

HILLSBOROUGH COUNTY LEGAL NOTICES

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 Propagation Whiskey Bar and Restaurant located at 103 N. Palmer Street in the City of Plant City, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of December, 2023. Propagation Plant City LLC
December 22, 2023 23-03784H

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 ALL HALLOWS' BALL located at 110 East Madison Street, Suite 200, in the County of Hillsborough in the City of Tampa, Florida 33610 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 13th day of December, 2023. Bay Area Marketing Alliance, Inc.
December 22, 2023 23-03785H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Law Office of Tiffani K. Thornton located at 10150 Highland Manor Dr, Ste 200 in the City of Tampa, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of December, 2023. The Law Office of Tiffani K. Thornton, PLLC
Tiffani K. Thornton, Member/Manager
December 22, 2023 23-03789H

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 TKT Law located at 10150 Highland Manor Drive, Ste 200 in the City of Tampa, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of December, 2023. The Law Office of Tiffani K. Thornton, PLLC
Tiffani K. Thornton, Member/Manager
December 22, 2023 23-03790H

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 A PERRY CREATIONS located at 20544 GRAND VISTA LANE in the City of TAMPA, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of December, 2023. ANGELA PERRY
December 22, 2023 23-03791H

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 884794 from the Hillsborough County Capital Programs Department, P.O. Box 1110, Tampa, FL 33601. The application was received on Thursday, December 14, 2023. Proposed activities include: a new recreation center with the associated infrastructure and surface water management system. The project name is the Hillsborough County Cross Creek Recreation Center and the project area is approximately 4.34 acres, located in Section 8 & 9, Township 27 South, Range 20 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.
December 22, 2023 23-03793H

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 BBL BUILDING COMPANY FLORIDA : Located at 18302 Highwoods Preserve Parkway : Hillsborough County 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 December day of 18, 2023
BBLBC FL LLC
December 22, 2023 23-03800H

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 STOKES INSURANCE AGENCY : Located at 8800 Grand Oak Cir Ste 670 : Hillsborough County in the City of Tampa : Florida, 33637-2109 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this December day of 18, 2023
STOKES NICOLE E
December 22, 2023 23-03801H

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 Healing and Nutrition located at 8270 Woodland Center Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 18th day of December, 2023.
Gulf Coast Brands LLC
December 22, 2023 23-03802H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 01/15/2024 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.

1C6RR7PT4ES402130 2014 RAM 446177Z107415 1967 BUIC
JM1BMM37F1232833 2015 MAZD
JT8BH28FXW0137878 1998 LEXS
WAUBFAFL9GN008509 2016 AUDI
WBAFR7C57CC811388 2012 BMW
December 22, 2023 23-03795H

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 Executive Defense Investigations located at 8106 Condor Street #6072 in the City of Tampa, Hillsborough County, FL 33621 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of December, 2023. Shelby Taylor
December 22, 2023 23-03792H

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 01/05/2024 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.

5NPE34AF2FH139601 2015 HYUN
December 22, 2023 23-03796H

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 Flamingo Civil Design located at 2807 Ormandy Ct in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of December, 2023. Tight Ship, LLC
December 22, 2023 23-03803H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 23-CP-004173
Div. B
IN RE: ESTATE OF THERESA EDWARDS, DECEASED.

The administration of the estate of Theresa Edwards, deceased, whose date of death was November 23, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No. 23-CP-004173, the address of which is 800 Twigg Street, Rm. 206, Tampa, Florida 33602. The name and address 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 decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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 SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

DATE OF FIRST PUBLICATION of this Notice to Creditors: December 22, 2023

HELEN ELIZABETH S. HIGH
10705 Barefoot Lane
Thonotosassa, Florida 33592
BILLY WAYNE SCOTT
2709 Centerview Place
Brandon, Florida 33511
Personal Representatives

Merritt A. Gardner
Florida Bar No. 210900
Miles C. Gardner
Florida Bar No. 1012063
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tele: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representatives
December 22, 29, 2023 23-03797H

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 Home Helpers of Westchase, located at 314 Roxbury Crossings, in the City of Varico, 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 20 of December, 2023. EYE MOUNTAIN CARES LLC
314 Roxbury Crossings
Varico, FL 33594
December 22, 2023 23-03822H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at
January 22nd, 2024
Caliber Collision Centers, 71 Interbay Blvd., Tampa, FL

2007 HOND
JHMGD38677S037427 \$10,788.40
2015 CHRY
1C3CCCBG8FN582784 \$3634.00
December 22, 2023 23-03807H

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 Bella Grace Rockstars, BG Rockstars, located at 5668 FISHHAWK CROSSING BLVD 159, in the City of LITHIA, County of Hillsborough, State of FL, 33547, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 20 of December, 2023. CHC ROCKSTARS LLC
5668 FISHHAWK CROSSING BLVD 159
LITHIA, FL 33547
December 22, 2023 23-03823H

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 01/05/2024 at 9:00 A.M.

4T1BF3EK8AU115373
2010 TOYOTA CAMRY

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 5019 N Hale Ave. Tampa, FL 33614 on 01/05/2024 at 09:00 A.M.

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

December 22, 2023 23-03804H

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of ELISE D. ROHNOW, CAROL LORRAINE YOUNG and ROBERT LEE BUNCH, II, will, on January 5, 2024, at 10:00 a.m., at 4932 Mahalo Drive, Lot 228, Ruskin, Hillsborough County, Florida 33570; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 2007 WWDTW TRAVEL TRAILER, VIN: 4X4TWDL217J048234, TITLE NO.: 0097943287 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
December 22, 29, 2023 23-03812H

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 292023CP002332A001HC
Division Probate
IN RE: ESTATE OF LIVINGSTON LAVAT BRIZILL JR.
a/k/a LIVINGSTON L. BRIZILL
a/k/a LIVINGSTON L. BRIZILL JR.
Deceased.

The administration of the Estate of Livingston Lavat Brizill Jr., deceased, whose date of death was April 9, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is s P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
David Paoloemilio
156 Laurel Way
Kissimmee, FL 34743
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
FL Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
December 22, 29, 2023 23-03808H

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 Mr. Shelboto's Mercantile located at P.O. Box 31 in the City of Riverview, Hillsborough County, FL 33568 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of December, 2023. Shelby Creative LLC
December 22, 2023 23-03811H

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 HILLSBOROUGH CLEANERS located at 5405 NORTH FLORIDA AVENUE, 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, Florida, this 18TH day of DECEMBER, 2023. FLORIDA AVENUE CLEANERS & LAUNDRY, INC.
December 22, 2023 23-03806H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option
or email
legal@businessobserverfl.com
Business Observer

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 2023-CP-004016
Division: B
IN RE: ESTATE OF JAMES A. PAOLOEMILIO
The administration of the Estate of James A. Paoloemilio, deceased, whose date of death was April 9, 2022, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is s P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
David Paoloemilio
156 Laurel Way
Kissimmee, FL 34743
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
FL Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
December 22, 29, 2023 23-03808H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003977
Division A
IN RE: ESTATE OF
VILMA J. TOBIN,
Deceased.

The administration of the estate of VILMA J. TOBIN, deceased, whose date of death was August 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 December 22, 2023.

KATHLEEN CRIBBIN
Personal Representative
5022 Ruby Flats Drive
Wimauma, FL 33598

James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
December 22, 29, 2023 23-03775H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-004018
Division B
IN RE: ESTATE OF
EDWIN BRIGGS JELKS III,
aka EDWIN B. JELKS III
Deceased.

The administration of the estate of EDWIN BRIGGS JELKS III, also known as EDWIN B. JELKS III, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 22, 2023.

LESLIE JELKS WHITE
Personal Representative
9110 Kidwell Circle
Cumming, GA 30041

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Ryne E. Hartt, Esq.
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Ave,
Tampa, FL 33606
Telephone: 813-251-8659
Email: RHines@hnh-law.com
Secondary Email:
RHartt@hnh-law.com
December 22, 29, 2023 23-03805H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003698
Division Probate
IN RE: ESTATE OF
WILLIAM K. MACMINN,
Deceased.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 December 22, 2023.

Personal Representative:
William J. MacMinn
4634 Shannamara Dr.
Matthews, NC 28104

Attorney for Personal Representative:
Victoria Jones Waller
E-Mail Addresses:
vwaller@generationsoftrust.com
eservice@generationsoftrust.com
Florida Bar No. 0052252
Generations of Trust
433 76th Avenue
St. Pete Beach, FL 33706
Telephone: 727-367-1976
December 22, 29, 2023 23-03780H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 23-CP-004171
DIVISION B
IN RE: THE ESTATE OF
ALBERT R. ANDERSON, JR.,
Deceased.

The administration of the estate of ALBERT R. ANDERSON, JR., deceased, whose date of death was September 24, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives and the Personal Representatives' 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 December 22, 2023.

Personal Representative:
/s/ Gloria Anderson
GLORIA ANDERSON
3810 N. Oak Drive, Unit N42
Tampa, FL 33611

Joel R. Epperson, Esquire
Florida Bar No. 218340
EPPERSON & RICH, PLLC
8401 J R Manor Dr Ste 100
Tampa, FL 33634
Tel: (813) 886-8500
Email: jepperson@eppersonrich.com
srich@eppersonrich.com
Attorney for Personal Representative
December 22, 29, 2023 23-03776H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE 13TH JUDICIAL CIRCUIT IN
AND FOR HILLSBORO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP 004056
IN RE: ESTATE OF
STUART COOKE,
Deceased.

The administration of the estate of STUART COOKE, Deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for HILLSBORO County, Florida, Probate Division, the address of which is 800 E Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

ALBERT COOKE,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
December 22, 29, 2023 23-03813H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 23-CP-004123
PROBATE DIVISION
IN RE: ESTATE OF
GERALD E. DIFABRIZIO,
Deceased.

The administration of the estate of GERALD E. DIFABRIZIO, deceased, whose date of death was November 2, 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 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: December 22, 2023.

Personal Representatives:
/s/ JULIA R. DIFABRIZIO
4749 N. Magnolia Ave., Unit 1
Chicago, IL 60640

/s/ EMILIA A. DIFABRIZIO
3000 W. Heiter Street
Tampa, FL 33607

Attorney for Personal Representatives:
/s/ Jennifer M. Rodriguez
JENNIFER M. RODRIGUEZ, ESQ.
Florida Bar No. 864781
BUCHANAN INGERSOLL
& ROONEY PC
Two South Biscayne Blvd., Suite 1500
Miami, Florida 33131
Phone: (954) 468-2334
Fax: (954) 527-9915
Primary E-Mail:
jennifer.rodriguez@bipc.com
Secondary E-Mail:
kimberly.ecker@bipc.com
December 22, 29, 2023 23-03815H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT
COURT FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File Number: 23-CP-003899
Division: B
IN RE: ESTATE OF
Deborah G. Trinidad
Deceased.

The administration of the estate of DEBORAH G. TRINIDAD, deceased, whose date of death was July 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 430-Edgecomb Courthouse, Tampa, Florida 33602, Courtroom #412. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
Shawn C. Wilson
9117 Carolina Wren Dr.
Tampa, FL 33626

Attorney for Personal Representative:
Douglas G. Jackson, Esq.
djackson@GetYourLegalAction.com
sbechtel@getyourlegalaction.com
Florida Bar Number: 98591
The Law Firm of
Douglas G. Jackson, P.A.
P.O. Box 13596
St. Petersburg, FL 33733
Telephone: 800-704-6045
Fax: 727-614-8445
December 22, 29, 2023 23-03816H

FIRST INSERTION

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

CASE NO. 22-CA-003964
MIDFIRST BANK,
Plaintiff, vs.
ADALBERTO ROLON TORRES,
et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 23, 2023 in Civil Case No. 22-CA-003964 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and ADALBERTO ROLON TORRES, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of January, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 1, BLOCK 4, BALLENTRAE SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE 151, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-08376FL
December 22, 29, 2023 23-03821H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 23-CA-016047
ALLY BANK,
Plaintiff, vs.
IDALMIS ALBERTA AGUILAR
OSORIO; et al.,
Defendant(s).

TO: Wilber Silva Guerrero
Last Known Residence: 4523 Dreiser
Street Tampa FL 33634

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:

2023 Chevrolet Silverado, VIN
IGC4YREYXPF14849

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 January 10, 2024, 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 de-

manded 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 December 5, 2024.
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
1693-127B
Ref# 6172
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-03778H

FIRST INSERTION

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

CASE No. 22-CA-003205

CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF DOROTHY D.
ARCHIBALD AKA DOROTHY
DELORIS ARCHIBALD,
DECEASED, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-003205 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY D. ARCHIBALD AKA DOROTHY DELORIS ARCHIBALD, DECEASED, et al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 24th day of January, 2024, the following described property:

LOT 9, BLOCK 3, OF EVERINA HOMES SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 5, OF THE PUBLIC RECORDS, OF HILLSBOROUGH

FIRST INSERTION

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

CASE NO.: 23-CA-015828
GREENSPRING CAPITAL
MANAGEMENT, LLC, NOT IN
ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS ADMINISTRATOR
OF RMH 2023-1 TRUST,
Plaintiff, vs.

ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER, OR AGAINST EDNA
BARKER, UNKNOWN TENANT #1,
UNKNOWN TENANT #2,
Defendants.

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Edna Barker
Last Known Address: 307 Tweed Avenue Seffner, Florida 33584
Current Address: 307 Tweed Avenue Seffner, Florida 33584

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

Lots 7, 8, 9 and 10, Block A, SEFFNER PARK, according to the map or plat thereof as recorded in Plat Book 20, Page 2, Public Records of Hillsborough County, Florida.
Property Address: 307 Tweed Ave, Seffner, Florida 33584.

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the

first publication of this notice January 2, 2024, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should be published once a week for two 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 seal of said Court at Hillsborough County, Florida, this day of 11/27/2023.

Cindy Stuart
As Clerk of the Court
(SEAL) By: /s/ Isha Tirado-Baker
Deputy Clerk

Respectfully Submitted,
LAW FIRM OF GARY M. SINGER,
P.A.
12 SE 7th Street, Suite 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
December 22, 29, 2023 23-03818H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION I
CASE NO. 23-CA-015520
CENTER STREET LENDING VIII SPE, LLC,
Plaintiff, vs.
THE TARA KIMBERLY GROUP LLC; SILVIA ACERO; GLK CONSTRUCTION COMPANY LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
SILVIA ACERO
(LAST KNOWN ADDRESS)
1701 E. EMMA STREET
TAMPA, FLORIDA 33610

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

LOT 1, BLOCK 3, BIG OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 1701 E. EMMA STREET, TAMPA, FLORIDA 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before January 16, 2024,

a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 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 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 11 day of December, 2023.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
23-01217 CSLC
December 22, 29, 2023 23-03814H

FIRST INSERTION

NOTICE OF SALE UNDER
FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-001164

WELLS FARGO BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2005-AR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR2,
Plaintiff v.
BENJAMIN T. FINK; ET AL.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated August 17, 2023 and the Amended Agreed Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for October 27, 2023, in the above-styled cause, the Clerk of Circuit Court Cindy Stuart, shall sell the subject property at public sale on the 26th day of January, 2024, at 10:00 am to the highest and best bidder for cash, at www.hillsborough.realforeclose.com on the following described property:

LOT 62, HUNTER'S GREEN PARCEL 17B, PHASE 1B/2 ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 17756 Esprit Drive, 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 within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 11, 2023.
BITMAN, O'BRIEN & MORAT, PLLC /s/ Samantha Darrigo, Esquire
Samantha Darrigo, Esquire
Florida Bar No.: 0092331
sdarrigo@bitman-law.com
kimy@bitman-law.com
615 Crescent Executive Ct., Suite 212
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
December 22, 29, 2023 23-03817H

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 23-CA-013019
SECTION # RF

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALICIA R. SANTANA A/K/A ALICIA SANTANA A/K/A ALICIA RAMOS SALINAS TORRES; FLORIDA DEPARTMENT OF REVENUE; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; YUSIMI MEDINA; JORGE G. SANTANA; 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 the Clerk's website for on-line auctions at, 10:00 AM on the 16 day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 6, OF TROPICAL ACRES UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 20, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 12113 BAY TREE DR, RIVERVIEW, FL 33569

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@fjud13.org
Dated this 19 day of December 2023.

By: /s/ Pratik Patel
Pratik Patel, Esq.
Bar Number: 98057
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
23-00712
December 22, 29, 2023 23-03810H

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

Case No: 19-CA-8793 Div. K
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
JOSHUA BAXTER et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Consent Final Judgment of Foreclosure dated 07/12/2023 and Order Granting Plaintiff's Motion to Cancel and Reschedule November 17, 2023 Foreclosure Sale dated 11/14/2023, entered in Case No. 19-CA-8793 Div. K of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein CAR-

RINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and JOSHUA L. BAXTER and PATRICIA BAXTER, are Defendant(s), Cindy Stuart, Hillsborough County Clerk of Courts will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at 10:00 a.m. on January 19, 2024 the following described property set forth in said Final Judgment, to wit:

LOT 10, GROVE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Commonly known as: 4901 GROVE MANOR COURT PLANT CITY, FL 33566
Any person or entity claiming an in-

terest 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 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.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

DATED December 20, 2023
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
LLS07134-BAXTER
December 22, 29, 2023 23-03820H

FIRST INSERTION

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

CIVIL DIVISION: M
CASE NO.: 12-CA-007544

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST 2005-9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9,
Plaintiff, vs.
BECKI MAAS et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Consent Uniform Final Judgment of Foreclosure entered on the 12th day of December 2023, in Case No. 12-CA-007544, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS

TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST 2005-9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9, is the Plaintiff and BECKI MAAS; UNKNOWN SPOUSE OF BECKI MAAS; RYAN MAAS; UNKNOWN SPOUSE OF RYAN MAAS; IF LIVING, INCLUDING ANY UNKNOWN SPOUSE OF SAID DEFENDANT(S) IF REMARRIED, AND IF DECEASED, THE RESPECTIVE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED DEFENDANT(S); MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 4U DIRECT, INC, D/B/A NATIONALS HOME LENDING CENTER; REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK, WHETHER DISSOLVED OR PRESENTLY EXISTING TOGETHER WITH ANY GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, OR TRUSTEES OF SAID DEFENDANTS AND ALL OTHER PER-

SONS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED DEFENDANT(S); UNKNOWN TENANT #1; UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 16th day of January 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 3, CARROLLWOOD SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 10609 CARROLLWOOD DR., TAMPA, FL 33618

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK RE-

PORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 15th day of December, 2023.
By: /s/ David Dilts
David Dilts, Esq.
Bar Number: 68615
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
17-01881
December 22, 29, 2023 23-03786H

FIRST INSERTION

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

CASE NO.: 21-CA-005613

WELLS FARGO BANK N.A., NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR GREEN TREE 2008-MH1,
Plaintiff, vs.
NEAL P. CONNELL A/K/A NEAL PRESTON CONNELL; ESTATE OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, SR., DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, SR., DECEASED; TAMMI STEWART DARDEN F/K/A TAMMI LEE STEWART F/K/A TAMMI LEE STEWART CONNELL; LINDA ANN JOHNSON F/K/A TERESA ANN STEWART; ESTATE OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, II, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, II, DECEASED;

UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated February 23, 2022 and an Order Rescheduling Foreclosure Sale dated December 18, 2023, entered in Civil Case No.: 21-CA-005613 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WELLS FARGO BANK N.A., NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR GREEN TREE 2008-MH1, Plaintiff, and NEAL P. CONNELL A/K/A NEAL PRESTON CONNELL; ESTATE OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, SR., DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, SR., DECEASED; TAMMI STEWART DARDEN F/K/A TAMMI LEE STEWART F/K/A TAMMI LEE STEWART CONNELL; LINDA ANN JOHNSON F/K/A TERESA ANN STEWART; ESTATE OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, II, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF WAYMON CHARLES STEWART A/K/A WAYMAN CHARLES STEWART, II, DECEASED, are Defendants.

CINDY STUART, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 25th day of January, 2024, the following described real property as set forth in said Judgment, to wit:

THE EAST 220.00 FEET OF THE WEST 720.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 20 EAST, LESS THE SOUTH 988.54 FEET, AND LESS THE NORTH 145.00 FEET OF THE WEST 205.00 FEET THEREOF, AND LESS THE NORTH 25.00 FEET FOR ROAD RIGHT OF WAY.

TOGETHER WITH THAT CERTAIN 1993 FLEETWOOD CARRIE CRAFT DOUBLEWIDE MOBILE HOME, VIN NUMBERS FLFLN70A20858CG AND FLFLN70B20858CG.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are an individual with a disability who needs an accommodation in order to participate in a court

proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.
Dated: December 20, 2023

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
20-48848
December 22, 29, 2023 23-03819H

FIRST INSERTION

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

CASE NO. 22-CA-009633

LOANDEPOT.COM, LLC
Plaintiff, v.
JOHN LEON STUBBS; LYNN HAMILTON STUBBS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; TWIN CREEKS COMMUNITY ASSOCIATION, INC.

Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 20, 2023, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 31, IN BLOCK 2, OF TWIN CREEKS PHASE 1 AND 2, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 179, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 10142 ROSE PETAL PL, RIVERVIEW, FL 33578-7564
at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on January 22, 2024 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org
Dated at St. Petersburg, Florida this 15th. day of December, 2023.
eXL Legal, PLLC
Designated Email Address:
efiling@xllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000008377
December 22, 29, 2023 23-03798H

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

VZ02076

FIRST INSERTION

CLERK'S 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;

Defendant(s),
NOTICE IS GIVEN that, in accordance with the Agreed Order on Motion to Reschedule Foreclosure Sale dated December 16, 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 June 04, 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 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.

Respectfully submitted this December 18, 2023
/s/Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office, PLLC
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
mtw@wasingerlawoffice.com
December 22, 29, 2023 23-03799H

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 23-CA-012666
SECTION # RF

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 TERESA R. BROWN AKA TERESA RENEE BROWN AKA TERESA BROWN; 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, the Clerk's website for on-line auctions at, 10:00 AM on the 4 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 45, MAP OF CAMPOBELLO, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 2720 E 21ST AVE, TAMPA, FL 33605

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

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

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

Dated this 14 day of December 2023.
By: /s/ Pratik Patel
Pratik Patel, Esq.
Bar Number: 98057
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
23-01471
December 22, 29, 2023 23-03777H

FIRST INSERTION

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

CASE NO. 29-2023-CA-012692
MCLP ASSET COMPANY, INC.

Plaintiff, vs.
SANDRA K SAUL, et al.,
Defendant.

To: UNKNOWN SPOUSE OF JEFFREY JOHN SAUL A/K/A JEFFREY SAUL
4902 HOLIDAY DR
TAMPA, FL 33615

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 16, HOLIDAY VILLAGE, SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before January 16, 2024 or 30 days from the first publi-

cation, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 11th day of December, 2023.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
22-01435FL
December 22, 29, 2023 23-03783H

FIRST 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-013788
ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, vs.
1009 MERCER LOOP LLC, et al,
Defendant(s).

To: 1009 MERCER LOOP LLC
Last Known Address: C/O AUTHORIZED AGENT, 4532 W KENNEDY BLVD, SUITE 452
TAMPA, FL 33609
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

A TRACT OF LAND BEGINNING 1044.35 FEET WEST AND 216.70 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND RUN EAST 112.00 FEET; THENCE NORTH 200.00 FEET; THENCE WEST 112.00 FEET; THENCE SOUTH 200.00 FEET TO THE POINT OF BEGINNING.

A/K/A 1009 MERCER LOOP PLANT CITY FL 33567

has been filed against you and you are required to serve a copy of your written defenses by January 18, 2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL

33623, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

WITNESS my hand and the seal of this court on this 13 day of December, 2023.

Cindy Stuart
Clerk of the Circuit Court
(SEAL) By: /s/ Isha Tirado-Baker
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
PH - 22-008753
December 22, 29, 2023 23-03779H

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. 15-CA-003106

Fifth Third Bank, National Association, Plaintiff, vs.
MARK A ARTH, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 15-CA-003106 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and MARK A ARTH; UNKNOWN BENEFICIARIES OF THE ARTH FAMILY TRUST U/T/A DATED OCTOBER 15, 2004; UNKNOWN SPOUSE OF MARK A ARTH; AQEELA SYED-ARTH, INDIVIDUALLY AND AS TRUSTEE; UNKNOWN SPOUSE OF AQEELA SYED-ARTH; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 7th day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

THE EAST 25 FEET OF LOT 22, THE SOUTH 27.85 FEET OF LOT 23, AND ALL OF LOTS 24 AND 25, BLOCK 2, OF THE SOUTHLAND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 43, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
Dated this 15th day of December, 2023.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00882
December 22, 29, 2023 23-03787H

FIRST INSERTION

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

CASE NO. 23-CA-002105

MIDFIRST BANK

Plaintiff, v.
INES SANTANA A/K/A INES P. SANTANA; MARIA ROSALES A/K/A MARIA J. ROSALES; UNKNOWN SPOUSE OF INES SANTANA A/K/A INES P. SANTANA; UNKNOWN SPOUSE OF MARIA ROSALES A/K/A MARIA J. ROSALES; UNKNOWN TENANT #2; UNKNOWN TENANT #1;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 14, 2023, and Order Rescheduling Foreclosure Sale entered on December 12, 2023, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 5, PINEY OAKS ESTATES PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 1505 PROSSER CT, PLANT CITY, FL 33563-6960
at public sale, to the highest and best bidder, for cash, online at http://www.

hillsborough.realforeclose.com, on January 30, 2024 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org
Dated at St. Petersburg, Florida this 18th day of December, 2023.

eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000008961
December 22, 29, 2023 23-03809H

FIRST INSERTION

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

CASE NO.: 23-CC-106975

DIVISION: V

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

SERVICING

Plaintiff(s), vs.

JANIS W. BARNWELL;

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF ROBERT E. BARNWELL DECEASED;

THE UNKNOWN TENANT IN POSSESSION OF 9315 MICHAEL

LANE, TAMPA, FL 33610

Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT E. BARNWELL DECEASED

Last known Address: Unknown

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the County Court of Hillsborough County, Florida, to replevin certain personal property described as follows:

1998 Redman Homes, 62x28 Limited, Mobile Home
Serial Number(s):FLA-14613030A, FLA-14613030B.
Property address: 9315 Michael Lane, Tampa, FL 33610

You are required to file a written re-

sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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 the 4 day of December, 2023.

Clerk of the Circuit Court
As Clerk of the Court
(SEAL) BY: /s/ Isha Tirado-Baker
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-010368-1
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-03782H

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. 23-CA-001143

Regions Bank dba Regions Mortgage

successor by merger to Union

Planters Bank, N.A.,

Plaintiff, vs.

Maria Cuadra, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-001143 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Regions Bank dba Regions Mortgage successor by merger to Union Planters Bank, N.A. is the Plaintiff and Maria Cuadra; Unknown Spouse of Maria Cuadra; Eliana San Martin a/k/a Eliana Luisa San Martin f/k/a Eliana Luisa Lopez f/k/a Eliana Luisa Del Carmen Cuadra f/k/a Eliana Luisa San Martin Cuadra; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Juan Cuadra a/k/a Juan Pablo Cuadra San Martin, Deceased are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 11th day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 10, WEST PARK ESTATES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 36, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
Dated this 15th day of December, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F01933
December 22, 29, 2023 23-03788H

FIRST 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-012099

DIVISION: E

U.S. BANK NATIONAL

ASSOCIATION,

Plaintiff, vs.

DESIREE PADILLA, et al,

Defendant(s).

To: MATTHEW NORTON

Last Known Address:

4311 E Frierson Ave

Tampa, FL 33610

Current Address: Unknown

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

LOTS 6 AND 7, BLOCK 8, REVISED MAP OF RUBENSTEINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 4311 E FRIERSON AVE TAMPA FL 33610

has been filed against you and you are required to serve a copy of your written defenses by January 20, 2024, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereaf-

ter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

WITNESS my hand and the seal of this court on this 15 day of December, 2023.

Clerk of the Circuit Court
(SEAL) BY: /s/ Isha Tirado-Baker
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
PH - 23-003589
December 22, 29, 2023 23-03781H

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of DAWN MARIE FREDERICK will, on January 12, 2024, at 10:00 a.m., at 125 Sky Ridge Drive, Lot #426, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1991 BARR MOBILE HOME, VIN: FLFLM33A14021BA, TITLE NO.: 0061895512, and VIN: FLFLM33B14021BA, TITLE NO.: 0061898457 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 December 15, 22, 2023 23-03712H

THIRD INSERTION

NOTICE OF ACTION
by Publication
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 23-DR-012898
Division: D

Vanshell R. White, Petitioner/Fictive Kin. Vs. Lakeisha S. Spencer and James Q. Lamar. Respondents
To: LAKEISHA S. SPENCER
Last Known Address: 2102 N. 25th Street #B Tampa, Florida 33605
YOU ARE NOTIFIED that an action for temporary child custody has been filed by VANSHELL R. WHITE. You are required to serve a copy of your written objections if any, to Vanshell R. White, whose address is 8501 N. 50th Street, Apt. 1211, Tampa, Florida 33617, on or before December 20, 2023, and file an original with the Clerk of this Court either before service on Petitioner or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.
DATED on November 14, 2023.
Cindy Stuart, Clerk of Court (SEAL) BY: /s/ Isha Tirado-Baker As Deputy Clerk
Vanshell R. White 8501 N. 50th Street, Apt. 1211 Tampa, Florida 33617 (813) 731-6108 vq668@aol.com Dec. 8, 15, 22, 29, 2023 23-03650H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004040
Division B
IN RE: ESTATE OF THUY THI RUMO
Deceased.

The administration of the Estate of THUY THI RUMO, deceased, whose date of death was September 17, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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 December 15, 2023.
Personal Representative:
KATHY BOISSEAU
11803 Cliffwood Ct.
Riverview, Florida 33569
Attorney for Personal Representative: JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemeway@bhpallaw.com
Secondary E-Mail: pleadings@brandonbusinesslaw.com
December 15, 22, 2023 23-03714H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP004080
IN RE: ESTATE OF RICHARD W. HIGGINS
Deceased.

The administration of the estate of Richard W. Higgins, deceased, whose date of death was March 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg 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 December 15, 2023.
Personal Representative:
Roslyn V. Higgins
713 Guisando De Avila
Tampa, Florida 33613
Attorney for Personal Representative: Jon P. Skelton
Attorney for Personal Representative Florida Bar Number: 49939
SHUMAKER LOOP & KENDRICK LLP
101 E. Kennedy Blvd., Suite 2800 Tampa, FL 33602
Telephone: (813) 229-7600
Fax: (813) 229-1660
E-Mail: jskelton@shumaker.com
Secondary E-Mail: tmcentyre@shumaker.com
#30032480v1
December 15, 22, 2023 23-03762H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004146
IN RE: ESTATE OF JOHN SIMS SR., aka JOHN R. SIMS SR.
Deceased.

The administration of the estate of JOHN SIMS SR., also known as JOHN R. SIMS SR., deceased, whose date of death was October 21, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. 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: December 15, 2023.
Signed on this 6th day of December, 12/11/2023.
JOHN ROBERT SIMS JR. Personal Representative
6319 Aberdeen Avenue
New Port Richey, FL 34653
Wayne R. Coulter
Attorney for Personal Representative Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, Florida 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
December 15, 22, 2023 23-03744H

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-002252
DIVISION: B
IN RE: THE ESTATE OF WILLIAM ANTHONY ALONSO,
Deceased.

The administration of the estate of WILLIAM ANTHONY ALONSO, deceased, whose date of death was April 20, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the Personal Representatives and the Personal Representatives' 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 December 15, 2023.
Personal Representative:
THOMAS J. SHEA, III, ESQUIRE
8401 J R Manor Dr Ste 100
Tampa, FL 33634
Joel R. Epperson, Esquire
Florida Bar No. 218340
EPPERSON & RICH, PLLC
8401 J R Manor Dr Ste 100
Tampa, FL 33634
Tel: (813) 886-8500
Email: jepperson@eppersonrich.com
srich@eppersonrich.com
Attorney for Personal Representative
December 15, 22, 2023 23-03715H

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-CP-004205
IN RE: ESTATE OF VIVIAN C. WILLINGHAM
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of Vivian C. Willingham, deceased, File Number 23-CP-4205, by the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twigg St, Tampa, FL 33602; that the decedent's date of death was June 18, 2023; that the total value of the estate is \$5,484.52 and that the names and addresses of those to whom it has been assigned by such order are:
Name, Address; Steven L. Willingham, 5901 Hammock Woods Dr., Odessa, FL 33556; David L. Willingham, 767 N. Sun Rd., Apache Junction, AZ 85119; Kathy L. Winkler, 6591 N Paragua Cir., Crystal River, FL 34428
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is December 15, 2023.
Persons Giving Notice:
/s/ Steven L. Willingham
5901 Hammock Woods Dr
Odessa, Florida 33556
Attorney for Persons Giving Notice: /s/ T. Edmund Spinks, Esq.
T. Edmund Spinks, Esq.
Florida Bar Number: 0423947
2801 W. Busch Blvd Ste 200
Tampa, FL 33618
Telephone: (813) 651-1233
E-Mail: ed@spinkslawfirm.com
December 15, 22, 2023 23-03769H

THIRD 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 Damiyr Colon, a minor
Philadelphia, PA
Melissa Melava obo Leilani Colon, a minor
Florida or California
YOU ARE NOTIFIED that Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner, Cristiliana Colon's, attorney, whose name and address are:
Aliana M. Payret, Esq.
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, Suite 2
Lakeland, Florida 33801
on or before January 10, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on this 1st day of December, 2023.
:/s/ Aliana M. Payret
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com
First publication on December 8, 2023.
Dec. 8, 15, 22, 29, 2023 23-03683H

SECOND INSERTION

Revocable Living Trust of Virginia J. Larimer dated 8/4/89
Virginia J. Larimer, a resident of Hillsborough County, Florida, who died on October 17, 2023, was the settlor of a trust entitled: Revocable Living Trust of Virginia J. Larimer dated August 4, 1989, which is a trust described in Section 733.707(3) of the Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors, to the extent the decedent's estate is sufficient to pay them, as provided in section 733.607(2) of the Florida Statutes.
The name and address of the trustee are set forth below.
Frank W. Larimer, Successor Trustee
1508 Hidden Hills Drive
Clinton, TN 37716
December 15, 22, 2023 23-03713H

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com



DEADLINE



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

THIRD INSERTION

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

CASE NO.: 23-CC-095143

ALLY BANK,
Plaintiff, VS.
NICHOLAS RUTHERFORD; et al.,
Defendant(s).
TO: Nicholas Rutherford
Last Known Residence: 503 9th Street
NE Ruskin, FL 33570

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

2021 Nissan Rogue, VIN 5N1A-T3AA8MC783122

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 28, 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 22, 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
1693-059B
Ref# 6066
Dec. 8, 15, 22, 29, 2023 23-03661H

SECOND INSERTION

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

CIVIL DIVISION G

CASE NO. 23-CA-014862

**GRANADA INSURANCE
COMPANY,**
Plaintiff, vs.
**ARIEL BRACEY, an individual;
SAVON BRACEY, an individual;
and VARMAC EXPRESS INC., a
Florida corporation,**
Defendants.

TO: Ariel Bracey, 1612 Dogwood Flower Lane, Apt. 102, Ruskin, FL 33573

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 January 16, 2024, on Nicole Di Pauli Gould, 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 12/11/2023

Cindy Stuart, Clerk of Court
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk

Nicole Di Pauli Gould, Esquire
plaintiff's attorney
Hinshaw & Culbertson LLP
2525 Ponce de Leon Blvd., 4th Floor
Coral Gables, Florida 33134
Dec. 15, 22, 29, 2023; Jan. 5, 2024

23-03756H

THIRD INSERTION

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

CASE NO.: 23-CC-108030

ALLY BANK,
Plaintiff, VS.
AINSWORTH MOORE; et al.,
Defendant(s).
TO: Ainsworth Moore
Last Known Residence: 208 S Malcolm
Ct. Tampa, FL 33609

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:

2014 BMW M6, VIN WB-S6C9C59ED467410

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 28, 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 22, 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
1693-082B
Ref# 6064
Dec. 8, 15, 22, 29, 2023 23-03660H

SECOND INSERTION

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

PROBATE DIVISION

File No.: 23-CP-003771

Division: A

IN RE: ESTATE OF

AVA S. FELDMAN,

Deceased.

The administration of the Estate of Ava S. Feldman, deceased, whose date of death was July 30, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 315 E. Twiggs Street, Tampa, Florida 33609. 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 December 15, 2023.

Personal Representative:

David Silber
202 S. Hale Avenue
Tampa, Florida 33609

Attorney for Personal Representative:

Elaine N. McGinnis, Esq.
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100

Tampa, FL 33609

Telephone: (813) 851-3380

E-Mail: elaine@estatelawtampa.com

December 15, 22, 2023 23-03768H

SECOND INSERTION

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

PROBATE DIVISION

File No. 23-CP-003780

IN RE: ESTATE OF

JODIE RAY STOUT

Deceased.

The administration of the estate of JODIE RAY STOUT, deceased, whose date of death was September 27, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602 Attn: Probate Division. 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 December 15, 2023.

Personal Representative:

/s/Laura L. Stout
Laura L. Stout
416 Thicket Crest Road
Seffner, Florida 33584

Attorney for Personal Representative:

/s/Spiro J. Verras

Spiro J. Verras, Esq.

Florida Bar Number: 479240

Verras Law, P.A.

31640 US Highway 19 N, Suite 4

Palm Harbor, Florida 34684

Telephone: (727) 493-2900

Fax: (888) 908-5750

Email: spiro@verras-law.com

Secondary Email:

contact@verras-law.com

December 15, 22, 2023 23-03726H

SECOND INSERTION

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

PROBATE DIVISION

File No: 23 CP 3994

IN RE: ESTATE OF

BRENDA MARIE STRUBE

Deceased.

The administration of the Estate of Brenda Marie Strube, deceased, File Number 23-CP-*, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is December 15, 2023.

Personal Representative:

Christina A. Palacios
306 Menke Road
Trail Creek, IN 46360

Attorney for Personal Representative:

Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdoch, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

December 15, 22, 2023 23-03760H

SECOND INSERTION

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

PROBATE DIVISION

File No. 23-CP-003838

IN RE: ESTATE OF

JAY JOSEPH RUBLE,

Deceased.

The administration of the estate of JAY JOSEPH RUBLE, deceased, whose date of death was October 28, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 15, 2023.

JOHN P. RUBLE

Personal Representative

5 Foxwood Lane
Medford, NJ 08055

JAMES P. HINES, JR.

Florida Bar No. 061492

MORGAN A. ROBINSON

Florida Bar No. 1038923

Attorneys for Personal Representative

Hines Norman Hines, PL

315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: jhinesjr@hnh-law.com

Secondary Email:

mrobinson@hnh-law.com

December 15, 22, 2023 23-03745H

SECOND INSERTION

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

PROBATE DIVISION

File No. 2023-CP-3863

Division Probate

IN RE: ESTATE OF

ZOE V. BORROTO

Deceased.

The administration of the estate of Zoe V. Borroto, deceased, whose date of death was October 28, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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 December 15, 2023.

Personal Representative:

/s/ ARLETTE THAIS RODRIGUEZ

Arlette Thais Rodriguez

4165 NW 50th Terrace, Apt 2202

Gainesville, Florida 32606

Attorney for Personal Representative:

/s/ Lorenzo Ramunno

Lorenzo Ramunno, Esq.

Attorney Petitioner

RAMUNNO LAW FIRM, P.A.

Florida Bar Number: 765813

7500 SW 61ST AVENUE, SUITE 100

Ocala, FL 34476

Telephone: (352) 854-5570

E-Mail: ramunnolaw@gmail.com

December 15, 22, 2023 23-03746H

SECOND INSERTION

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

PROBATE DIVISION

CASE NO.: 23-CP-003802

DIVISION: B

IN RE: THE ESTATE OF:

DAVID MATTHEW BURKLEY

AKA DAVID BURKLEY AKA

DAVE BURKLEY,

Deceased.

The administration of the estate of DAVID MATTHEW BURKLEY AKA DAVID BURKLEY AKA DAVE BURKLEY, deceased, whose date of death was October 3, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgcombe Courthouse, Attn: Probate Department, P.O. Box 989, 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 the 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 15, 2023.

JOHN SAMUEL BURKLEY

Personal Representative

4045 Courtside Way

Tampa, Florida 33618

KNOWLTON LAW FIRM, P.L.

Horace A. Knowlton IV, Esq.

HORACE A. KNOWLTON IV, Esquire

Attorney for Personal Rep.

Florida Bar No.: 817945

14502 North Dale Mabry Highway

Suite 200

Tampa, Florida 33618

813-253-3013

Knowltonlawfirmpl@gmail.com

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-000594
SEASIDE GLOBAL INVESTMENTS, LLC, Plaintiff, v. WEST COAST ENTERPRISES, LLC; IAN LOVE, CLEANDY GOMEZ, KYLE MCCULLERS, ANY AND ALL UNKNOWN TENANTS OR PARTIES IN POSSESSION; 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 DESCRIBED HEREIN, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated December 5, 2023 (the "Judgment"), entered in Civil Case No. 2023-CA-000594, Circuit Court in and for Hillsborough County, Florida, wherein Seaside Global Investments, LLC, is Plaintiff, and West Coast Enterprises, LLC, Ian Love, Cleandy Gomez, Kyle McCullers, Any and All Unknown Tenants or Parties in Possession; 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 described herein are defaulted Defendants, that on January 11, 2024, the clerk will sell to the highest and best bidder for cash in or at the Clerk's website for on-line auctions www.hillsborough.realforeclose.com at 10:00 a.m. the following described property as set forth

in the Uniform Final Judgment of Mortgage Foreclosure, to wit:
 Lot 22, Block 13, RIVERSIDE ESTATES CORRECTED MAP OF BLOCK 1, 2, 12, 13, 14, & 15, as per plat thereof, recorded in Plat Book 24, Page 28, of the Public Records of Hillsborough County, Florida.
 Street Address: "1508 W. Comanche Avenue, Tampa, FL 33603"
 Folio: 103508-0000
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Coordinator, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated: December 6, 2023
MICHAEL J. BELLE, P.A. /s/ Derek W. Eisemann
 Derek W. Eisemann
 Florida Bar No. 0092735
 2364 Fruitville Road
 Sarasota, FL 34237
 (941) 955-9212
 Counsel for Plaintiff
 December 15, 22, 2023 23-03718H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-CA-000296
DIVISION: B
DYW MORTGAGE CAPITAL, INC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES OF ROBERT NORMAND A/K/A ROBERT JOSEPH NORMANDA/K/A ROBERT J. NORMAND, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT, et al., Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 8, 2023, and entered in Case No. 23-CA-000296 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which DYW MORTGAGE CAPITAL, INC., is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES OF ROBERT NORMAND A/K/A ROBERT JOSEPH NORMAND A/K/A ROBERT J. NORMAND, DECEASED; ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT; THE VILLAGES OF OAK CREEK MASTER ASSOCIATION, INC.; PATRICIA A. LAMERE; UNKNOWN SPOUSE OF PATRICIA A. LAMERE N/K/A WILLIAM LAMERE; JOHN E. NORMAND; UNKNOWN SPOUSE OF JOHN E. NORMAND are defendants, Cindy Stuart, Clerk of the Court, will sell to the highest and best bidder for cash in/on <https://www.hillsborough.realforeclose.com/index.cfm> in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida at 10:00 am on the 8th day of January, 2024,

the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 11, BLOCK 1, OAK CREEK PARCEL "H-H", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 141, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 8555 DEER CHASE DRIVE, 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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
 See Americans with Disabilities Act
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 /s/ Damian G. Waldman
 Damian G. Waldman, Esq.
 Florida Bar No. 0090502
 Law Offices of
 Damian G. Waldman, P.A.
 PO Box 5162
 Largo, FL 33779
 Telephone: (727) 538-4160
 Facsimile: (727) 240-4972
 Email 1: damian@dwardmanlaw.com
 E-Service: service@dwardmanlaw.com
 Attorneys for Plaintiff
 December 15, 22, 2023 23-03733H

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-014514
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHOME MORTGAGE TRUST 2021-RTL2, MORTGAGEBACKED NOTES, SERIES 2021-RTL2, Plaintiff, v. JESUS RIVERA AS TRUSTEE FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST; ONE HOUR HOUSE SOLUTIONS, LLC; ASHLEY RADER AS TRUST SETTLOR FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 7, 2023 entered in Civil Case No. 23-CA-

014514 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHOME MORTGAGE TRUST 2021-RTL2, MORTGAGEBACKED NOTES, SERIES 2021-RTL2, Plaintiff and JESUS RIVERA AS TRUSTEE FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST; ONE HOUR HOUSE SOLUTIONS, LLC; ASHLEY RADER AS TRUST SETTLOR FOR THE SAINT CLOUD LAND TRUST #601 DATED JANUARY 15TH, 2022, A FLORIDA COMMON LAW TRUST 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 5, 2024 the following described property as set forth in said Final Judgment, to-wit:
 THE NORTH 125 FEET OF THE WEST 180 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-006598
MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF REUBEN GREEN A/K/A REUBEN GREEN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GLORIA F. SPIKE; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN, AS PETITIONER OF THE ESTATE OF REUBEN GREEN A/K/A REUBEN GREEN, DECEASED; LATOYA DOUGLAS; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; TORIANO L. MACKAY; STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 26, 2023, and Order Rescheduling Foreclosure Sale entered on December 6, 2023, in this case, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:
 LOT 14, IN BLOCK 10, OF DEL RIO ESTATES, UNIT 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 38, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.
 a/k/a 4415 DOLPHIN DR, TEMPLE TERRACE, FL 33617-8303
 at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on January 11, 2024 beginning at 10:00 AM.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040 ; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org
 Dated at St. Petersburg, Florida this 7th. day of December, 2023.
 eXL Legal, PLLC
 Designated Email Address: efiling@exlegal.com
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 Isabel López Rivera
 FL Bar: 1015906
 111160103
 December 15, 22, 2023 23-03716H

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-012485
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JASMINE C. IDLEBURGH A/K/A JASMINE CRYSTAL PHIFER; HENRY J. IDLEBURGH JR A/K/A HENRY JAMES IDLEBURGH, JR.; 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, the Clerk's website for on-line auctions at: 10:00 AM on the 04 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOTS 8, AND 9, BLOCK 4 OF RE-VISED MAP OF DRUID HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 8725 N TANGERINE PL, TAMPA, FL 33617
 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 13 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
 23-01349
 December 15, 22, 2023 23-03774H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2022-CA-001497
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE2, Plaintiff, vs. LYNN MARIE F. DEMORAY, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 26, 2023, and entered in Case No. 29-2022-CA-001497 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2, is the Plaintiff and Lynn Marie F. DeMoray, Providence Townhomes Homeowners Association, Inc. are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the January 2, 2024 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 5 IN BLOCK 23 OF PROVIDENCE TOWNHOMES PHASES 1 AND 2 ACCORDING TO MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 61 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 A/K/A 1305 KELRIDGE PLACE
 BRANDON FL 33511
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.
 Dated this 06 day of December, 2023.
ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida Bar #106621
 Justin Ritchie, Esq.
 CT - 22-000707
 December 15, 22, 2023 23-03732H

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-003674
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF COWAL, INC. ALTERNATIVE LOAN TRUST 2006-12CB, MORTGAGE PASS-THRU CERTIFICATES SERIES 2006-12CB, Plaintiff, v. JONATHAN D. DAVENPORT, ET AL., Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to an Order dated December 6, 2023 entered in Civil Case No. 22-CA-003674 in the Circuit Court of the 13th Judicial Circuit 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 COWAL, INC. ALTERNATIVE LOAN TRUST 2006-12CB, MORTGAGE PASS-THRU CERTIFICATES SERIES 2006-12CB, Plaintiff and JONATHAN D. DAVENPORT; UNKNOWN SPOUSE OF JONATHAN D. DAVENPORT; SANTANDER CONSUMER USA, INC.; FORD MOTOR CREDIT COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY FKA FORD MOTOR CREDIT COMPANY; UNKNOWN TENANT #1 N/K/A TYLER WAYNE DAVENPORT, 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 10, 2024 the following described property as set forth in said Final Judgment, to-wit:

OF 144.75 FEET; THENCE N 38° 59' 10" E, A DISTANCE OF 230 FEET, MORE OR LESS, TO A POINT AT THE WATER'S EDGE OF A LAKE, SAID POINT HEREINAFTER REFERRED TO AS POINT A; THENCE RETURN TO THE POINT OF BEGINNING; THENCE W 14°19'30" E, A DISTANCE OF 189 FEET, MORE OR LESS, TO THE WATER'S EDGE OF A LAKE; THENCE WITH SAID WATER'S EDGE IN A WESTERLY DIRECTION, A DISTANCE OF 55 FEET, MORE OR LESS TO AFORMENTIONED POINT A. CONTAINS 0.5 ACRE, MORE OR LESS.
 Property Address: 5903 Lake-side Drive, Lutz, FL 33558
 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: flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: M22093-JMV
 December 15, 22, 2023 23-03719H

OFFICIAL COURTHOUSE WEBSITES

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

LV20890-VE

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION CASE NO.: 23-CA-012504 DIVISION: I GUARANTEED RATE, INC., Plaintiff, vs. ADRIAN I. CONTRERAS; JENNY JUDITH CONTRERAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants. TO: ADRIAN I. CONTRERAS, 6709 WEST KNIGHTS GRIFFIN ROAD, PLANT CITY, FL 33565 JENNY JUDITH CONTRERAS, 6709 WEST KNIGHTS GRIFFIN ROAD, PLANT CITY, FL 33565 UNKNOWN TENANT #1, 6709 WEST KNIGHTS GRIFFIN ROAD, PLANT CITY, FL 33565 UNKNOWN TENANT #2, 6709 WEST KNIGHTS GRIFFIN ROAD, PLANT CITY, FL 33565 YOU ARE NOTIFIED that an action to foreclose to the following properties in Hillsborough County, Florida: LOT 1, TIMS WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6709 West

Knights Griffin Road, Plant City, FL 33565 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before January 16, 2024, 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. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on December 11, 2023. CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Isha Tirado-Baker DEPUTY CLERK SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff December 15, 22, 2023 23-03752H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016418 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ARELIS RODRIGUEZ; GOLDMAN SACHS BANK USA; CODE ENGINEERED SYSTEMS, INC.; UNKNOWN SPOUSE OF ARELIS RODRIGUEZ; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ARELIS RODRIGUEZ Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8 IN BLOCK 15 OF SOUTHERN COMFORT HOMES UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 6018 W IDLEWILD AVE, TAMPA, FL 33634 HILLSBOROUGH has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within January 15, 2024 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court this 11th day of December, 2023. CINDY STUART As Clerk of the Court by: (SEAL) By: /s/ Mustafa Divan As Deputy Clerk Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 December 15, 22, 2023 23-03747H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-CA-007636 MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SHANNA RINGOLD HALL, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated August 24, 2023, in Case No.: 22-CA-007636 of the Circuit Court in and for Hillsborough County, Florida, wherein MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and SHANNA RINGOLD HALL, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on February 7, 2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 16, Block 7, MAGNOLIA PARK, SOUTHEAST "E", according to the plat thereof, as recorded in Plat Book 116, Page(s) 126 through 131, of the Public Records of Hillsborough County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770. DATED: December 8, 2023

By: /s/ Shayla J. Mount Shayla J. Mount, Esquire Florida Bar No.: 108557 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 December 15, 22, 2023 23-03727H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: I CASE NO.: 23-CA-011877 SECTION # RF

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 LUTHER FLOYD HUNTER A/K/A LUTHER F. HUNTER; MV REALTY PBC, LLC; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 22 day of February, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 4, KING'S VILLAGES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 44, PAGE 100, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 701 S WILKINS AVE #1, PLANT CITY, FL 33563

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 13 day of December 2023. By: /s/ Pratik Patel Pratik Patel, Esq. Bar Number: 98057 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 23-00825 December 15, 22, 2023 23-03772H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 13-CA-13120

TRUIST BANK, Plaintiff, vs. MARCELL A. BRYAN A/K/A MARCELL ANTHONY BRYAN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 11, 2023 in Civil Case No. 13-CA-13120 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRUIST BANK is Plaintiff and MARCELL A. BRYAN A/K/A MARCELL ANTHONY BRYAN, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of January, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 44, Block 8, Easton Park Phase I, as per Plat thereof, recorded in Plat Book 110, Page 203, of the Public Records of Hillsborough County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 21-04774FL December 15, 22, 2023 23-03771H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 23-CA-000225 Division B

LETTA ENTERPRISES, L.L.C., a Florida limited liability company, Plaintiff, vs. E. HANNA AVE, LLC, a Florida limited liability company, IAN LOVE, individually, and CLEANDY GOMEZ, individually, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2023-CA-000225 on July 24, 2023, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Letta Enterprises, L.L.C., Plaintiff, and E. Hanna Ave, LLC, Ian Love and Cleandy Gomez, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 8th day of January 2024, the following described property as set forth in said Final Judgment, to wit:

The North 99.9 feet of the East 133 feet of the North 1/2 of Lot 10, BEN'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 26, Page(s) 89, 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 within 60 days after the sale.813

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. /s/ Frank A. Lafalce FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff December 15, 22, 2023 23-03731H

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-008226 DIVISION: D RF - I

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff, vs. SUSAN M. EICH A/K/A SUSAN EICH; HILLSBOROUGH COUNTY, FLORIDA; WESTCHASE COMMUNITY ASSOCIATION, INC. Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 7, 2023, and entered in Case No. 22-CA-008226, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND (hereafter "Plaintiff"), is Plaintiff and SUSAN M. EICH A/K/A SUSAN EICH; HILLSBOROUGH COUNTY, FLORIDA; WESTCHASE COMMUNITY ASSOCIATION, INC., 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 9TH day of JANUARY, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 2, WESTCHASE SECTION "378", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twigg Street Tampa FL 33602, 813- 272-

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 29-2022-CA-001266

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff, vs. LEON J DONOVAN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 08, 2023 in Civil Case No. 29-2022-CA-001266 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II is Plaintiff and Leon J Donovan, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of January, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 2, Block 2, Arbor Greene Townhomes Replat, according to the plat thereof as recorded in Plat Book 110, Page 282, of the Public Records of Hillsborough County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 21-02867FL December 15, 22, 2023 23-03770H

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 21-02867FL December 15, 22, 2023 23-03770H

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 21-02867FL December 15, 22, 2023 23-03770H

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu. or email legal@businessobserverfl.com Business Observer

SAVE TIME Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE Business Observer

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-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 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 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@fjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
 "Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602,

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

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. 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@fjud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."
 VAN NESS LAW FIRM, 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

FOURTH 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., and 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 Novebmere, 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

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-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

SECOND INSERTION

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

CASE NO.: 23-CA-015617
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).

TO: Steve Al Tamimi a/k/a Steve Tamimi a/k/a Steve Altamimi Residence Unknown
 Unknown Spouse of Steve Al Tamimi a/k/a Steve Tamimi a/k/a Steve Altamimi Residence Unknown

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

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 4 OF SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, RECORDED IN DEED BOOK 1503, PAGE 149, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 02 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF MARJORY STREET, A DISTANCE OF 159.40 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT 4; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 503.90 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST A DISTANCE OF 107.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF OLA AVENUE ALSO BEING THE EASTERLY BOUNDARY OF SAID TRACT 4; THENCE SOUTH ALONG SAID BOUNDARY, A DISTANCE OF 134.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF 128TH AVENUE; THENCE NORTH 89 DEGREES 54 MINUTES 55 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 107.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST A DISTANCE OF 134.35 FEET

TO THE POINT OF BEGINNING.

Street Address: 501 West 128th Avenue, Tampa, Florida 33612
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before January 16, 2024, and file the original with the Clerk of this Court, 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 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 on December 12, 2023.

Cindy Stuart
 Clerk of said Court
 (SEAL) By: /s/ Mustafa Divan
 As Deputy Clerk

McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, FL 33407
 Telephone: (561) 713-1400
 FLpleadings@MWC-law.com
 File#:22-400552
 December 15, 22, 2023 23-03755H

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. 17-CA-004828

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

THE UNKNOWN HEIRS, DEWISEES, 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, DEWISEES, 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, 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 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: 1-800-955-8770, e-mail: ADA@fjud13.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:
 fmail@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

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-002828
SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LEVI RUSSELL WILLIS; FLORIDA HOUSING FINANCE CORPORATION; SARAH MELENDEZ; 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, the Clerk's website for on-line auctions at, 10:00 AM on the 19 day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1394, FIRST ADDITION TO RUSKIN CITY, ACCORD-

ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 206 6TH AVE NW, RUSKIN, FL 33570

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 activ-

ity 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, e-mail: ADA@fjud13.org

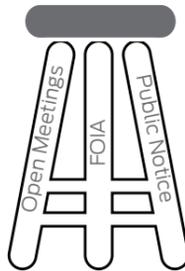
Dated this 13 day of December 2023.
 By: /s/ Pratik Patel
 Pratik Patel, Esq.
 Bar Number: 98057
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 22-01114
 December 15, 22, 2023 23-03773H

OFFICIAL COURTHOUSE WEBSITES

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

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

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

Publishing notices on the internet is neither cheap nor free 

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

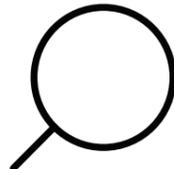


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

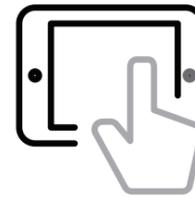
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



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