012848 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and RAYMUNDO FLORES 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 November 16, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 2, ALPINE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 53, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10116 VERN ST, GIBSONTON, FL 33534. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031.

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

Dated this 23 day of October, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-091656 - MIM Oct. 27; Nov. 3, 2023 23-03286H

## SECOND INSERTION

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

**CASE NO. 19-CA-004736 DIVISION: A RF -Section I U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs.**

MARY S. HILL; EDWARD DAVID HILL, JR. A/K/A EDWARD D. HILL, JR.; UNKNOWN PARTIES IN POSSESSION #1, AS TO MAIN HOUSE; UNKNOWN PARTIES IN POSSESSION #2, AS TO MAIN HOUSE; UNKNOWN PARTIES IN POSSESSION #1, AS TO MOBILE HOME; UNKNOWN PARTIES IN POSSESSION #2, AS TO MOBILE HOME; 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 10, 2023, and entered in Case No. 19-CA-004736 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 MARY S. HILL; EDWARD DAVID HILL, JR. A/K/A EDWARD D. HILL, JR.; UNKNOWN PARTIES IN POSSESSION #1, AS TO MAIN HOUSE; UNKNOWN PARTIES IN POSSESSION #2, AS TO MAIN HOUSE; UNKNOWN PARTIES IN POSSESSION #1, AS TO MOBILE HOME; 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 January 24, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

NOTICE OF JUDICIAL SALE PURSUANT TO §45.031, FLA. STAT. IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

**CASE NO.: 29-2022-CA-005724 REGIONS BANK D/B/A REGIONS MORTGAGE, SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A. Plaintiff, vs. PAULETTE F. GARWACKI f/k/a VIRGINIA P. GARWACKI, et al., Defendants.**

To Defendants, PAULETTE F. GARWACKI f/k/a VIRGINIA P. GARWACKI, UNKNOWN SPOUSE OF PAULETTE F. GARWACKI f/k/a VIRGINIA P. GARWACKI, LANETTE GARWACKI, RICHARD GARWACKI, JUSTIN GARWACKI, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER, OR AGAINST DANIEL J. GARWACKI, STONEHEDGE HOMEOWNERS ASSOCIATION, INC., and all others whom it may concern: Notice is hereby given that pursuant to the Amended Final Judgment of Foreclosure entered on October 13, 2023, in Case No.: 29-2022-CA-005724 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which REGIONS BANK D/B/A REGIONS MORTGAGE, SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A., is the Plaintiff, and PAULETTE F. GARWACKI F/K/A VIRGINIA P. GARWACKI, et al., are the Defendants, the Clerk of the Court, will sell at public sale the following described real property located in Hillsborough County:

Lot 4, Block 7, Stonehedge, ac-

ording to the map or plat thereof as recorded in Plat Book 48, Page 63, Public Records of Hillsborough County, Florida.

The above property will be sold on November 16, 2023, at 10:00 a.m. EST to the highest and best bidder online at www.hillsborough.realforeclose.com in accordance with § 45.031, Fla. Stat. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 October 19, 2023. WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A. 329 Park Avenue North, Second Floor Post Office Box 880 Winter Park, FL 32790-0880 Attorneys for Plaintiff Telephone: (407) 423-4246 Fax: (407) 645-3728 /s/ Michael C. Caborn Michael C. Caborn Florida Bar No.: 0162477 mcaborn@whww.com Oct. 27; Nov. 3, 2023 23-03304H

## SECOND INSERTION

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

**CASE NO. 21-CA-009967 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. GLORIA V. TRIPLETT, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2023, and entered in 21-CA-009967 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and GLORIA V. TRIPLETT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 13, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 23 day of October, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-012193 - NaC Oct. 27; Nov. 3, 2023 23-03284H

## SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-008932 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA PEACE, DECEASED, et al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 30th day of November, 2023, the following described property:

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

HILLSBOROUGH COUNTY, FLORIDA.

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

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

DATED this 24th day of October, 2023. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 36615.0400 / JSchwartz Oct. 27; Nov. 3, 2023 23-03308H

## SECOND INSERTION

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

**CASE No. 22-CA-005556 MORTGAGE ASSETS MANAGEMENT, LLC, 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 CAL GILLINS AKA CAL GILLINS, JR., DECEASED, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-005556 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAL GILLINS AKA CAL GILLINS, JR., DECEASED, et al., are Defendants, Clerk of the Court Cindy Stuart, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 30th of November, 2023, the following described property:

LOT 14, BLOCK TWO, HILLCREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 89, 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

DATED this 24th day of October, 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 36615.0340 / JSchwartz Oct. 27; Nov. 3, 2023 23-03309H

## FOURTH INSERTION

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

**CASE NO.: 23-CC-079896 ALLY BANK LEASE TRUST, Plaintiff, vs. DEONDRE A. ALLEN; et al., Defendant(s).**

TO: Deondre A. Allen Last Known Residence: 1620 Trailwater St #301 Ruskin, FL 33570

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: 2021 DODGE CHARGER, VIN 2C3CDXGJ6MH561852 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 November 6, 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 October 5, 2023. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk ALDRIDGE | PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-009B Ref# 5651 Oct. 13, 20, 27; Nov. 3, 2023 23-03178H



SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 23-CC-090800**  
**CAL-AM PROPERTIES, INC., d/b/a CAP Financial Services, Plaintiff, vs. ROGERS RENARD WILSON and GLORIA ESTELLE WILSON a/k/a Gloria Stelle Wilson, Defendants.**  
 TO: Rogers Renard Wilson  
 1415 Autumn Drive  
 Lot No. 313  
 Tampa, Florida 33613  
 Gloria Estelle Wilson  
 a/k/a Gloria Stelle Wilson  
 1415 Autumn Drive  
 Lot No. 313  
 Tampa, Florida 33613  
 Gloria Estelle Wilson  
 a/k/a Gloria Stelle Wilson  
 1707 Bell Ranch Street  
 Brandon, Florida 33511  
 Rogers Renard Wilson  
 1707 Bell Ranch Street  
 Brandon, Florida 33511  
 YOU ARE NOTIFIED that an action for money damages and replevin of the personal property described as:  
 2012 PALH mobile home bearing Vehicle Identification Numbers PH0918256AFL and PH-0918256BFL at 1415 Autumn Drive, Lot No. 313, Tampa, Florida 33613  
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 North Marguerite Street,

Tampa, Florida 33603, within 30 days of 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 or petition.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
 WITNESS Cindy Stuart, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida.  
 Dated: 09-20-23  
 CINDY STUART,  
 Clerk of the Circuit and County Court (SEAL) By: /s/ Catherine Castillo Deputy Clerk  
 Brian C. Chase, Esq.  
 Plaintiff's attorney  
 3902 North Marguerite Street  
 Tampa, Florida 33603  
 Oct. 27; Nov. 3, 10, 17, 2023  
 23-03267H

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-011603**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JAMES T WORTHEY A/K/A JAMES WORTHEY, et al., Defendant.**  
 To: JAMES T WORTHEY A/K/A JAMES WORTHEY, 9729 MEADOW FIELD CR #312, TAMPA, FL 33626  
 UNKNOWN SPOUSE OF JAMES T WORTHEY A/K/A JAMES WORTHEY, 9729 MEADOW FIELD CR #312, TAMPA, FL 33626  
 UNKNOWN TENANT IN POSSESSION 1, 9729 MEADOW FIELD CR #312, TAMPA, FL 33626  
 UNKNOWN TENANT IN POSSESSION 2, 9729 MEADOW FIELD CR #312, TAMPA, FL 33626  
 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, to-wit:  
 UNIT 312 OF ARLINGTON PARK, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 14544, PAGE(S) 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Rayermer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before November 13, 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 11th day of October, 2023.  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court (SEAL) BY: /s/ Mustafa Divan Deputy Clerk  
 MCCALLA RAYMER  
 LEIBERT PIERCE, LLC  
 225 East Robinson Street, Suite 155, Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: AccountsPayable@mccalla.com  
 23-07406FL  
 Oct. 27; Nov. 3, 2023 23-03269H

SECOND INSERTION

SECOND NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 2022-CA-003431**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVEISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LINDA A. MCMATH BROWN A/K/A LINDA A. BROWN; ET AL, Defendants.**  
 To the following Defendant(s):  
 MELODY FRAZIER  
 (Last Known Address: 4715 Kissimmee Park Rd, Saint Cloud, FL 34772)  
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:  
 ALL THAT CERTAIN PARCEL OF LAND IN HILLSBOROUGH COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 3552 PAGE 1539 ID# 205886-0000, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 1 S.R. OSBORNES SUBDIVISION FILED IN PLAT BOOK 21 AND PAGE 29.  
 BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM JOHN O. BROOKER AND LENA BROOKER HUSBAND AND WIFE TO LINDA A. MCMATH BROWN, DATED 8/8/1979 RECORDED ON 8/20/1979 IN OR BOOK 3552, PAGE 1539 IN HILLSBOROUGH COUNTY RE-

CORDS, STATE OF FL. PROPERTY ADDRESS: 1106 POWELL ST, PLANT CITY, FL 33563  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidottj Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before November 17, 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 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
 WITNESS my hand and the seal of this Court this 16th day of October, 2023.  
 CINDY STUART  
 As Clerk of the Court (SEAL) By: /s/ Mustafa Divan As Deputy Clerk  
 Ghidottj Berger LLP  
 Attorney for Plaintiff  
 1031 North Miami Beach Boulevard  
 North Miami Beach, FL 33162  
 Oct. 27; Nov. 3, 2023 23-03266H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 23-CA-014114**  
**DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. MAYRA L. RODRIGUEZ A/K/A MAYDA L. RODRIGUEZ A/K/A MAYRA LORENZO MARTINEZ A/K/A MAYDA RODRIGUEZ, et al., Defendants.**  
 TO: UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARTINIANO A. RODRIGUEZ A/K/A MARTINIANO RODRIGUEZ N/K/A MARTINIANO RODRIGUEZ  
 7241 NORTHBRIDGE BLVD, TAMPA, FL 33615  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 19, BLOCK 78, OF TOWN 'N COUNTRY PARK, UNIT NO. 36, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before November 21, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and

file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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  
 WITNESS my hand and the seal of this Court this 20th day of October, 2023.  
 CINDY STUART  
 As Clerk of the Court (SEAL) By: /s/ Mustafa Divan As Deputy Clerk  
 De Cubas & Lewis, P.A.  
 Attorney for Plaintiff  
 PO BOX 5026  
 CORAL SPRINGS, FL 33310  
 23-00918  
 Oct. 27; Nov. 3, 2023 23-03283H

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-001508**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ELIZABETH RATCLIFF, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 11, 2023, and entered in 23-CA-001508 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and ELIZABETH RATCLIFF 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 November 17, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 22 IN BLOCK 13 OF BAY CREST PARK, UNIT NO. 9, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ALSO THAT PART OF LOT 23, IN BLOCK 13, AS RECORDED ABOVE, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHERLYMOST CORNER OF LOT 23, RUN THENCE NORTH 39 DEGREES 28 MINUTES 14 SECONDS WEST, 3.0 FEET; THENCE NORTH 50 DEGREES 31 MINUTES 46 SECONDS EAST, 100.0 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ARCHWOOD CIRCLE, THENCE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ARCHWOOD CIRCLE, SOUTH 39 DEGREES 28 MINUTES 14 SECONDS EAST 3.0 FEET; THENCE SOUTH 50 DEGREES

31 MINUTES 46 SECONDS WEST, 100.0 FEET TO THE POINT OF BEGINNING.  
 Property Address: 8328 ARCHWOOD CIR, TAMPA, FL 33615  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
 IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org  
 Dated this 23 day of October, 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  
 22-078940 - NaC  
 Oct. 27; Nov. 3, 2023 23-03303H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 22-CA-007707**  
**SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. REBECCA A VAN DAME A/K/A REBECCA A. VANDAME A/K/A REBECCA VAN DAME, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 12, 2023 in Civil Case No. 22-CA-007707 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and REBECCA A VAN DAME a/k/a Rebecca A. VanDame a/k/a Rebecca Van Dame, 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 16th day of November, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 5.00 ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 89 DEGREES 49' 50" EAST, ALONG THE NORTH LINE OF THE

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, 329.26 FEET; RUN THENCE SOUTH 00 DEGREES 18' 26" WEST, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, 663.49 FEET; RUN THENCE NORTH 89 DEGREES 53' 04" WEST, 327.91 FEET; RUN THENCE NORTH 00 DEGREES 11' 27" EAST, ALONG THE WEST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 26, 663.80 FEET TO THE POINT OF BEGINNING.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 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 Rayermer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mccalla.com  
 Fla. Bar No.: 146803  
 23-08119FL  
 Oct. 27; Nov. 3, 2023 23-03258H

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-011739**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAVID ORTIZ, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 12, 2023, and entered in 23-CA-011739 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and DAVID ORTIZ; NICOLE MARIE BUTLER; 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 November 17, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 20, FIRST ADDITION TO SENECA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 93, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property Address: 209 W 108TH AVE, TAMPA, FL 33612  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031.  
 IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org  
 Dated this 23 day of October, 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  
 22-068094 - EuE  
 Oct. 27; Nov. 3, 2023 23-03285H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 29-2022-CA-010310**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JUAN LUIS FELIX MONTILLA, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2023, and entered in 29-2022-CA-010310 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JUAN LUIS FELIX MONTILLA; KATIANA MICHELLE ESCALERA PARIS A/K/A

KATIANA M. ESCALERA PARIS; UNKNOWN SPOUSE OF KATIANA MICHELLE ESCALERA PARIS A/K/A KATIANA M. ESCALERA PARIS 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 November 13, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 17, BLOCK 3, OF FAIRVIEW TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property Address: 9412 N BROOKS ST, TAMPA, FL 33612  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org  
 Dated this 23 day of October, 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  
 22-074918 - ArC  
 Oct. 27; Nov. 3, 2023 23-03280H

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

NOTICE OF ELECTRONIC FILING  
(Mandatory Case)  
(Uniform Rule § 202.5-bb)  
SUPREME COURT OF  
THE STATE OF NEW YORK  
COUNTY OF ONONDAGA  
Index No. 009821/2023

**Stephen Skinner**  
Plaintiff/Petitioner, - against -  
**Green Tree Credit LLC, successor**  
by merger with Conseco Finance,  
formerly Green Tree Credit Corp.  
Defendant/Respondent.

You have received this Notice because:  
1) The Plaintiff/Petitioner, whose name is listed above, has filed this case using the New York State Courts E-filing system ("NYSCEF"), and  
2) You are a Defendant/Respondent (a party) in this case.

• If you are represented by an attorney: Give this Notice to your attorney. (Attorneys: see "Information for Attorneys" pg. 2).

• If you are not represented by an attorney:

You will be served with all documents in paper and you must serve and file your documents in paper, unless you choose to participate in e-filing.

If you choose to participate in e-filing, you must have access to a computer and a scanner or other device to convert documents into electronic format, a connection to the internet, and an e-mail address to receive service of documents.

The benefits of participating in e-filing include:

- serving and filing your documents electronically
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- limiting your number of trips to the courthouse
- paying any court fees on-line (credit card needed)

To register for e-filing or for more information about how e-filing works:

- visit: [www.nycourts.gov/efile-unrepresented](http://www.nycourts.gov/efile-unrepresented) or
- contact the Clerk's Office or Help Center at the court where the case was filed. Court contact information can be found at [www.nycourts.gov](http://www.nycourts.gov).

To find legal information to help you represent yourself visit [www.ny.courthelp.gov](http://www.ny.courthelp.gov)

**Information for Attorneys**

(E-filing is Mandatory for Attorneys)

An attorney representing a party who is served with this notice must either:

- 1) immediately record his or her representation within the e-filed matter on the NYSCEF site [www.nycourts.gov/efile](http://www.nycourts.gov/efile); or
- 2) file the Notice of Opt-Out form with the clerk of the court where this action is pending and serve on all parties. Exemptions from mandatory e-filing are limited to attorneys who certify in good faith that they lack the computer hardware and/or scanner and/or internet connection or that they lack (along with all employees subject to their direction) the knowledge to operate such equipment. [Section 202.5-bb(e)]

For additional information about electronic filing and to create a NYSCEF account, visit the NYSCEF website at [www.nycourts.gov/efile](http://www.nycourts.gov/efile) or contact the NYSCEF Resource Center (phone: 646-386-3033; e-mail: [nyscef@nycourts.gov](mailto:nyscef@nycourts.gov)).

Dated: 9/12/23  
Joseph E. DeMari, Esq.  
Germain & Germain, LLP  
314 E. Fayette Street  
Syracuse, New York 13202  
(315) 422-0314  
joe@germainlaw.com

To: CT Corporation Systems  
28 Liberty Street, 42nd Floor  
New York, New York 10005  
SUMMONS WITH NOTICE  
SUPREME COURT  
STATE OF NEW YORK  
COUNTY OF ONONDAGA  
Index No. 009821/2023

**Stephen Skinner,**  
Plaintiff, -against-  
**Green Tree Credit LLC, successor**  
by merger with Conseco Finance,  
formerly Green Tree Credit Corp.,  
Defendant.

Plaintiff designates Onondaga County as the place of trial.

The basis of venue is location of real property at: 309 Hillsdale Ave. Syracuse, NY 13206 Tax Map #: 027-04-36.0

Plaintiff residence: 309 Hillsdale Ave. Syracuse, NY 13206

To the above-named Defendants:

**YOU ARE HEREBY SUMMONED** to serve a notice of appearance, on the Plaintiff's Attorney(s) within 20 days after the service of this summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear, judgment will be taken against you by default for the relief demanded in the notice set forth below.

**TAKE NOTICE** the nature of this action and the relief sought is to determine claim and quiet title to real property pursuant to Real Property Actions and Proceedings Law Article 15. That in case of your failure to appear judgment will be taken against you by default finding in favor of the Plaintiff.

Dated: September 7, 2023  
Joseph E. DeMari, Attorney at Law  
Germain & Germain, LLP  
Attorneys for the Plaintiff  
314 East Fayette Street  
Syracuse, New York 13202  
Telephone: (315) 422-0314  
Email: [joe@germainlaw.com](mailto:joe@germainlaw.com)

VERIFIED COMPLAINT  
SUPREME COURT  
STATE OF NEW YORK  
COUNTY OF ONONDAGA  
Index No. 009821/2023

**Stephen Skinner,**  
Petitioner, -against-  
**Green Tree Credit LLC, successor**  
by merger with Conseco Finance,  
formerly Green Tree Credit Corp.,  
Respondent.

Plaintiff, Stephen Skinner by and through his attorneys, Germain & Germain, LLP, Joseph E. DeMari of Counsel, complaining of the Defendant, Green Tree Credit LLC, successor by merger with Conseco Finance, formerly Green Tree Credit Corp., alleges and shows to the Court as follows:

1. This Action is brought pursuant to Article 15 of the New York Real Property Actions and Proceedings Law to compel a determination of claim to the real property known as 309 Hillsdale Ave. City of Syracuse, County of Onondaga and State of New York.

**THE PARTIES**  
2. At all times hereinafter mentioned, the Plaintiff, Stephen Skinner, was and is a resident of Onondaga County and State of New York.

3. At all times hereinafter mentioned, Marty J. Wise and Heidi L. York are former owners of the subject property and mortgagors on a mortgage to Defendant, Green Tree Credit Corp..

4. Upon information and belief, Green Tree Credit Corp. was a New

SECOND INSERTION

York State corporation filed on February 26, 1982, with a mailing address of 332 Minnesota St., Ste. 610 St. Paul, MN 55101.

5. That on November 8, 1999, by a certificate of amendment filed with New York State Department of State said Mortgagee, Green Tree Credit Corp. changed its name to Conseco Finance Credit Corp..

6. Upon information and belief, Conseco Finance Credit Corp. was a New York State corporation with a mailing address of 111 Landmark Towers 345 St. Peter St. St. Paul, MN 55102.

7. Thereafter on June 9, 2003, Conseco Finance Credit Corp. merged out of existence being acquired by Green Tree Credit LLC.

8. Upon information and belief, Green Tree Credit LLC was a New York State corporation filed on May 20, 2003, with a mailing address of 3000 Bayport Dr., Ste. 985 Tampa, FL 33607.

9. That on October 28, 2019, Green Tree Credit LLC filed a voluntary dissolution with the New York State Department of State.

10. That upon information and belief, the Defendants in this action are no longer in existence, have no successor or assigns and therefore no place for service of process.

**THE REAL PROPERTY**

11. That Plaintiff is the fee simple owner of premises known as 309 Hillsdale Ave. in the City of Syracuse, County of Onondaga and State of New York and more particularly described as:

*All that tract or parcel of land, situate in the City of Syracuse, County of Onondaga and State of New York, known and described as Lot No. 36, Block 2042, Eastwood Heights, known and distinguished on a map of the Eastwood Heights, made by R. Griffin, and filed in the Onondaga County Clerk's Office, October 1, 1889, and more commonly known as follows: Property Address: 309 Hillsdale Ave. Syracuse, NY 13206, having Tax Map No. 027-04-36.0.*

**PLAINTIFF'S INTEREST IN THE REAL PROPERTY**

12. That on August 16, 2023, Plaintiff purchased the above-described Premises from Marty J. Wise and Heidi L. York by a Warranty Deed dated August 14, 2023 and recorded in the Onondaga County Clerk's Office on August 16, 2023 as Instrument No. 2023-00026599.

**DEFENDANT'S INTEREST IN THE REAL PROPERTY**

13. The above-described Premises are subject to a mortgage as follows: Mortgage dated February 12, 1996, in the sum of \$21,667.07 by Marty J. Wise and Heidi L. York to Green Tree Credit Corp. and recorded in the Onondaga County Clerk's Office on March 14, 1996 in book 8466 of Mortgages at page 293.

14. There are no assignments of record to the above-described mortgage.

15. That although it is alleged said mortgage by Marty J. Wise and Heidi L. York to Green Tree Credit Corp. was paid in full it nevertheless remains open of record in the County Clerk's office.

**REAL PROPERTY CLAIM**

16. The Plaintiff verily believes the subject Green Tree Credit Corp. mortgage was paid in full by former owners and mortgagors, Marty J. Wise and Heidi L. York when they refinance the subject property with a mortgage in the sum of \$78,500.00 to Washington Mutual Bank on January 18, 2002.

17. That said Green Tree Credit LLC as successor to Green Tree Credit Corp. failed to file a satisfaction of mortgage with the Onondaga County Clerk upon receiving payment in full from mortgagors, Marty J. Wise and Heidi L. York.

18. That upon information and belief the mortgagors, Marty J. Wise and Heidi L. York have made a full and thorough search of all their records and have not found any documents or records relating to the payoff of said mortgage with Green Tree Credit Corp. nor have they received any notices of payment due from the Defendant or any successors or assigns concerning the subject mortgage.

19. That a judgment will or might affect a person or persons not in being or ascertained at the commencement in a devise or grant or otherwise, could afterward become entitled to a beneficial estate or interest in the subject property.

20. Upon information and belief, every person in being who would have been entitled to a beneficial estate or interest in the subject real property prior to the commencement of this Action is named as a party hereto.

21. That no personal claim is made against the Defendant other than a Defendant who shall assert a claim adverse to the claim of the Plaintiff set forth in this Complaint.

22. No previous application for the Order requested herein has been made. WHEREFORE, Plaintiff respectfully requests order against Defendant as follows:

A. The Defendant, its successors and assigns and all persons claiming under them, be forever barred from all claims to an estate or interest in the property described in Paragraph "11.", of this Complaint.

B. The debts or other obligations secured by the Green Tree Credit Corp. mortgage be cancelled.

C. The Onondaga County Clerk cancel and discharge of record the Green Tree Credit Corp. mortgage.

D. That Plaintiff have such other and further relief as the Court may be deemed just, equitable and proper.

Dated: September 7, 2023.  
/s/ Joseph E. DeMari, Attorney at Law  
Germain & Germain, LLP  
Attorney for Plaintiff  
314 East Fayette Street  
Syracuse, New York 13202  
Telephone: (315) 422-0314  
Email: [joe@germainlaw.com](mailto:joe@germainlaw.com)  
Dated: September 11 2023.  
/s/ Stephen Skinner

**VERIFICATION**

Stephen Skinner, being duly sworn, deposes and says that he is the Plaintiff in the within action; that Deponent has read the foregoing Complaint and knows the contents thereof; that the same is true to his own knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as to those matters, he believes it to be true.

/s/ Stephen Skinner  
Sworn to before me this 11 day of September 2023.  
/s/ Notary Public  
JOSEPH E DEMARI  
NOTARY PUBLIC,  
STATE OF NEW YORK  
Qualified in Onondaga County  
Reg. #4804221  
My Commission Exp. Oct. 31, 2026  
Oct. 27; Nov. 3, 10, 17, 2023  
23-03243H

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