

HILLSBOROUGH COUNTY LEGAL NOTICES

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Xtrembody Nutrition & Smoothies located at 15309 Amberly Dr Suite A, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 16th day of November, 2023.
XB NUTRITION COMPANY LLC
November 24, 2023 23-03526H

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 Flex Tranz located at 601 Overland Drive in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2023.
Frederick A Kinsler
November 24, 2023 23-03527H

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

NOTICE IS HEREBY GIVEN that James Carter will engage in business under the fictitious name JAMES CARTER, with a physical address 7708 Sliver Oak Lane Tampa, Florida 33619, with a mailing address 7708 Sliver Oak Lane Tampa, Florida 33619, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 24, 2023 23-03532H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 12/15/2023 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.

1C3CCC8F8N528576 2015 CHRY IGCRCPEHOFZ168232 2015 CHEV 1GKFC13J47R119305 2007 GMC 1J4FA29P6YP764158 2000 JEEP 1N4AL3AP0EN205200 2014 NISS

November 24, 2023 23-03533H

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 WoED, located at 1566 Longpond Dr, in the City of Valrico, County of Hillsborough, State of FL, 33594, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 17 of November, 2023.
Raven Karthryn Pittman
1566 Longpond Dr
Valrico, FL 33594
November 24, 2023 23-03541H

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the Fictitious Name of IDEA Lakeland located at 5050 E 10th Avenue, in the city of Tampa, Hillsborough County, Florida 33619, intends to register said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
IDEA Florida, Inc.
By: Christina Barker
November 24, 2023 23-03542H

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

NOTICE IS HEREBY GIVEN that Luis Guilarte / HIJOS DE GLORIA LLC will engage in business under the fictitious name LA CARIDAD MARKET, with a physical address 6638 Hanley rd Tampa Fl 33634, with a mailing address 11071 LYNN LAKE CIR TAMPA, FL 33625, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 24, 2023 23-03552H

NOTICE OF PUBLIC MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meeting on Thursday, December 7, 2023, at 7:00 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. 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.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando 32817, (407) 723-5900, during normal business hours, or from the District's website <http://wynnmereeastdd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Any person who decides to appeal any action taken at the meeting 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.
District Manager
November 24, 2023 23-03534H

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for pest control service at Raymond James Stadium.

BID #23-03

Pest Control Service, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE:

Tuesday, December 5, 2023 at 10am
(Raymond James Stadium, Entrance B/C off Himes Avenue)

BID DUE DATE:

Thursday, December 14, 2023 Not Later Than 10am

Bid packages will be available for distribution on Friday, November 17, 2023 after 10am. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services> or via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 7th Day of November 2023.
/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
November 24, 2023 23-03535H

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 Solar located at 6421 N. Florida Ave D-1736, in the County of Hillsborough in the City of Tampa, Florida 33604 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 16th day of November, 2023.
Aspire Solar Energy, LLC
November 24, 2023 23-03543H

NOTICE OF PUBLIC SALE

Your Mechanic 813 LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 12/28/2023 at 8:30 AM at 206 E Robertson St, Brandon, FL 33511. Phone (813) 685-1353 For \$10,299.96 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
2015 MINI
VIN# WMWXU3C59FT892345
November 24, 2023 23-03544H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 12/26/2023 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

2T1BURHE5GC698378
2016 TOYOTA COROLLA LE
JTEHF21A420041900
2002 Toyota Highlander
JTHBL46F695090692
2009 LS460
2T1BURHE5FC273385
2015 Toyota Corolla
5TELU42N88Z584001
2008 Toyota Tacoma
5XYPG4A39GG020682
2016 KIA Sorento
November 24, 2023 23-03554H

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 12/08/2023 at 9:00 A.M.

2G1WB5EK9A1240979
2010 CHEVROLET IMPALA
1G6AR5S37E0158344
2014 CADILLAC CTS

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 12/08/2023 at 09:00 A.M.

1HGCP2689A034723
2008 HONDA ACCORD
1HGEM22553L079037
2003 HONDA CIVIC
5NPEB4AC1BH202013
2011 HYUNDAI SONATA
5NPD84LF5HH131750
2017 HYUNDAI ELANTRA

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 24, 2023 23-03559H

FICTITIOUS NAME NOTICE

Notice is hereby given that RB3G TRAVEL ASSOCIATES, LLC, OWNER, desiring to engage in business under the fictitious name of CRUISE PLANNERS located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 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 24, 2023 23-03553H

NOTICE OF PUBLIC SALE

BUCA-DAY STORAGE, 1415 3RD ST NE RUSKIN, FL 33572. PHONE 813-480-1916 WILL SAE OF PERSONAL PROPERTY PER F.S. 83.805. ON 12/14/23 AT 10:00 A.M. THE TENANT'S NAME IS THOMAS VALENTINO UNIT#942.YELLOW BOX ON GROUND FROM BOX TRUCK. THE TENANT'S NAME IS JAMES LISTON. R/O ERIN LISTON. UNIT #2459. 2016 REC/ 19FT FBG BOAT. HIN# REC23917K516 2016 WARLOCK TRAILER. VIN# 1Z9R199G6G8076129. THE TENANT'S NAME IS RYAN COLT. UNIT # 3733. 2011 PACE TRAILER. VIN#53PFB1016B9205878.
November 24, 2023 23-03563H

FIRST INSERTION

NOTICE IN THE CHANCERY COURT OF GIBSON COUNTY, TENNESSEE, AT HUMBOLDT

Robert Houston is hereby summoned to file an answer in the Gibson County Chancery Court of Humboldt, Tennessee, who's address is 1421 Osborne St, Humboldt, TN 38343, to Answer to the Petition for Termination of Parental Rights and Adoption, which is sworn to and filed in the case of; IN RE: The Adoption of Naomi Houston (DOB: 02/10/2015), bearing Docket # H6574, in the above court, within thirty (30) days after the last date of publication hereof, OR appear for the hearing in the Gibson County Chancery Court of Trenton, Tennessee, who's address is 204 N Court square Trenton, TN 38382, on February 14, 2024, at 3:00 p.m. If Robert Houston does not file an answer or appear as directed by this notice, judgment by default will be taken against him for the relief demanded in the Petition.

It has been ordered that this Notice be published for four (4) consecutive weeks in the Business Observer, a weekly newspaper, in Hillsboro County, Florida.

/s/ Amanda Brown, Clerk & Master Chancery Court
Nov. 24; Dec. 1, 8, 15, 2023
23-03556H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION
File Number 23-CP-003823
Division B
IN RE: ESTATE OF AYISHA M. SHIMAMOTO, Deceased.

The administration of the estate of AYISHA M. SHIMAMOTO, deceased, whose date of death was October 19, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
Post Office Box 1110
Tampa, Florida 33601

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 24, 2023.

YOICHI SHIMAMOTO Personal Representative

407 9 Kitsune Jima
Wakayama-Shi 640-8412, Japan
Lexy M. Bublely, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLELY & BUBLELY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bublelylaw.com
Nov. 24; Dec. 1, 2023 23-03561H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 23-CP-003927
IN RE: THE ESTATE OF MELVIN T. HULBURT, Deceased.

The administration of the Estate of Melvin T. Hulburt, deceased, whose date of death was July 29, 2022, File Number 23-CP-003927, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-003811
Division A
IN RE: ESTATE OF JOHN P. TODD, AKA JOHN PASCUAL TODD Deceased.

The administration of the estate of JOHN P. TODD, AKA JOHN PASCUAL TODD, deceased, whose date of death was October 24, 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 24, 2023.

Personal Representative:

IOLE COSTELLA MINIERI
18304 Gulf Blvd., Unit 308
Redington Shores, FL 33708

Attorney for Personal Representative:

James N. Powell
Florida Bar Number: 157689
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
490 1st Ave. S., Suite 700
St. Petersburg, FL 33701
Telephone: (727) 800-5980
Fax: (727) 800-5981
E-Mail: jnpowell@jppfirm.com
Secondary E-Mail:
angelam@jppfirm.com
Nov. 24; Dec. 1, 2023 23-03530H

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING 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 24, 2023.

Personal Representative

DOUG HULBURT,
Personal Representative
1208 S. Dale Mabry, #1208
Tampa, FL 33611

ALISSA HULBURT
Personal Representative
2622 Crestfield Drive
Valrico, FL 33596

Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representatives
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
Nov. 24; Dec. 1, 2023 23-03549H

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 Snack Syndicate, located at 9704 Little Pond Way, in the City of Tampa, County of Hillsborough, State of FL, 33647, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 21 of November, 2023.
Charles Wesley Swan Jr.
9704 Little Pond Way
tampa, FL 33647
November 24, 2023 23-03567H

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV2023_V15

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-3786
Division U
IN RE: ESTATE OF
KIMBERLY ANNE FULLER
A/K/A KIMBERLY A. FULLER
Deceased.

The administration of the estate of Kimberly Anne Fuller a/k/a Kimberly A. Fuller, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. 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 24, 2023.

Personal Representative:
Alea Niyazi

9450 Soaring Hawk Lane
Seffner, Florida 33584

Attorney for Personal Representative:

/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com
Nov. 24; Dec. 1, 2023 23-03529H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 23-CP-003452
IN RE: ESTATE OF
BETH LECIA BURGESS

The administration of the estate of BETH LECIA BURGESS, deceased, whose date of death was May 8, 2022; File Number 23-CP-003452, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 33625, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: November 24, 2023.

Signed on Nov. 16th, 2023.

/s/ Kevin Hunt
KEVIN HUNT

Personal Representative

14906 Greeley Dr
Tampa, FL 33625

/s/ Steven E. Hitchcock

STEVEN E. HITCHCOCK, ESQ.

Florida Bar No. 23181
Hitchcock Law Group
635 Court Street, Suite 202
Clearwater, Florida 33756
(727) 223-3644 / (727) 223-3479 Fax
Steve@hitchcocklawyer.com
Attorney for Personal Representative
Nov. 24; Dec. 1, 2023 23-03548H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003900
IN RE: ESTATE OF
ELEANOR WEATHERDON a/k/a
MARY ELEANOR WEATHERDON
Deceased.

The administration of the estate of Eleanor Weatherdon a/k/a Mary Eleanor Weatherdon, deceased, whose date of death was June 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 24, 2023.

Personal Representative:

Gabrielle J. J. Biggs
10110 Radcliffe Dr
Tampa, FL 33566
(813) 892-9019

Attorney for Personal Representative:
C. Todd Marks, Esq.
Florida Bar No. 019124
Westchase Law, P.A.
12027 Whitmarsh Lane
Tampa, FL 33626
Telephone: (813) 490-5211
Facsimile: (813) 463-0187
Nov. 24; Dec. 1, 2023 23-03531H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-2726
IN RE: ESTATE OF
SYLVIE J. BURNEY,
Deceased.

The administration of the estate of SYLVIE J. BURNEY, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 930 Crenshaw Lake Road, Lutz, Florida 33548. 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 24, 2023.

Personal Representative:

/s/ Linda S. Faingold, Esq.,
Petitioner

Tampa Bay Elder Law
5334 Van Dyke Road
Lutz, Florida, 33558

Attorney for Personal Representative:

Matthew J. Jowanna, P.A.

/s/ Christine Behrman De Colindres,
Esq.

Florida Bar License #1024659

2521 Windguard Circle,
Suite 101 & 102

Wesley Chapel, Florida 33544

Telephone Number: 813-929-7300

Fax: 813-929-7325

E-Mail: service@jowanna.com

Nov. 24; Dec. 1, 2023 23-03546H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-3061
IN RE: ESTATE OF
ARYAN AFDJEINIA,
Deceased.

The administration of the estate of ARYAN AFDJEINIA, deceased, whose date of death was May 31, 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: November 24, 2023.

BABAK AFDJEINIA

Personal Representative

1224 Verdant Drive, Apt. 202
Brandon, FL 33511

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

Nov. 24; Dec. 1, 2023 23-03560H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003699
Division A
IN RE: ESTATE OF
MYRA ALFORD BISHOP
a/k/a MYRA A. BISHOP,
Deceased.

The administration of the estate of MYRA ALFORD BISHOP a/k/a MYRA A. BISHOP, deceased, whose date of death was September 1, 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 24, 2023

CAROLANNE FITZGERALD

Personal Representative

700 Front St., Unit 1705
San Diego, CA 92101

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

Nov. 24; Dec. 1, 2023 23-03528H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003154
IN RE: ESTATE OF
HERTZ ROTENSTEIN
Deceased.

The administration of the estate of Hertz Rotenstein, deceased, whose date of death was July 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 24, 2023.

Personal Representative:

/s/ Steven Allan Rotenstein

10110 Radcliffe Dr

Tampa, FL 33566

(813) 892-9019

Attorney for Personal Representative:

/s/ Paul M. Phillips, Esq.

Florida Bar No. 04888

Westchase Law, P.A.

12027 Whitmarsh Lane

Tampa, FL 33626

Telephone: (813) 490-5211

Facsimile: (813) 463-0187

Nov. 24; Dec. 1, 2023 23-03565H

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
Case No. 23-CA-002420
Honorable Judge: WOLFE
PLANET HOME LENDING, LLC Plaintiff, vs.
NORMAN MAHONEY; UNKNOWN SPOUSE OF NORMAN MAHONEY; MV REALTY PBC, LLC; DISCOVER BANK; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants,
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 17, 2023 in the above-styled cause, Cindy Stuart, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on March 5, 2024 the following described property:
 LOT 4, BLOCK 9, TIMBERLANE SUBDIVISION-UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PARCEL ID # A0052315990
 COMMONLY KNOWN AS: 7901 Timberlane West Dr., 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 Dated this November 17, 2023
 /s/ Matthew T. Wasinger
 Matthew T. Wasinger, Esquire
 Wasinger Law Office
 605 E. Robinson, Suite 730
 Orlando, FL 32801
 (407) 308-0991
 Fla. Bar No.: 0057873
 Attorney for Plaintiff
 Service:
 mattw@wasingerlawoffice.com
 Nov. 24; Dec. 1, 2023 23-03550H

FIRST INSERTION

NOTICE OF ACTION IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 23-CA-014715
Division: 1
FIRST CITIZENS BANK AND TRUST COMPANY, Plaintiff, vs.
ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST MARVENIA COX; and UNKNOWN TENANT, Defendant.
 TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST MARVENIA COX last known address, 3014 E. Osborne Avenue, Tampa, Florida 33610
 Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST MARVENIA COX that an action of foreclosure on the following property in Hillsborough County, Florida:
 LOT 18, BLOCK 21, BELMONT HEIGHTS SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 83, 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 Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before December 21, 2023 and file the original with the clerk of the court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 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 November 15, 2023.
 Cindy Stuart
 County Clerk of Circuit Court
 (SEAL) By: /s/ Isha Tirado-Baker
 Deputy Clerk
 Leslie S. White, Esquire
 the Plaintiff's attorney
 420 S. Orange Avenue, Suite 700
 P.O. Box 2346
 Orlando, Florida 32802-2346
 04393793v1
 Nov. 24; Dec. 1, 2023 23-03538H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 21-CA-003782 DIV A NS193, LLC, Plaintiff, v. AMBRE BLANCK, et al., Defendants.
 NOTICE is hereby given that Cindy Stuart, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 8, 2024, 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:
 Unit No. 316, of the Tampa Racquet Club, a Condominium, a Condominium according to the Declaration of Condominium December 8, 1978, as recorded in Official Records Book 3450, Page 1175, and any amendments thereto, and according to the plat thereof as recorded in Condominium Plat Book 2, Page 27, together with an undivided interest or share in the common elements appurtenant thereto, of the Public Records of Hillsborough County, Florida.
 Property Address: 5820 North Church Ave 316 Unit 316, Tampa, FL 33614
 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 Mortgagor or the Mortgagee's attorney.
 If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.
 SUBMITTED on this 17th day of November, 2023.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
 OF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 Nov. 24; Dec. 1, 2023 23-03551H

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENETH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 23-CC-020392
DIV. 0
BAYPORT WEST HOMEOWNERS ASSOCIATION, INC. Plaintiff, vs.
SHERRY ZHOA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.
 TO: Sherry Zhoa
 10914 Landon Lane
 Tampa, FL 33635
 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessment lien recorded on November 15, 2022, in Official Records Instrument #: 2022537631, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.
 ADDRESS: 10914 Landon Lane, Tampa, FL 33635
 LEGAL: Lot 17, Block 5, BAYPORT WEST PHASE 1, a subdivision according to the plat thereof recorded in Plat Book 56, Page 19, of the Public Records of Hillsborough County, Florida.
 A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses,

if any, to it on Plaintiff's attorney, JOHN J. CAVALIERE, III Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 12/22/2023, and file the original with the Clerk of this Court either before service upon the 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 this 16 day of November, 2023.
 Cindy Stuart
 Clerk of the Court
 (SEAL) by: /s/ Isha Tirado-Baker, Deputy Clerk
 John J. Cavaliere, III, Esq.
 5550 W. Executive Drive, Suite 250
 Tampa, FL 33609
 Nov. 24; Dec. 1, 2023 23-03539H

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.: 23-CA-001819
FLAGSTAR BANK, N.A., Plaintiff, vs.
BRITTANY DONELLE SMITH A/K/A BRITTANY D. SMITH; TRAVIS CLAYTON SMITH; BULLFROG CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A DONALD HOWARD; 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 October 12, 2023 in Civil Case No. 23-CA-001819, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, FLAGSTAR BANK, N.A. is the Plaintiff, and BRITTANY DONELLE SMITH A/K/A BRITTANY D. SMITH; TRAVIS CLAYTON SMITH; BULLFROG CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A DONALD HOWARD; 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 on December 14, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 7, IN BLOCK 5, OF BULLFROG CREEK PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH NON-EXCLUSIVE EASEMENT OF ENJOYMENT IN AND TO THE COMMON AREA APPURTENANT TO THE PROPERTIES DESCRIBED IN PARCEL 1 AS SET FORTH AND CREATED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BULLFROG CREEK PRESERVE RECORDED IN OFFICIAL RECORDS BOOK 22670, PAGE 1205, 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 14 day of November, 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
 Date: 2023.11.14 14:58:51-05'00'
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1091-2437B
 Nov. 24; Dec. 1, 2023 23-03537H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-015416
AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ANNABELLE SITTER (DECEASED) OR THROUGH ELAINE HEARD CUTHBERTSON, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNABELLE SITTER; OAK PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT, IF ANY, Defendant(s).
 TO: UNKNOWN SPOUSE HEIRS DEVISEE GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER ANNABELLE SITTER (DECEASED) at last known address: unknown.
 ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN: at last known address: unknown.
 YOU ARE HEREBY NOTIFIED that an action to foreclose on real and personal property located at in Santa Rosa County, Florida:
 Lot 1, Block 8, Oak Park Townhomes, according to the map or

plat thereof as recorded in Plat Book 57, Page 58, Public Records of Hillsborough County, Florida.
 With a street address at: 1018 Cicero Lane, Brandon, FL 33511.
 has been filed against you. You are required to serve a copy of your written defenses, if any, to Vivian A. Jaime, Esquire, Plaintiff's attorney, Ritter, Zaretsky, Lieber & Jaime, LLP, Telephone: (305) 372-0933, 2800 Biscayne Boulevard, Suite 500, Miami, Florida 33137, Primary E-mail: Vivian@rzllaw.com; WITHIN THIRTY DAYS FROM THE FIRST DATE OF PUBLICATION, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, 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: November 16, 2023
 CINDY STUART
 CLERK OF THE COURT
 (SEAL) By: /s/ Isha Tirado-Baker
 Deputy Clerk
 P.O. Box 3360
 Tampa, Florida 33601
 Vivian A. Jaime, Esquire
 Plaintiff's attorney
 Ritter, Zaretsky, Lieber & Jaime, LLP
 Telephone: (305) 372-0933
 2800 Biscayne Boulevard,
 Suite 500
 Miami, Florida 33137
 Primary E-mail: Vivian@rzllaw.com
 Nov. 24; Dec. 1, 2023 23-03540H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 23-CA-014959
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; MARIA-ELENA TAYLOR, AS POTENTIAL HEIR OF THE ESTATE OF ANTHONY SALGUEIRO, DECEASED; 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.
 To the following Defendant(s):
 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY SALGUEIRO, DECEASED
 (RESIDENCE UNKNOWN)
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 14, BLOCK 60, SULPHUR SPRINGS WITH THE EAST 1/2 OF A CLOSED ALLEY ABUTTING THEREON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 a/k/a 8010 N 14th St, Tampa, FL 33604
 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/20/2023, a date which is within thirty (30) days after the first publication of this Notice 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.
 This notice is provided pursuant to Administrative Order No. 2.065.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 14 day of November, 2023.
 Cindy Stuart
 As Clerk of the Court
 (SEAL) By: /s/ Isha Tirado-Baker
 As Deputy Clerk
 Kelley Kronenberg
 Attorney for Plaintiff
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Nov. 24; Dec. 1, 2023 23-03555H

(AMENDED) NOTICE OF SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 23-CA-001496
VINCENT J. SPEECH, JR., Plaintiff(s), v.
JOSE MENDIOLA, JR. AND ALICIA MENDIOLA, Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated November 6, 2023 and entered in Case No.: 23-CA-1496 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein, Vincent J. Speech, Jr., is the Plaintiff and Jose Mendiola, Jr.

and Alicia Mendiola, are the Defendants. Pat Frank will sell to the highest bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on January 11, 2024 the following described properties set forth in said Final Judgment to wit:
 THE NORTH 150 FEET OF THE SOUTH 851.95 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 33 FEET THEREOF FOR ROAD.
 Parcel ID: 058018-0010
 Property Address: 3711 SE 33rd Street, Ruskin, FL 33570-7512

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court 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. 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 in Pinellas County, Florida this 21st day of November, 2023.
 Matthew D. Weidner, Esq.
 Florida Bar No.: 185957
 Weidner Law
 250 Mirror Lake Drive
 St. Petersburg, FL 33701
 727-954-8752
 service@mattweidnerlaw.com
 Attorney for Plaintiff
 Nov. 24; Dec. 1, 2023 23-03564H

plete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 Dated in Pinellas County, Florida this 21st day of November, 2023.
 Matthew D. Weidner, Esq.
 Florida Bar No.: 185957
 Weidner Law
 250 Mirror Lake Drive
 St. Petersburg, FL 33701
 727-954-8752
 service@mattweidnerlaw.com
 Attorney for Plaintiff
 Nov. 24; Dec. 1, 2023 23-03564H

SAVE TIME
 Email your Legal Notice
 legal@businessobserverfl.com
 Deadline Wednesday at noon
 Friday Publication
 SARASOTA • MANATEE • HILLSBOROUGH • PASCO
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 FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
 PHOTO BY

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-007381
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JASON CHATTIN; et al, Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 27, 2023 and entered in Case No. 22-CA-007381 in the Circuit Court of the 13th Judicial Circuit and in Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JASON CHATTIN; CRYSTAL N. CHATTIN F/K/A CRYSTAL NICOLE SCARBERRY; UNKNOWN SPOUSE OF CRYSTAL N. CHATTIN F/K/A CRYSTAL NICOLE SCARBERRY; HILLSBOROUGH COUNTY CLERK OF COURT, are the Defendants. The Clerk of the Court, CINDY STUART, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on January 23, 2024 at 10:00 AM, following described real property as set forth in said Final Judgment, to wit:
 BEGIN AT THE SE CORNER

OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE RUN NORTH 28.9 FEET; THENCE RUN WEST 50 FEET TO THE WEST BORDER OF THE ALAFIA RIDGE ROAD; RUN THENCE NORTH 225 FEET FOR A POINT OF BEGINNING; THENCE RUN WEST 330 FEET; THENCE RUN NORTH 132 FEET; THENCE RUN EAST 330 FEET TO THE BORDER OF SAID ROAD; THENCE RUN SOUTH 132 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 7413 ALAFIA RIDGE ROAD, RIVERVIEW, FL 33569
 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.
IMPORTANT
 "IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS 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, FL, 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 the court on November 15, 2023.
GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 1031 North Miami Beach Blvd
 North Miami Beach, FL 33162
 Telephone: (305) 501 2808;
 Facsimile: (954) 780.5578
 By: /s/ Tara L. Messinger
 Chase A. Berger, Esq.
 Florida Bar No.: 083794
 Tara L. Messinger, Esq.
 Florida Bar No.0059454
 fpleadings@ghidottiberger.com
 Nov. 24; Dec. 1, 2023 23-03536H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Civil Division
Case #: 19-CA-012056
DIVISION: C
JPMorgan Chase Bank, National Association Plaintiff, -vs.-
Ira D. Shandles a/k/a Ira Shandles; Elizabeth S. Shandles a/k/a Elizabeth S. Shandles a/k/a Elizabeth Shandles; United States of America, Department of Treasury; Van Dyke Farms Homeowners' Association, Inc.; SCM Roofing, LLC; 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, Devises, 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, Devises, Grantees, or Other Claimants
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-012056 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Ira D. Shandles a/k/a Ira Shandles are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at https://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on January 2, 2024, the following described property as set forth in said Final Judgment, to-wit:
 LOT 27, IN BLOCK E, OF THE TRAILS AT VAN DYKE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
 *Pursuant to Fla. R. Jud. Admin.

2.516(b)(1)(A). Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com*
 Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
 "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
LOGS LEGAL GROUP LLP
 Attorneys for Plaintiff
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 Telephone: (561) 998-6700
 Ext. 55139
 Fax: (561) 998-6707
 For Email Service Only: FLEService@logs.com
 For all other inquiries: mtebbi@logs.com
 By: /s/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 19-321618 FC01 W50
 Nov. 24; Dec. 1, 2023 23-03566H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 23-CA-15699
Division: H
FLORIDA 6000, LLC, Plaintiff, vs. PATSY JEAN WINTERS, THE UNKNOWN HEIRS AND BENEFICIARIES OF ETHEL MORGAN A/K/A ETHEL MAE MORGAN A/K/A ETHEL MAE HICKMAN A/K/A ETHEL MAE UTTER A/K/A ETHEL UTTER, DECEASED; THE UNKNOWN HEIRS AND BENEFICIARIES OF JOANNA HICKMAN BAXTER A/K/A JOANNA BAXTER, DECEASED; THE UNKNOWN HEIRS AND BENEFICIARIES OF BRIAN WINTERS, DECEASED, AND JOHN WINTERS, Defendants.
 To: Unknown Heirs and Beneficiaries of Joanna Baxter, Deceased
 Unknown Heirs and Beneficiaries of Brian Winters, Deceased
 Unknown Heirs and Beneficiaries of Ethel Morgan a/k/a Ethel Mae Morgan a/k/a Ethel Mae Hickman a/k/a Ethel Mae Utter a/k/a Ethel Utter, Deceased
 John Winters
 Patsy Jean Winters
 YOU ARE NOTIFIED that an action to quiet title real property pursuant to Florida Statute §65 has been filed against you. This action involves real property in Hillsborough County, Florida (the "Property") more particu-

larly described as:
 A part of the East half of the Southeast quarter of the Southeast quarter of Section 13, Township 30 South, Range 19 East, Hillsborough County, Florida, Being more particularly described as follows:
 Begin at the North right-of-way line of Riverview Drive, 405 feet west of the East boundary of said Section 13, thence Running North 388 feet, East 74 feet, North 257 feet, West 311 feet, South 645 feet, East 237 feet to beginning, together with improvements located thereon, including a mobile home
 Property Address: 9024 Riverview Drive, Riverview, Florida 33578
 Parcel ID No. U-13-30-19-ZZZ-000001-68850.0
 This action was instituted in the Thirteenth Circuit Court, Hillsborough County, Florida, and is styled Florida 6000, LLC, Plaintiff vs. Patsy Jean Winters; The Unknown Heirs and Beneficiaries of Ethel Morgan a/k/a Ethel Mae Morgan a/k/a Ethel Mae Hickman a/k/a Ethel Mae Utter a/k/a Ethel Mae Hickman a/k/a Ethel Mae Utter, Deceased; The Unknown Heirs and Beneficiaries of Brian Winters, Deceased; and John Winters, Defendants.
 You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before

12/21/2023 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 This notice shall be published once a week for four consecutive weeks in The Business Observer.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 DATED on 11/15/2023
 Cindy Stuart
 Clerk of the Circuit Court
 (SEAL) By: /s/ Isha Tirado-Baker
 As Deputy Clerk
 Michele Diglio-Benkiran, Esquire
 C/O Legal Counsel, P.A.
 13330 West Colonial Drive, Unit 110
 Winter Garden, Florida 34787
 Nov. 24; Dec. 1, 8, 15, 2023
 23-03557H

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CC-095160
ALLY CAPITAL, Plaintiff, VS. MICHELLE RIVERA; et al., Defendant(s).
 TO: Michelle Rivera
 Last Known Residence: 11830 Rossmayne Drive Riverview, FL 33569
 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:
 2017 Jeep Wrangler Unlimited, VIN 1C4BJWJDGJHL536630 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 27, 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 24, 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
 1693-050B
 Ref# 5801
 Nov. 10, 17, 24; Dec. 1, 2023
 23-03426H

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-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.v1
 Nov. 3, 10, 17, 24, 2023 23-03326H

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CC-108020
ALLY BANK, Plaintiff, VS. LEAH C. COOPER; et al., Defendant(s).
 TO: Leah C. Cooper
 Last Known Residence: 8120 River Mont Way Temple Terrace, FL 33637
 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:
 2015 Lexus NX 200T, VIN JTYARBZ2F2012693 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 27, 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 24, 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
 1693-119B
 Ref# 5791
 Nov. 10, 17, 24; Dec. 1, 2023
 23-03425H

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

OFFICIAL COURTHOUSE WEBSITES

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0862790000
File No.: 2023-1013
Certificate No.: 2021 / 8303
Year of Issuance: 2021
Description of Property:
LEONARD SUBDIVISION LOT 9 PLAT BK / PG : 34 / 8 SEC - TWP - RGE : 29 - 29 - 21
Name(s) in which assessed:
J W SPELL
MARY SPELL
James W Spell
Mary C Spell

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0977930000
File No.: 2023-999
Certificate No.: 2021 / 9416
Year of Issuance: 2021
Description of Property:
TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOT BEG 6 FT W OF NE COR OF LOT 12 AND RUN SWLY 66 FT ALONG NLY BDRYS OF LOTS 12 & 13, SE TO A PT 24 FT SW OF SE COR OF LOT 13, NE 24 FT TO SE COR E 26 FT AND NWLY TO BEG BLOCK 42
PLAT BK / PG : 27 / 22
SEC - TWP - RGE : 23 - 28 - 18
Name(s) in which assessed:
RITA M FULCO
RITA FULCO
ANTHONY A FULCO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023

SECOND INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/1/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 OLYM mobile home bearing vehicle identification number XJ00307A and all personal items located inside the mobile home. Last Tenant: Rinaldo Antonio Quintanilla and Eustaquia Castro. Sale to be held at: Fountainview, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
November 17, 24, 2023 23-03504H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1516600000
File No.: 2023-1012
Certificate No.: 2021 / 11998
Year of Issuance: 2021

Description of Property:
OAK HEIGHTS NO 3 LOTS 9 AND 10 PLAT BK / PG : 26 / 116 SEC - TWP - RGE : 32 - 28 - 19

Name(s) in which assessed:
STRINGFIELD JOHN D JR
STRINGFIELD ARTHUR LEE
STRINGFIELD ELIZABETH
STRINGFIELD CLAUDIA
STRINGFIELD BOBBY
STRINGFIELD JAMES ALBERT

John D. Stringfield, as to a life estate
Jimmie Stringfield, as to a life estate
John D. Stringfield, Jr., as to the remainder
Arthur Lee Stringfield, as to the remainder
Elizabeth Stringfield, as to the remainder
Claudia Stringfield, as to the remainder
Bobby Stringfield, as to the remainder
James Albert Stringfield, as to the remainder

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03408H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0382105202
File No.: 2023-1002
Certificate No.: 2021 / 3149
Year of Issuance: 2021
Description of Property:
MEADOWOOD CONDOMINIUM VILLAGE THREE UNIT 192 AND AN UNDIVIDED .9433 % OF INTEREST OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS
PLAT BK / PG : 1 / 52
SEC - TWP - RGE : 24 - 28 - 19
Name(s) in which assessed:
LAMARSHA OLIVIA
COPELAND

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0830730100
File No.: 2023-1018
Certificate No.: 2021 / 7991
Year of Issuance: 2021

Description of Property:
COM AT NE COR THN S 89 DEG 52 MIN 35 SEC W 575 FT TO POB THN S 00 DEG 37 MIN 00 SEC E 1.82 FT THN S 00 DEG 37 MIN 00 SEC E 18.18 FT THN S 00 DEG 37 MIN 00 SEC E 230 FT THN N 89 DEG 55 MIN 32 SEC W 206.36 FT THN N 51 DEG 26 MIN 59 SEC W 224.30 FT THN N 07 DEG 01 MIN 15 SEC W 82.95 FT THN N 89 DEG 52 MIN 35 SEC W 334 FT THN N 00 DEG 29 MIN 23 SEC W 25 FT THN N 89 DEG 52 MIN 35 SEC E THN 723.42 TO POB
SEC - TWP - RGE : 32 - 28 - 21

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0341360100
File No.: 2023-1003
Certificate No.: 2021 / 2773
Year of Issuance: 2021
Description of Property:
E 3/4 OF NW 1/4 OF SE 1/4 LYING S OF SR NO 93 U S INTERSTATE HWY NO 75
SEC - TWP - RGE : 30 - 27 - 19
Name(s) in which assessed:
AMEY C MAJOR

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03421H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 2083110000
File No.: 2023-1006
Certificate No.: 2021 / 15393
Year of Issuance: 2021

Description of Property:
FLORIDA RAILWAY AND NAVIGATION COMPANY'S ADDITION E 77 1/2 FT OF LOT 7 BLOCK 4
PLAT BK / PG : 1 / 28
SEC - TWP - RGE : 29 - 28 - 22
Name(s) in which assessed:
C X V I EAST HAINES CORP
C/O POWER SHOP
CXVI EAST HAINES CORPORATION

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03418H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1091130000
File No.: 2023-1007
Certificate No.: 2021 / 10009
Year of Issuance: 2021
Description of Property:
GILLETTE PARK LOTS 5 AND 6 BLOCK 1 AND ABUTTING ALLEY ON N
PLAT BK / PG : 29 / 59
SEC - TWP - RGE : 10 - 29 - 18
Name(s) in which assessed:
ROXANEE CHERIE DAVISON
WARDA RICHARD RAYMOND DAVISON
DORINDA ROXANA GARCIA DAVISON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03417H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1871020000
File No.: 2023-1017
Certificate No.: 2021 / 14274
Year of Issuance: 2021

Description of Property:
NORTH YBOR BOOKER AND FERNANDEZ LOT 11 BLOCK 3
PLAT BK / PG : 1 / 75
SEC - TWP - RGE : 07 - 29 - 19
Name(s) in which assessed:
BAG CHASERS INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03412H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0633410000
File No.: 2023-1011
Certificate No.: 2021 / 5690
Year of Issuance: 2021
Description of Property:
PHILLIPS ESTATES SUBDIVISION UNIT 2 LOT 6 BLOCK B
PLAT BK / PG : 41 / 58
SEC - TWP - RGE : 34 - 28 - 20
Name(s) in which assessed:
MICHAEL ANTHONY WILLIAMS
EVELYN DIANA WILLIAMS
C/O DACCIO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03415H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0395000534
File No.: 2023-1004
Certificate No.: 2021 / 3262
Year of Issuance: 2021

Description of Property:
DEL RIO TOWNHOUSES LOT 17
PLAT BK / PG : 52 / 27
SEC - TWP - RGE : 28 - 28 - 19

Name(s) in which assessed:
CHARLES M SHIELDS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03420H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0275540314
File No.: 2023-1015
Certificate No.: 2021 / 2302
Year of Issuance: 2021

Description of Property:
CUSTOM INDUSTRIAL PARK S 155 FT OF LOT 3 LESS E 1 FT AND S 155 FT OF E 1 FT OF LOT 4 PLAT BK / PG : 43 / 23
SEC - TWP - RGE : 30 - 28 - 18
Name(s) in which assessed:
DOCOCO HOLDINGS INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023
Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03413H

NOTICE

Effective Dec. 8, 2023, Meryem Maras-Casey MD, is no longer practicing medicine at Optum. Patients may continue care at Optum - Valrico.

For questions or copies of medical records call: 1-813-689-9900
Optum - Valrico
1082 E. Brandon Blvd.
Brandon, FL 33511
Phone: 1-813-689-9900
Fax: 1-813-653-9696
Nov. 10, 17, 24; Dec. 1, 2023
23-03465H

NOTICE

Effective Oct. 23, 2023, Laali Ali, MD, is no longer practicing medicine at WellMed. Patients may continue care at WellMed at Brandon Regional.

For questions or copies of medical records call: 1-813-681-5702
WellMed at Brandon Regional
621 W. Brandon Blvd.
Brandon, FL 33511
Phone: 1-813-681-5702
Fax: 1-813-653-2376
Nov. 10, 17, 24; Dec. 1, 2023
23-03466H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1806160000
File No.: 2023-1024
Certificate No.: 2021 / 13971
Year of Issuance: 2021
Description of Property:
MAC FARLANE PARK W 23 FT OF LOT 3 AND LOT 4 BLOCK 58
PLAT BK / PG : 2 / 82
SEC - TWP - RGE : 15 - 29 - 18
Name(s) in which assessed:
CATHERINE GRANADE
CORZO
NATALIE MARIE GRANADE
JOE J CORZO
DOROTHY DIAZ CORZO

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1806160000
File No.: 2023-1024
Certificate No.: 2021 / 13971
Year of Issuance: 2021
Description of Property:
MAC FARLANE PARK W 23 FT OF LOT 3 AND LOT 4 BLOCK 58
PLAT BK / PG : 2 / 82
SEC - TWP - RGE : 15 - 29 - 18
Name(s) in which assessed:
CATHERINE GRANADE
CORZO
NATALIE MARIE GRANADE
JOE J CORZO
DOROTHY DIAZ CORZO

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0539600000
File No.: 2023-1005
Certificate No.: 2021 / 4495
Year of Issuance: 2021

Description of Property:
APOLLO BEACH UNIT ONE
PART TWO LOT 9 BLOCK 10
PLAT BK / PG : 34 / 41
SEC - TWP - RGE : 22 - 31 - 19
Name(s) in which assessed:
ERIC WING

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/21/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/03/2023

Cindy Stuart

Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023

23-03419H

SECOND INSERTION

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

PROBATE DIVISION
File No. 23-CP-003595
IN RE: ESTATE OF
ANGELA M. MASSARI,
Deceased.

The administration of the estate of Angela M. Massari, deceased, whose date of death was February 7, 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 attorneys are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate 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 17, 2023.

MICHAEL A. MASSARI
4410 W. Neptune Street
Tampa, Florida 33629
Personal Representative

TAYLOR R. HESS
Florida Bar No.: 95726
Primary E-mail: thess@trenam.com
Secondary E-mail:
chopper@trenam.com
TRENAM, KEMKER, SCHARF,
BARKIN FRYE O'NEILL & MULLIS,
P.A.

Post Office Box 1102
Tampa, Florida 33601-1102
Telephone: (813) 227-7480
Attorneys for Personal Representative
November 17, 24, 2023 23-03473H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-CP-002903
IN RE: ESTATE OF
KENNETH S. FAISON,
Deceased.

The administration of the estate of KENNETH S. FAISON, Deceased, Case No. 23-CP-002903, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 800 E. Twiggs Street, Room 204, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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 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 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 17, 2023.

Personal Representative:
KENISHA FAISON
c/o George G. Pappas, Esq.
Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
Florida Bar No. 109312
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
george@pappaspa.com
admin@pappaspa.com
paralegal@pappaspa.com
November 17, 24, 2023 23-03474H

SECOND INSERTION

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

PROBATE DIVISION
File No. 23-CP-003328
Division B
IN RE: ESTATE OF
ALTON PARNELL MOTES
A/K/A ALTON P. MOTES
Deceased.

The administration of the estate of Alton Parnell Motes a/k/a Alton P. Motes, deceased, whose date of death was October 17, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 17, 2023.

Personal Representative:
Vicki Washburn
1012 Brandon Lakes Avenue
Valrico, Florida 33594

Attorney for Personal Representative:
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
November 17, 24, 2023 23-03475H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 292023CP003523A001HC
IN RE: ESTATE OF
PATRICIA CALMBACHER A/K/A
PATRICIA V. CALMBACHER A/K/A
PATRICIA J. CALMBACHER
Deceased.

The administration of the estate of Patricia Calmbacher a/k/a Patricia V. Calmbacher a/k/a Patricia J. Calmbacher, deceased, whose date of death was August 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 17, 2023.

Personal Representative:
Jennifer Garcia
840 S. Davis Boulevard
Tampa, Florida 33606

Attorney for Personal Representative:
Ryan A. Doddrige, Esquire
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
michelle@flprobatetrustlaw.com
November 17, 24, 2023 23-03476H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003035
Division PROBATE
IN RE: ESTATE OF
KELVIN LESLIE A/K/A
KELVIN DAMONTE LESLIE
Deceased.

The administration of the estate of KELVIN LESLIE A/K/A KELVIN DAMONTE LESLIE, deceased, whose date of death was June 30, 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 17, 2023.

Personal Representative:
Angela Johnson
ANGELA D. JOHNSON
3012 Garey Lane
Louisville, KY 40216

Attorney for Personal Representative:
Linda Lee Wynn
Email Addresses:
LWYNNLAW@aol.com
Florida Bar No. 0878529
P.O. Box 48856
Tampa FL 33646
Telephone: 813-274-4994
November 17, 24, 2023 23-03489H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO. 23-CP-002045
DIVISION A
IN RE: ESTATE OF
UTAKO MAKON,
Deceased.

This administration of the estate of UTAKO MAKON, deceased, whose date of death was March 24, 2023, File Number 23-CP-002045, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: November 17, 2023.

TERRY INFANTINO,
A/K/A TERRY MUSTO
Personal Representative
10308 Parkercrest Drive
Tampa, Florida 33624

/s/ Chelsea Scott
CHELSEA SCOTT, ESQ.
Attorney for Personal Representative
FL Bar No. 119394
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, FL 33625
813-448-1042
Service@BLTFL.com
CScott@BLTFL.com
November 17, 24, 2023 23-03518H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-2736
IN RE: ESTATE OF
ARTEMIO RUIZ RODRIGUEZ,
JR.,
Deceased.

The administration of the estate of ARTEMIO RUIZ RODRIGUEZ, JR., deceased, whose date of death was May 13, 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: November 17, 2023.

ARTEMIO RUIZ, SR.
Personal Representative
PO Box 261562
Tampa, FL 33685

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
November 17, 24, 2023 23-03519H

SECOND INSERTION

NOTICE OF ASSIGNMENT
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 23-CA-016403 (Lead)
Case No.: 23-CA-016405
Case No.: 23-CA-016406
Case No.: 23-CA-016407
Case No.: 23-CA-016408
Case No.: 23-CA-016409
Case No.: 23-CA-016410
Case No.: 23-CA-016411
Case No.: 23-CA-016412
Case No.: 23-CA-016414
Case No.: 23-CA-016416
Case No.: 23-CA-016417

In re: Assignment for the Benefit of Creditors of EASY MOVES HOLDINGS, LLC, RED ROVER, LLC, RED ROVER #2, LLC, RED ROVER #3, LLC, RED ROVER #4, LLC, RED ROVER #5, LLC, RED ROVER #6, LLC, RED ROVER #8, LLC, RED ROVER #10, LLC, RED ROVER #11, LLC, RED ROVER #12, LLC, RED ROVER #13, LLC, Assignors, To: JOSEPH J. LUZINSKI, Assignee.

TO: CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that on November 3, 2023, petitions commencing an assignment for the benefit of creditors pursuant to chapter 727, Florida Statutes, made by Easy Moves Holdings, LLC, together with Red Rover, LLC, Red Rover #2, LLC, Red Rover #3, LLC, Red Rover #4, LLC, Red Rover #5, LLC, Red Rover #6, LLC, Red Rover #8, LLC, Red Rover #10, LLC, Red Rover #11, LLC, Red Rover #12, LLC, and Red Rover #13, LLC, with their principal place of business at 5701 East Hillsborough Avenue, Suite 1419, Tampa, Florida 33610, to Joseph J. Luzinski, assignee, whose address is 500 West Cypress Creek Road, Suite 400, Fort Lauderdale, Florida 33309, were filed.

YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file a proof of claim with the assignee or the assignee's attorney on or before March 2, 2024.

STEPHANIE C. LIEB
TRENAM, KEMKER, SCHARF,
BARKIN, FRYE, O'NEILL &
MULLIS, P.A.
PO Box 1102
Tampa, FL 33601-1102
Email: slieb@trenam.com
Tel: (813) 223-7474
Proposed Attorneys for the Assignee, Joseph J. Luzinski
Nov. 17, 24; Dec. 1, 8, 2023
23-03494H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 23-CC-107353
ALLY BANK,
Plaintiff, VS.
CHARLES A. GOUKER; et al.,
Defendant(s).

TO: Charles A. Gouker
Last Known Residence: 7006 Mottie Rd. Lot 1 Gibsonton, FL 33534
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:

2017 Ford Escape, VIN 1FMCU-0J9XHUB72972
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 December 8, 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 November 6, 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
1693-104B
Ref# 5935
Nov. 17, 24; Dec. 1, 8, 2023
23-03480H

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-001932

PRIMARY RESIDENTIAL
MORTGAGE, INC.,
PLAINTIFF, VS.
KENNETH DELALLY A/K/A
KENNETH DELALLY, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 6, 2023 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on December 13, 2023, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

THE EAST 165 FEET OF THE WEST 1155 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 24, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 35 FEET THEREOF FOR ROAD EASEMENT.

TOGETHER WITH A 1999 HICK TRIPPLE WIDE MOBILE HOME. VIN # G A F L X 3 5 A 1 5 6 8 2 H H 2 1, G A F L X 3 5 B 1 5 6 8 2 H H 2 1, GAFLX35C15682HH21. TITLE # 0076762751, 0076762750, 0076762752.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs 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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Tromberg, Morris & Poulin, PLLC
Attorney for Plaintiff
1515 South Federal Highway
Suite 100
Boca Raton, FL 33486
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmpllc.com
By: /s/ Stephen Weinstein, Esq.
FBN: 740896
Our Case #: 23-000204/23-CA-001932/PRMI
November 17, 24, 2023 23-03477H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023-CA-012489
DIVISION: R

RJMG FUND, LLC
Plaintiffs, vs.
MARLENE J. HARGROVE,
UNKNOWN TENANT,
Defendants

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on November 7, 2023 in the Circuit Court of Hillsborough County, Florida, Cindy Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lots 5 and 6, MADISON PARK, according to plat thereof as recorded in Plat Book 4, Page 48 of the Public Records of Hillsborough County, Florida
Property address: 909 W. Ball Str., Plant City FL 33563-5341
at public sale, to the highest bidder, for cash, on January 8, 2024 at 10:00am.

The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

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

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

Ivanov Wolf PLLC
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646
November 17, 24, 2023 23-03522H

PUBLISH
YOUR
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Call 941-906-9386

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appropriate County
name from the
menu option

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SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE NO. 23-CA-015199
MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARIAN SMOKER (DECEASED), ET AL. DEFENDANT(S).
To: RICHARD BENTLEY
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 711 Bel Air Avenue, Sun City Center, FL 33573
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARIAN SMOKER (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 711 Bel Air Avenue, Sun City Center, FL 33573
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:
LOT 22, BLOCK I, DEL WEBB'S SUN CITY FLORIDA UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 18 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before December 8, 2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Business Observer.
If you are a person with a disability who needs 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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Date: November 6, 2023
Clerk of the Circuit Court
(SEAL) By: /s/ Mustafa Divan
Deputy Clerk of the Court
Tromberg, Morris & Poulin, PLLC
attorneys for Plaintiff
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Our Case #: 23-001267/23-CA-015199/PHH
November 17, 24, 2023 23-03479H

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No.: 22-CA-009629
General Civil Division: E
AVAIL 1 LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST DORIS A. MARKOWITZ, KATHI ANN RIVARD, LAWRENCE A. MARKOWITZ, EDWARD BRUCE MARKOWITZ, MARTHA MARKOWITZ, UNKNOWN SPOUSE OF MARTHA MARKOWITZ, JOHN JACOB MARKOWITZ, CHARLES B. MARKOWITZ, Defendants.
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 6, 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 13th day of December 2023 at 10:00 a.m. Eastern Time, the following described property:
Lot 3 and the Northerly 25 feet of Lot 4, Block 7, LILLIE ESTATES UNIT - A, according to the map or plat thereof as recorded in Plat

book 23, Page 44, Public Records of Hillsborough County, Florida.
Property Address: 707 Oak St. SW, Ruskin, FL 33570.
If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.
If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 13th judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
Dated this 10th day of November 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
November 17, 24, 2023 23-03487H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 3561
Division A
IN RE: ESTATE OF GERALD H. MORRISSETTE Deceased.
The administration of the estate of Gerald H. Morrissette, deceased, whose date of death was August 8, 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 17, 2023.
Personal Representative:
Nicole Morrissette
107 East St. John's Way
Apollo Beach, Florida 33572
Attorney for Personal Representative:
Elizabeth J. Barber, Esq.
Florida
Attorney Bar Number: 0058183
P.O. Box 52470
Sarasota, FL 34232
Telephone: (941) 879-9980
Fax: (941) 263-8301
E-Mail: liz@ebarberlaw.com
Secondary E-Mail:
sandy@ebarberlaw.com
November 17, 24, 2023 23-03472H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-CA-000577
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. DAVID FRATICELLI, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 02, 2023, and entered in 22-CA-000577 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DAVID FRATICELLI; MERCEDES FRATICELLI; YVONNE BARNES; TAMPA BAY HOME RESCUE are the Defendant(s). Cindy Stuart is 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 December 05, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 11, BLOCK 27, CLAIR MEL CITY UNIT NO. 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7620 DENNISON DR, TAMPA, FL 33619
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 Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 13 day of November, 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
21-072331 - MiM
November 17, 24, 2023 23-03506H

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-009472
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA J. MACKINDER, DECEASED; TERRY L. MACKINDER; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Uniform In Rem Final Judgment of Foreclosure dated November 3, 2023 entered in Civil Case No. 22-CA-009472 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA J. MACKINDER, DECEASED; TERRY L. MACKINDER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on February 29, 2024 the following described property as set forth in said Final Judgment, to-wit:.

LOT 15, BLOCK D, THE PRESIDENTIAL MANOR, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 4032 Truman Dr, Seffner, Florida 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: CK22026-JMV
November 17, 24, 2023 23-03512H

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-015762
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CESAR JEREZ, et al., Defendants.
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CESAR JEREZ
1413 W PERDIZ STREET, TAMPA, FL 33612
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 10 AND THE WEST 10 FEET OF LOT 9, BLOCK 51, SOUTHGATE OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE(S) 22 THROUGH 27, INCLUSIVE, 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 December 11, 2023, a date at least

thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
WITNESS my hand and the seal of this Court this 7th day of November, 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
23-02825
November 17, 24, 2023 23-03495H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-011605
KIAYI FUNDING, INC., Plaintiff, v. ONE HOUR HOUSE SOLUTIONS, LLC, a Florida Limited Liability Company; ASHLEY RADER, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Amended Order dated November 2, 2023 entered in Civil Case No. 23-CA-011605 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAYI FUNDING, INC., Plaintiff and ONE HOUR HOUSE SOLUTIONS, LLC, a Florida Limited Liability Company; ASHLEY RADER, an Individual are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on January 8, 2024 the following described property as set forth in said Final Judgment, to-wit:
NORTH 5 FEET OF LOT 14, AND LOT 15 IN BLOCK 12, REVISED PLAT OF PARKLAND ESTATES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, ON PAGE 156 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 823 South MacDill Avenue, Tampa, FL 33609
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 02301895-JMV
November 17, 24, 2023 23-03511H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2022-CA-007177
DIVISION: F
JMBA GROUP, LLP, Plaintiffs, vs. ANTHONY J. BROWN, UNKNOWN TENANT, Defendants
NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on November 9, 2023 in the Circuit Court of Hillsborough County, Florida, Cindy Stewart, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:
Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida

Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on January 10, 2024 at 10:00am.
The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.
If you are a person with disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days.
Ivanov Wolf PLLC
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646
November 17, 24, 2023 23-03521H

SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE BUSINESS
Business Observer
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SECOND INSERTION

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

CASE NO. 23-CA-014820
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs.

TELICIA LYNNETT WASHINGTON, et al.,

Defendant(s),

TO: TELICIA LYNNETTE WASHINGTON A/K/A TELICIA LYNNETT WASHINGTON, UNKNOWN SPOUSE OF TELICIA LYNNETTE WASHINGTON A/K/A TELICIA LYNNETT WASHINGTON,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 11, ST. CHARLES PLACE PHASE 3, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE 119, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before December 15, 2023/(30 days from Date of First

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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 9th day of November, 2023.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fmail@raslg.com
23-111563

November 17, 24, 2023 23-03478H

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

CASE NO. 19-CA-006268
DIVISION: D
RF -Section I

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARY F. UNDERWOOD A/K/A MARY FRANCES UNDERWOOD, DECEASED; NAKISHA UNDERWOOD ADEGBAYIBI; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #2, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 20, 2023 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated November 7, 2023 and entered in Case No. 19-CA-006268 of the Circuit Court in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 is Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARY F. UNDERWOOD A/K/A MARY FRANCES UNDERWOOD, DECEASED; NAKISHA UNDERWOOD ADEGBAYIBI; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #2, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-

TIES 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 9, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 14, STRATHMORE SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 82 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last pub-

lication being at least 5 days prior to the sale.

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

DATED November 13, 2023.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178235 /SR4
November 17, 24, 2023 23-03508H

THIRD INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 23-DV-010703
DIVISION: C

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR FEMALE CHILD.

TO: Matthew Paige Caffey, Sr. or any known or unknown legal or biological father of the female child born on July 22, 2012, to Rosaline Rhonda Relissa Lee nee Ransom
Current Residence Address: Unknown
Last Known Residence Address: Unknown except for 323 Parsons Wood Drive, Seffner, Florida 33584

YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Relative and Termination of Parental Rights has been filed by Jeanne T. Tate, P.A., 418 West Platt Street, Suite B, Tampa, Florida 33606, (813) 258-3355, regarding a minor female child born to Rosaline Rhonda Relissa Lee nee Ransom on July 22, 2012, in Pontiac, Oakland County, Florida. The legal father Matthew Paige Caffey, Sr., is African American, forty-four (44) years old, approximately 6'0" tall, weighs approximately 230 pounds, with black hair and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition for Adoption of Relative and Termination of Parental Rights on December 7, 2023, at 3:00pm eastern time, before Judge Wendy DePaul at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 403, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing, which will be held via Zoom at the following link: <https://zoom.us/j/3867785704>. The grounds for termination of paren-

tal rights are those set forth in Fla. Stat. § 63.089.

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

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Jeanne T. Tate, P.A., 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before December 4, 2023, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 in Tampa, Hillsborough County, Florida, on November 1, 2023.

CINDY STUART
Clerk of the Circuit Court
(SEAL) BY: /s/ Isha Tirado-Baker
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-03400H

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

Case No. 29-2022-CA-009313
Division J

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED; LINDA RIFE A/K/A LINDA ROGERS, AS KNOWN HEIR OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED; BUCK ROGERS, AS KNOWN HEIR OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED; CONNIE KINARD, AS KNOWN HEIR OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED; MARY STANTON, AS KNOWN HEIR OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED, PAUL RIFE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED

ROGERS A/K/A MILDRED F. ROGERS, PAUL RIFE, AS KNOWN HEIR OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED, et al. Defendants.

TO: PAUL RIFE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED ROGERS A/K/A MILDRED F. ROGERS
LAST KNOWN ADDRESS
1508 RODGERS ROAD
PLANT CITY, FL 33566
PAUL RIFE, AS KNOWN HEIR OF MILDRED ROGERS A/K/A MILDRED F. ROGERS, DECEASED
LAST KNOWN ADDRESS
1508 RODGERS RD
PLANT CITY, FL 33566
UNKNOWN SPOUSE OF PAUL RIFE
LAST KNOWN ADDRESS
1508 RODGERS RD
PLANT CITY, FL 33566

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

A TRACT BEGINNING 265.11 FEET NORTH OF THE SOUTHWEST CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 28 SOUTH RANGE 21 EAST, AND RUN THENCE EAST 338.25 FEET (WHICH POINT IS THE WEST LINE OF THE EAST

660 FEET OF THE WEST ¾ OF THE SAID SE ¼ OF SE ¼), RUN THENCE NORTH 139 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 400, RUN THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SE ¼ OF SE ¼, AND RUN THENCE SOUTH ALONG THE WEST LINE OF THE SAID SE ¼ OF SE ¼ TO THE POINT OF BEGINNING.

commonly known as 1508 ROGERS ROAD, PLANT CITY, FL 33566 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donna S. Glick of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before October 30, 2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: September 27, 2023.
CLERK OF THE COURT
Honorable Cindy Stuart
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL)
By: /s/ Mustafa Divan
Deputy Clerk

Donna S. Glick
Kass Shuler, P.A., plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
327878/2219586/and
November 17, 24, 2023 23-03509H

SECOND INSERTION

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

CASE NO.: 17-CA-011329

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, Plaintiff, vs.
DIANE HENRY A/K/A DIANE H STRAUN; ROBERT D. STRAUN; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNKNOWN SPOUSE OF ROBERT D. STRAUN; CITIBANK, N.A.; LAKEVIEW VILLAGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC AKA LAKEVIEW; 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 24, 2023 in Civil Case No. 17-CA-011329, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST is the Plaintiff, and DIANE HENRY A/K/A DIANE H STRAUN; ROBERT D. STRAUN; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNKNOWN SPOUSE OF ROBERT D. STRAUN; CITIBANK, N.A.; LAKEVIEW VILLAGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC AKA LAKEVIEW; 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 bid-

der for cash at www.hillsborough.realforeclose.com on December 11, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

ALL THAT PARCEL OF LAND IN HILLSBOROUGH COUNTY, STATE OF FLORIDA. AS MORE FULLY DESCRIBED IN DEED BOOK 16046, PAGE 1715, ID# U-09-26-20-29A-000004-00010.0, BEING KNOWN AND DESIGNATED AS LOT 10, BLOCK 4, LAKEVIEW VILLAGE SECTION L, UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 53 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 9th day of November, 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/ John J. Cullaro
Jr. FBN: 0066699
2023.11.09
14:57:56-05'00'
Primary E-Mail:
ServiceMail@aldridgepite.com
1468-998B
November 17, 24, 2023 23-03488H

SECOND INSERTION

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

CASE NO. 23-CA-12997

FLORIDA HOME DEALS, LLC PLAINTIFF, VS. TRUSTBIZ LLC as TRUSTEE ONLY, UNDER THE 16-560 LAND TRUST, DEFENDANT(S)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2023, and entered in 2023-CA-12997 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Florida Home Deals, LLC is the Plaintiff and Trustbiz LLC as Trustee only, under the 16-560 Land

Trust, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on December 20, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

IMPORTANT

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

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

Dated this 14th day of November, 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 17, 24, 2023 23-03510H

OFFICIAL COURTHOUSE WEBSITES

1:23

Notes Done

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

1720890

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-004011 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAZEL COLEMAN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 09, 2023, and entered in 21-CA-004011 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAZEL COLEMAN, DECEASED; MICHELLE SWINDELL; KAREN SIMPSON; KENNETH SWINDELL; REGGIE SWINDELL; JERRY SWINDELL; CHARLES SIMPSON JR; CLINTON KNOTT 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 December 06, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, TO WIT: LOT 24 IN BLOCK 101 OF TAMPA PALMS, UNIT 1B, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57 ON PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA, NOW DESCRIBED AS LOT 24 IN BLOCK 101 OF A REPLAT OF TAMPA PALMS, UNIT 1B, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60 ON PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 15909 AMBERLY DR, 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.

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@fljud13.org

Dated this 13 day of November, 2023. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 20-082354 - NaC November 17, 24, 2023 23-03507H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE NOTICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-CA-013989 Division: R

JESSE ANTHONY MCDANIELS, Plaintiff, vs. MELVINA GIMBLET; LINDA CRUSE; AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, TRUSTEES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M. FISHER, DECEASED; AND OTHER PARTIES, INCLUDING THE UNKNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND, IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS, Defendants.

TO: DEFENDANTS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, TRUSTEES, SUCCESSORS IN INTEREST, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M. FISHER, DECEASED; AND OTHER PARTIES, INCLUDING THE UNKNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND, IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED

DEFENDANTS:

YOU ARE NOTIFIED that an action for Adverse Possession and to Quiet Title to the following property in Hillsborough County, Florida:

Lots 11 and 12, Block 1, GLENDALE, according to the map or plat thereof as recorded in Plat Book 7, Page 26, 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 BRUCE J. SPERRY, Esquire, the Plaintiffs' attorney, whose address is 1607 South Alexander Street, Suite 101, Plant City, Florida 33563-8421, within thirty (30) days of the first date of publication on or before December 20, 2023, and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOUR(4) CONSECUTIVE WEEKS

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

WITNESS my hand and seal of the Court on the 14 day of November, 2023.

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

BRUCE J. SPERRY, Esquire the Plaintiffs' attorney 1607 South Alexander Street, Suite 101 Plant City, Florida 33563-8421 Nov. 17, 24; Dec. 1, 8, 2023 23-03515H

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-012690 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAROLD CURRIER A/K/A HAROLD C. CURRIER, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 02, 2023, and entered in 23-CA-012690 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAROLD CURRIER A/K/A HAROLD C. CURRIER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BAL HARBOUR CHATEAUX CONDOMINIUM ASSOCIATION, INC.; LYNN PIERCE 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 December 05, 2023, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM APARTMENT 210, LOCATED AT 1008 APOLLO BEACH BOULEVARD OF BAL HARBOUR CHATEAUX CONDOMINIUM SECTION II AS SET OUT IN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2351, PAGE 941 AND IN CONDOMINIUM PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS, AND ANY AMENDMENTS THERETO. Property Address: 1008 APOLLO BEACH BOULEVARD UNIT 210, APOLLO BEACH, FL 33572

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

IMPORTANT

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

Dated this 13 day of November, 2023. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-092782 - NaC November 17, 24, 2023 23-03505H

SECOND INSERTION

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

CASE NO.: 23-CA-011951 DIVISION: K GITSIT SOLUTIONS, LLC, Plaintiff, vs. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLAVON A. COLEMAN A/K/A CLAVON ALEX COLEMAN, et al., Defendant(s). TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLAVON A. COLEMAN A/K/A CLAVON ALEX COLEMAN

Whose last known residence(s) is: 11707 Bradley Road, Thonotosassa, FL 33592 UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDDIE MAE COLEMAN A/K/A EDDIE COLEMAN A/K/A EDDIE TILLER COLEMAN Whose last known residence(s) is: 11707 Bradley Road, Thonotosassa, FL 33592 And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are:

Unknown YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by December 15, 2023, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: PARCEL ONE: LYING WITHIN THE E 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 8, TWP. 28 S, R. 20 E., AND BEING ON THE U.S. HWY #301; STARTING AT A POINT 182 FEET E. OF THE W. BOUNDARY OF ABOVE DESCRIBED LANDS AND RUNNING N.E. ALONG THE N. LINE OF THE U.S. HWY. #301 TO A POINT 232 FEET

E. OF THE W. BOUNDARY OF ABOVE DESCRIBED LANDS; THENCE N. 127.10 FEET TO A POINT; THENCE E. 60 FT.; THENCE N. 82.50 FT.; THENCE W. 110 FT.; THENCE S. APPROX. 217.7 FT. TO THE INTERSECTION WITH U.S. HWY. #301. PARCEL TWO: LOT BEGINNING 232 FEET EASTERLY FROM INTERSECTION OF WEST LINE OF EAST 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND NORTH LINE OF HIGHWAY 301 AND RUN NORTHEASTERLY 50 FEET; NORTH 119 FEET; WEST 50 FEET; AND SOUTH TO BEGINNING, RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING AND BEING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 20 EAST. TOGETHER WITH THE MOBILE HOME SITUATED THEREON DESCRIBED AS A REGENCY

DOUBLE-WIDE, VIN NUMBERS N18735A AND N18735B. INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON. PROPERTY ADDRESS: 11707 BRADLEY ROAD, THONOTOSASSA, FL 33592. If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 at Hillsborough County this 13th day of November, 2023. Clerk of the Circuit Court (SEAL) By: /s/ Mustafa Divan Deputy Clerk Damian G. Waldman, Esq. Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 telephone (727) 538-4160 facsimile (727) 240-4972 service@dwaldmanlaw.com November 17, 24, 2023 23-03524H

tain 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 at Hillsborough County this 13th day of November, 2023. Clerk of the Circuit Court (SEAL) By: /s/ Mustafa Divan Deputy Clerk Damian G. Waldman, Esq. Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 telephone (727) 538-4160 facsimile (727) 240-4972 service@dwaldmanlaw.com November 17, 24, 2023 23-03524H

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-007338 BANKUNITED N.A., Plaintiff, vs. ARIOST DELIARD, et al. Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 14, 2023, and entered in Case No. 22-CA-007338, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. BANKUNITED N.A., is Plaintiff and ARIOST DELIARD; BEATRIZ DELIARD A/K/A BEATRIZ MARINA DELIARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE;

HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; CITY OF TAMPA, FLORIDA; CLERK OF THE CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE, are defendants. Cindy Stuart, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough. realforeclose.com, at 10:00 a.m., on the 11TH day of DECEMBER, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 1, SPICOLA PARCEL AT HERITAGE ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE(S)

12-22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to 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. 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 im-

paired, 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602; teléfono número (813) 272-7040., 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 vous êtes une personne handicapée qui a besoin de mesures d'adaptation pour participer à cette procédure, vous

avez droit, sans frais pour vous, à une courtoisie assistance. Veuillez contacter le coordinateur ADA, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040 au moins 7 jours avant votre comparution prévue au tribunal, ou immédiatement après avoir reçu cette notification si le délai avant la comparution prévue est inférieur à 7 jours; si vous êtes malentendant ou avez un trouble de la parole, appelez le 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 kek ed. Tanpri kontakte ADA Coordinator kòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribunal Konte Hillsborough la ki nan Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida

33602; telefon li se (813) 272-7040 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa 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. Dated this 14th day of November, 2023 VAN NISS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanness@vanlawfl.com CR17412-22/sap November 17, 24, 2023 23-03513H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 18-CA-008876 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 Plaintiff(s), vs. TERRY LUMPKIN A/K/A TERRY L.

LUMPKIN; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 6, 2023 in the above-captioned action, the Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of December, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: Lot 10, in Block F, of Toulon, Phase 1, according to the Plat

thereof, as recorded in Plat Book 105, at Page 277, of the Public Records of Hillsborough County, Florida. Property address: 9320 Merlot Circle, 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 before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and docu-

ments required to be served on the parties. 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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS

STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Respectfully submitted, PADGETT LAW GROUP HEATHER GRIFFITH, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-029017-1 November 17, 24, 2023 23-03514H