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11/20/23 7:18

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 22-CA-005923**  
**DIVISION: I**  
**RF - II**

**BANKUNITED N.A.,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS OF**  
**KIMBERLY DIXON A/K/A**  
**KIMBERLY ROGERS DIXON; ,**  
**ET AL.**

**Defendants**  
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 3, 2023, and entered in Case No. 22-CA-005923, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. **BANKUNITED N.A.** (hereafter "Plaintiff"), is Plaintiff and **CHARLES H. DIXON, JR. A/K/A CHARLES H. DIXON; YOCAM VILLAGE COMMUNITY ASSOCIATION; UNKNOWN HEIRS OF KIMBERLY DIXON A/K/A KIMBERLY ROGERS DIXON; KRISTA ROGERS; DAKOTAH LIMAURO; MADISON DIXON A/K/A MADISON BAILEY DIXON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA,** are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., on the 4TH day of JANUARY, 2024, the following described property

as set forth in said Final Judgment, to wit:

LOTS 3 AND 5, YOCAM VILLAGE REVISED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 16, PUBLIC RECORD OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH LAND AND MOBILE HOME: 1993, NOBILITY, SPRINGER, VIN# N85940A; TITLE# 66295263 AND VIN# N85940B; TITLE# 66295264.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602,

813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

**VAN NESS LAW FIRM, PLC**  
 1239 E. Newport Center Drive,  
 Suite 110  
 Deerfield Beach, Florida 33442  
 Ph: (954) 571-2031  
**PRIMARY EMAIL:**  
 Pleadings@vanlawfl.com  
 / s / J. Anthony Van Ness  
 J. Anthony Van Ness, Esq.  
 Bar Number: 391832  
 Email: TVanness@vanlawfl.com  
 CR17407-22/sap  
 December 15, 22, 2023 23-03717H

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 23-CA-013979**

**SPECIALIZED LOAN SERVICING LLC,**  
**Plaintiff, vs.**

**GARY R NORMAN, et al**  
**Defendants.**  
**GARY R NORMAN**  
 606 S WIGGINS RD  
 PLANT CITY, FL 33566  
**UNKNOWN SPOUSE OF GARY R NORMAN**  
 606 S WIGGINS RD  
 PLANT CITY, FL 33566  
**UNKNOWN TENANT #1**  
 606 S WIGGINS RD  
 PLANT CITY, FL 33566  
**UNKNOWN TENANT #2**  
 606 S WIGGINS RD  
 PLANT CITY, FL 33566  
**LAST KNOWN ADDRESS: STATED,**  
**CURRENT ADDRESS: UNKNOWN**  
**YOU ARE HEREBY NOTIFIED THAT**

an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
 THE SOUTH 95 FEET OF THE NORTH 1190 FEET OF THE WEST 200 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LESS RIGHT OF WAY FOR WIGGINS ROAD.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before January 9, 2024 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court on the 5th day of December, 2023.

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

**DELUCA LAW GROUP PLLC**  
 PHONE: (954) 368-1311 |  
 FAX: (954) 200-8649  
 service@delucalawgroup.com  
 23-05633-1  
 December 15, 22, 2023 23-03751H

### FIRST INSERTION

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

**CASE NO. 17-CA-004828**  
**NEW PENN FINANCIAL, LLC**  
**D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**

**THE UNKNOWN HEIRS,**  
**DEVISEES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF STEVEN R MAAS**  
**A/K/A STEVEN RAYMOND MAAS,**  
**DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 23, 2023, and entered in 17-CA-004828 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein **NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING** is the Plaintiff and **THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEVEN R MAAS A/K/A STEVEN RAYMOND MAAS, DECEASED; CHRISTOPHER RICHARD MAAS A/K/A CHRISTOPHER R. MAAS; ELIZABETH LEE MAAS A/K/A ELIZABETH L. MAAS A/K/A ELIZABETH MAAS F/K/A ELIZABETH MAAS-WILLIAMS; STEVEN ANTHONY MAAS; GROW FINANCIAL FEDERAL CREDIT UNION F/K/A MACDILL FEDERAL CREDIT UNION; UNITED STATUS OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE** are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on January 04, 2024, the following described property as set forth in said Final Judgment, to wit:  
 ALL THAT CERTAIN PARCEL

OF LAND LYING AND BEING IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
 START AT THE NORTHWESTERLY CORNER OF LOT 70 OF ELLIOTT AND HARRISON SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN SOUTHEASTERLY ALONG THE NORTHERLY LOT LINE 60 FEET FOR POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY PARALLEL WITH THE WESTERLY LOT LINE 200 FEET TO THE SOUTHERLY LOT LINE; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHERLY LOT LINE 60 FEET; THENCE RUN NORTHEASTERLY PARALLEL WITH THE WESTERLY LOT LINE 200 FEET TO THE NORTHERLY LOT LINE; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY LOT LINE 60 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
 THAT PART OF LOT 70 OF ELLIOTT AND HARRISON SUBDIVISION, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 17, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 70 AND RUN SOUTHWESTERLY TO SOUTHEASTERLY CORNER OF SAID LOT 70, THENCE NORTHWESTERLY 60 FEET ALONG SOUTHERLY BOUNDARY OF SAID LOT 70; THENCE NORTHEASTERLY 60 FEET FROM AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID LOT 70, TO NORTHERLY BOUNDARY OF SAID LOT 70, THENCE SOUTHEASTERLY 60 FEET TO POINT OF BEGINNING.

Property Address: 10215 OSLIN ST, TAMPA, FL 33615  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

**IMPORTANT**  
**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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: ADA@fljud13.org  
 Dated this 7 day of December, 2023.

**ROBERTSON,**  
**ANSCHUTZ, SCHNEID,**  
**CRANE & PARTNERS, PLLC**  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email:  
 flmail@raslg.com  
 By: /s/ Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email:  
 dsalem@raslg.com  
 20-060800 - NaC  
 December 15, 22, 2023 23-03723H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR2, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR2, Plaintiff, vs. ASHRAF TAMIMI A/K/A ASHRAF AL TAMIMI A/K/A ASHRAF A. TAMIMI; UNKNOWN SPOUSE OF ASHRAF TAMIMI A/K/A ASHRAF AL TAMIMI A/K/A ASHRAF A. TAMIMI; STEVE AL TAMIMI A/K/A STEVE TAMIMI A/K/A STEVE ALTAMIMI; UNKNOWN SPOUSE OF STEVE AL TAMIMI A/K/A STEVE TAMIMI A/K/A STEVE ALTAMIMI; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY, Defendant(s).

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA... PROBATE DIVISION File No. 2023 CP 3947 IN RE: ESTATE OF GERALDINE L. WALLACE Deceased. The administration of the estate of Geraldine L. Wallace, deceased, whose date of death was June 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is POB 1110, Tampa, FL 33601.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 26, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. PUBLIC STORAGE # 08750, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:30 AM Sale to be held at www.storage-treasures.com.

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2023-CP-004077 Division: A IN RE: ESTATE OF HECTOR LUIS COLON, JR. Deceased. TO: Legal Guardian of D-angelis Colon, a minor New Jersey Legal Guardian of Damy Colon, a minor Philadelphia, PA

SECOND INSERTION

Notice of Public Sale U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2023 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

SECOND INSERTION

NOTICE OF PUBLIC SALE U-Stor Tampa East will be held on or thereafter the dates in 2023 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 12/22/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 OAKKNOLL mobile home bearing vehicle identification number GAFV34A710580K21 and GAFV34B710580K21 and all personal items located inside the mobile home.

SAVE TIME Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication Business Observer









SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 18-CA-001877 DIVISION: J RF-Section II US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. ABDULKADIR M BAYLE A/K/A ABDULKADIR BAYLE A/K/A AKAY MOHAMOUD BAYLE; HABOON M EGAL; HIDDEN OAKS AT TEMPLE TERRACE HOMEOWNERS' ASSOCIATION, INC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 27, 2023, and entered in Case No. 18-CA-001877 of the Circuit Court 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 Plaintiff and ABDULKADIR M BAYLE A/K/A ABDULKADIR BAYLE A/K/A AKAY MOHAMOUD BAYLE; HABOON M EGAL; HIDDEN OAKS AT TEMPLE TERRACE HOMEOWNERS' ASSOCIATION, INC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 February 22, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 20, BLOCK B, HIDDEN OAKS AT TEMPLE TERRACE PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 104, PAGE 24-29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL

BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED November 29, 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 1496-190886 / TM1 December 8, 15, 2023 23-03659H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE NO. 20-CA-3420 MOLLY Y. HOFACRE, TRUSTEE OF THE MOLLY Y. HOFACRE SEPARATE TRUST UTD APRIL 9, 2008, et al., Plaintiffs, vs. FLORIDA TRUST SERVICES LLC f/k/a TRUST LOYALTY LLC, a Florida Limited Liability Company as Trustee of the CLEWIS AVENUE LAND TRUST #4501 DATED AUGUST 14, 2019, et al., Defendants. Cases Consolidated CASE NO. 20-CA-6600 HAROLD L. ROSSITER, SR., Plaintiff, v. HCB FINANCIAL CORP., a Florida corporation; et al., Defendants. NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on December 4, 2023 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at <https://www.hillsborough.realforeclose.com/> at 10:00 a.m. on January 9, 2024, the following property described below, situated in Hillsborough County, Florida, as set forth in the Uniform Final Judgment of Foreclosure: THE PHYSICAL ADDRESSES ARE: 4501 Clewis Avenue Tampa, Florida 33610

and 9318 Six Mile Creek Road Tampa, Florida 33610 DESCRIPTION OF THE REAL PROPERTY: The South 210 feet of the following tract, beginning at the Southwest Corner of the Northeast (NE 1/4) quarter of the Southwest (SW 1/4) quarter of section six (6), township twenty-nine (29) South, Range twenty (20) East, Hillsborough County, Florida; Running thence North 1,999.45 feet; thence East on Subdivision Line 705.54 feet; thence South 663.88 feet; thence West 87.46 feet; then South 1,399.3 feet; Thence West 620 feet, to point of beginning less Road Right-of-Ways on South and East sides thereof, less the following parcel; the East 242 feet of the West 620 feet of the South 210 feet of the Northeast (NE 1/4) quarter of the Southwest (SW 1/4) quarter of section six (6), township twenty-nine (29) South, range twenty (20) East, less road Right-of-Way on South side thereof, all lying and being in Hillsborough County, Florida. a/k/a 4501 Clewis Avenue, Tampa, Florida 33610 Folio No. 065286-0000 AND The East 242 feet of the West 620 feet of the South 210 feet of the Northeast quarter of the Southwest quarter of Section 6, Township 29 South, range 20 East, less road Right-of-way on South side thereof, all lying and

being in Hillsborough County, Florida. a/k/a 9318 Six Mile Creek Road, Tampa, Florida 33610 Folio No. 065286-0000 Any person who is 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 same with the Clerk of Court within 60 days after the foreclosure sale. If you are a person with a disability who needs an accommodation 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: December 5, 2023. ADAMS AND REESE LLP 1515 Ringling Boulevard, Suite 700 Sarasota, Florida 34236 Phone: (941) 316-7600 / Fax: (941) 316-7960 Primary: drew.chesaneck@arlaw.com Secondary: lisa.wilkinson@arlaw.com Co-Counsel for Plaintiffs By: /s/ Drew F. Chesaneck Drew F. Chesaneck Florida Bar No. 115933 December 8, 15, 2023 23-03706H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 23-CA-011883 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RALPH H. ORTIZ; CITY OF TAMPA, FLORIDA; FIA CARD SERVICES, N.A.; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; MIDLAND FUNDING LLC ASSIGNEE OF CITIBANK, N.A.; SEARS MASTERCARD; MLS HOME BUYERS, LLC; STATE OF FLORIDA; UNKNOWN SPOUSE OF RALPH H. ORTIZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the Clerk's website for on-line auctions at, 10:00 AM on the 21 day of March, 2024, the following de-

scribed property as set forth in said Final Judgment, to-wit: LOT 34, BAYHILL ESTATES 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 13 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 2917 W ELLIS DR, TAMPA, FL 33611 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days

before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 04 day of December 2023. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-00869 December 8, 15, 2023 23-03709H

FOURTH 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 Utter a/k/a Ethel Mae 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 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. 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

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 23-CA-014736 Division: R PHILIP SELMAN, individually, MATTHEW MCELROY, individually, and RANDY MCELROY, individually and as Trustee of the Selman Living Trust u/a/d February 10, 2000, as subsequently amended and restated, Plaintiffs, v. SUSAN BROWN, individually, Defendant. TO: SUSAN BROWN, Whose last known residence is 11106 State Road 674, Lithia, FL 33547. YOU ARE HEREBY NOTIFIED that a Verified Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Daniel L. McDermott, Esquire, Daniel McDermott, P.A., James S. Eggert, Esquire, Owens Law Group, P.A., counsel for Plaintiffs, whose addresses, respectively, are 1314 East Las Olas Boulevard, #310, Ft. Lauderdale, FL 33301, and 811-B Cypress Village Blvd., Ruskin, FL 33573-6724;

and file the original with the clerk of the above styled court on or before 12/28, 2023 (30 days from date of First Publication of this Notice); otherwise, a default will be entered against you for the relief prayed for in the complaint or Petition. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court at Hillsborough County,

Florida this 22 day of Novembere, 2023. Cindy Stuart As Clerk of the Court (SEAL) By: /s/ Isha Tirado-Baker as Deputy Clerk DANIEL MCDERMOTT, P.A. Counsel for Plaintiff, Philip Selman 1314 E. Las Olas Blvd., #310 Ft. Lauderdale, FL 33301 (954) 727-1430 – Telephone (954) 727-1431 – Facsimile By: /s/ Daniel L. McDermott, Esquire Daniel L. McDermott, Esquire FBN: 109528 Ryan C. Grubich, Esquire FBN: 105961 and OWENS LAW GROUP, P.A. Counsel for Plaintiffs, Matthew McElroy and Randy McElroy 811-B Cypress Village Blvd. Ruskin, FL 33573-6724 (813) 633-3396 – Telephone (813) 633-3397 – Facsimile Jim@OwensLawGroupPA.com By: /s/ James S. Eggert, Esq. James S. Eggert, Esq. FBN: 949711 Dec. 1, 8, 15, 22, 2023 23-03608H

# OFFICIAL COURTHOUSE WEBSITES

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Call 941-906-9386

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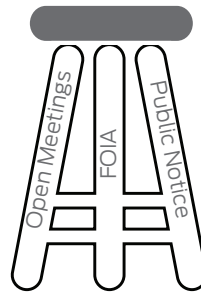
FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878 V.16

# Why Public Notice Should Remain in Newspapers


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



This is not about “newspapers vs the internet”.

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

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

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

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









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

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





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

## Types Of Public Notices






### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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