

## HILLSBOROUGH COUNTY LEGAL NOTICES

### NOTICE OF PUBLIC MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meeting on Wednesday, January 10, 2024, at 6:30 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

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

District Manager  
December 29, 2023 23-03828H

### ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 17th day of January, 2024 at 11:00 AM, at [lockerfox.com](http://lockerfox.com). Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Smith, Melissa Clothes, Boxes, Chairs, Medical Equipment, Beds, Shoes; Ransom, Eugene W. Mattress, Cart, Bags, Pictures, Couch, Decorative Barrel; Cancell, Catherine Message Table, Lamps, Chairs, Pictures, Couch, Boxes, Bicycle, Suitcase; Osorio, Jessica M. Mattress, Curtain Rods, Totes, Stool, Boxes, Suitcase, Pictures, Pillows; Despain, Kyra D. Blanket, Table, Shoes, Nightstand, Boxes, Lamp, Curtains, Pillows; Byrd, Nichole Chairs, Vacuum, Dryer, Boxes, Totes, TV, Box Fan; Lopez, William Tv, Bike, Furniture, Bar, Electronics, Stools, Hoverboard, Boxes, Microwave, Toolbox, Bags, Stuffed Giraffe; Pugh, Larry A. Garbage. Sale is subject to cancellation in the event of settlement between owner and obligated party.  
Dec. 29, 2023; Jan. 5, 2024 23-03829H

### REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY hereby issues Public Notice of its intention to receive sealed proposals for Rocky Point Golf Course Clubhouse Renovation. Proposals to be submitted online or delivered to the office of the Authority, located at 4201 North Dale Mabry Highway, Tampa, Florida.

Sealed proposals are invited for the following:

#### RFP #23-05

ROCKY POINT GOLF COURSE CLUBHOUSE RENOVATION

#### MANDATORY PRE-PROPOSAL CONFERENCE

TUESDAY, JANUARY 9, 2024 AT 10AM  
AT  
ROCKY POINT GOLF COURSE  
4151 DANA SHORES DRIVE  
TAMPA, FL 33634

#### PROPOSAL DUE DATE:

TUESDAY, JANUARY 23, 2024 NOT LATER THAN 10AM

Proposal packets will be available for distribution via US Mail service, email request, DemandStar or can be downloaded from our website at <https://www.tampasportsauthority.com/procurement-services> after 10:00 am on Friday, December 22, 2023. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 18th Day of December 2023.  
/s/ Deltecia Jones  
Procurement Manager  
TAMPA SPORTS AUTHORITY  
December 29, 2023 23-03831H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 01/18/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3278 Sierra Harris	Appliances, artwork, totes, furniture
Unit 3107 Tareq Othman	Appliances, file cabinets, electronics, furniture boxes, ladders
Unit 2216 Angelo Fuentes	Appliances, boxes, furniture
Unit 2151 Dylan Rueth	Boxes, 4 tires
Unit 1044 Benny Diaz	

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.  
Dec. 29, 2023; Jan. 5, 2024 23-03840H

### FICTITIOUS NAME NOTICE

Notice Is Herby Given that INSIGHT GROUP, LLC, 3359 Meeting St Rd, Ste 101, N. Charleston, SC 29405, desiring to engage in business under the fictitious name of RMA Group Southeast, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

December 29, 2023 23-03863H

### NOTICE OF PUBLIC SALE

Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105 & 715.109 by Eva L Williams for the following vehicle on 01/15/2024 at 8:30AM at 8244 Donaldson Dr, Tampa, FL 33615. Said Landlord reserves the right to accept or reject any and all bids.

2011 CHRY  
VIN# 1C3BC1FB6BN549856  
Dec. 29, 2023; Jan. 5, 2024

23-03830H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City, FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 1/18/2024 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

Ryan Hendershot	1-8	Grill
Actavious Edwards Sr.	7-95	Totes, Boxes, Electronics
Kim Dukes	22-6	Furniture, Tools, Boxes
Tarsha Fisher	22-9	Furniture
Shirlee Edwards	22-10	Appliances, Furniture, Clothing
Cynthia Talbert	A-253	Boxes, Furniture, Home Decor
Teresa Espinoza	A-305	Appliances, Boxes
Christopher Thomas	B-449	Appliances, Tools, Boxes
Lauren Matthews	B-528	Appliances, Electronics, Furniture
Yazmine Smith	C-545	Boxes, Furniture, Tools
Paul Lancy	C-598	Appliances, Boxes, Furniture
Aaron Griffin	C-625	Clothing, Bags
Paris Wiggins	C-628	Instruments, Boxes, Furniture
Erica Reynoso	D-725	Appliances, Electronics, Furniture
Tony Tesoro	D-746	Appliances, Boxes, Furniture
Cody Pool	D-760	Appliances, Electronics, Instruments
Cierra Adams	D-770	Furniture, Lamps
Danelys Gomez	R/V901	Household Goods

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.  
Dec. 29, 2023; Jan. 5, 2024 23-03838H

### NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **January 10, 2024, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC  
December 29, 2023 23-03833H

### PARK CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING AND PUBLIC HEARING ON PROPOSED REVISED RENTAL FEES OF RECREATIONAL FACILITIES

The Park Creek Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revised rental fees for its recreational facilities on **Thursday January 11, 2024 at 6:00 p.m.** at the Fairfield Inn & Suites by Marriott Tampa Riverview, located at 10743 Big Bend Rd, Riverview, FL 33579.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types. The proposed refundable deposit fee is \$300 for residents, patrons, and non-residents and the reservation fee of the recreational facilities by non-patrons is \$25 per hour, up to 4 hours.

The proposed fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the fee schedule as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such fee schedule.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place. Please check the District's website for the latest information: <https://www.parkcreekcdd.org/>. A copy of the agenda will be available 7 days in advance of the meeting on the District's website. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager, Jason Greenwood, via email at [jgreenwood@gms-tampa.com](mailto:jgreenwood@gms-tampa.com) or via telephone at 813-344-4844 Ext. 103, for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager.  
December 29, 2023 23-03834H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 01/18/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Unit 210 Jennifer Hutchinson	Furniture, boxes, electronics
Unit 414 Christie Smith	Furniture, collectibles
Unit 711 Clintoine Tate	Luggage, auto equipment
Unit 919 Charlie Frazier Jr	Tools, clothing, Boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.  
Dec. 29, 2023; Jan. 5, 2024 23-03837H

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Tuesday, January 9, 2024, at 5:30 p.m. at HCC at the Regent - 6437 Watson Rd, Rm 103, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

District Manager  
December 29, 2023 23-03832H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd, Riverview FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 1/18/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

A008- Rashawn Vereen	Boxes/Bags/Totes, Furniture
A060- Charles Coney	Boxes/Bags/Totes, Electronics, Furniture, Tools
A131- Madison Camejo	Boxes/Bags/Totes, Electronics, Furniture
A150- Xavier Steeley	Furniture, Lamps
A245A- Miranda Casee	Artwork, Boxes/Bags/Totes, Electronics, Furniture
A268- Melvin Bula	Appliances, Boxes/Bags/Totes, Electronics, Furniture
A302- Krystal Canas	Appliances, Boxes/Bags/Totes, Furniture, Lamps
B172- Audrow Rush	Artwork/Frames, Boxes/Bags/Totes, Electronics
B208- Jordan Foster	Household Goods
B237- Joseph Rohde	Appliances, Frames, Books, Boxes, Furniture, Tools
C016- John Goodman	Clothing
C043- Andres Ortiz	Boxes/Bags/Totes, Furniture, Lamps, Sports/Outdoors
D147- Tiffany McNeill	Boxes/Bags/Totes, Dishes, Party Supplies
D174- Brandon Brown	Appliances, Boxes/Bags/Totes, Furniture, Kitchenware
D265- Rusten Currie	Boxes/Bags/Totes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)375-9856.  
Dec. 29, 2023; Jan. 5, 2024 23-03839H

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/12/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 BROA mobile home bearing vehicle identification number FLFL2A850331803 and all personal items located inside the mobile home. Last Tenant: David Francis Perreault, Estate of David Perreault, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of David Perreault. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.  
Dec. 29, 2023; Jan. 5, 2024 23-03862H

### 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 VI Healthcare located at 1108 Bell Shoals Road in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 22nd day of December, 2023.

VITAL IMPACT HEALTHCARE, LLC  
VITAL IMPACT HOLDINGS, LLC  
December 29, 2023 23-03860H

### NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/27//2023 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. Tampa Bay Auto Experts, INC reserves the right to accept or reject any and/or all bids.

2T3BF4DV1CW193439	2012 TOYOTA RAV4
5TETX4CN3AZ677830	2007 TOYOTA TACOMA
2T1BU4EE7CC876180	2012 TOYOTA COROLLA
5TEGN2N53Z283481	2003 TOYOTA TACOMA
JTJBT20X07012811	2007 LEXUS GX470
5TENX22N37Z329744	2007 TOYOTA TACOMA

December 29, 2023 23-03865H

### 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 Thornton Law Lady located at 10150 Highland Manor Drive, Suite 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 23rd day of December, 2023.

The Law Office of Tiffani K. Thornton, PLLC  
Tiffani K. Thornton, Member/Manager  
December 29, 2023 23-03859H

### 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 Natural Method Brows, located at 4223 W Barcelona St, in the City of Tampa, County of Hillsborough, State of FL, 33629, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 22nd day of December, 2023.

Michelle Nicole Wyper  
4223 W Barcelona St  
Tampa, FL 33629  
December 29, 2023 23-03858H

**PUBLISH YOUR  
LEGAL NOTICE**

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

**Business Observer**

**SAVE  
TIME**

**Email your Legal Notice**

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

Deadline Wednesday at noon

Friday Publication

**Business Observer**



## FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on January 16th 2024 at 12:00pm online at: www.storage-treasures.com for the safeguard self-storage facility located at: SAFEGUARD SELF STORAGE  
1601 S. Kingsway Rd.  
Seffner, FL 33584  
Tel: 813-736-1720

Unit 1509 SHARON KAY GOODMAN Boxes, mattresses, lamps  
Unit 1722 WILLIAM J SHANK JR Furniture, boxes, toys  
Unit 2205 RUDOLPH ANDRE INGRAM Furniture boxes, household goods  
Unit 2319 RUDOLPH ANDRE INGRAM Furniture, boxes, clothing  
Unit 2427 ANDREW SHELDON KNOX Household goods, boxes, art  
Unit 3202 JESSICA FLORES-QUINONES Furniture, boxes, clothing  
Unit 3508 ANTONIO CAPASSO HAUCK Furniture, boxes, clothing  
Unit 3318 MARY JO GOODIN MARTIN Furniture, boxes, clothing

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

Dec. 29, 2023; Jan. 5, 2024

23-03826H

## FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on January 16, 2024 at 11:00 a.m. online at: www.storage-treasures.com for the safeguard self-storage facility located at: SAFEGUARD SELF STORAGE  
7014 Gunn Highway  
Tampa, FL 33625  
Tel: 813-519-1053

Unit #3077 LANCE HENRY JAMES Household goods, Furniture, Boxes  
Unit #3091 SHAYLA RENEE SHEPARD Household goods, Furniture, tools  
Unit #3068 MARI J GIAMPORCARO Household Goods, Furniture, Boxes

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

Dec. 29, 2023; Jan. 5, 2024

23-03825H

## 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 The Masters Work Kitchen and Bath located at 3815 Buck Tail Ln, in the County of Hillsborough, in the City of Lithia, Florida 33547 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lithia, Florida, this 26th day of December, 2023.  
MAGUIRE SERVICES INC  
December 29, 2023 23-03868H

## 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 TROPICAL BREEZE MARINE CANVAS : Located at 858 Symphony Isles Blvd : Hillsborough County in the City of Apollo Beach : Florida, 33572-2764 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Apollo Beach Florida, this December day of 26, 2023  
POMPONIO PETER NA  
December 29, 2023 23-03873H

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com

## FIRST INSERTION

**NOTICE OF PUBLIC AUCTION:**  
Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on January 16, 2024 at 11:00am online at: www.storage-treasures.com for the safeguard self-storage facility located at: SAFEGUARD SELF STORAGE  
1115 E. Hillsborough Ave.  
Tampa, FL 33604  
Tel: 813-708-7438

Unit# A1205 RICKY JONES furniture, tables, and chairs  
Unit# A1411 RAQUEL CHANEL BRYANT boxes, clothes, furniture  
Unit# A1416 LORA MARIE YANNUZZO Household goods, Boxes, Sporting Goods  
Unit# A1510 TONIESHA KESHAUNNA SMITH BOXES, APPLIANCES, BAGS  
Unit# A2105 BARBARA STREETER DICKENS BOXES, HOUSEHOLD GOODS, FURNITURE  
Unit# A3110 JENNIEKEL EVENIE MAKELLE MABRY Household Goods, Furniture, Boxes  
Unit# A3207 DAPHNIE VIXAMAR Household Goods, Furniture, Boxes  
Unit# A3523 JARVIS DEQUAN THOMPSON Household Goods, Furniture, Boxes  
Unit# A3610 RANDALL PAUL MCINTOSH Household Goods, Furniture, Boxes

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

Dec. 29, 2023; Jan. 5, 2024

23-03827H

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 CLAR mobile home bearing vehicle identification number FLFLAD057003221 and all personal items located inside the mobile home. Last Tenant: Carol Hogan Christensen a/k/a Carrol Hogan Drake and Andre William Drake. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.  
Dec. 29, 2023; Jan. 5, 2024

23-03861H

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2010 HRTO mobile home bearing vehicle identification numbers H402485GR and H402485GL and all personal items located inside the mobile home. Last Tenant: Stevie Soto and Jose Soto. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
Dec. 29, 2023; Jan. 5, 2024

23-03835H

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 NEWA mobile home bearing vehicle identification number 2968 and all personal items located inside the mobile home. Last Tenant: Fe Maria Dominguez Bobe. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
Dec. 29, 2023; Jan. 5, 2024

23-03836H

## FICTITIOUS NAME NOTICE

Notice is hereby given that CMG MORTGAGE, INC., OWNER, desiring to engage in business under the fictitious name of Team Steelman Mortgage located at 3160 CROW CANYON ROAD, STE. 400, SAN RAMON, CALIFORNIA 94583 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
December 29, 2023 23-03857H

## FICTITIOUS NAME NOTICE

Notice Is Hereby Given that R M A Group, Inc., 12130 Santa Margarita Ct, Rancho Cucamonga, CA 91730, desiring to engage in business under the fictitious name of RMA Group Southeast, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
December 29, 2023 23-03864H

MEETING NOTICE  
CHANGE IN MEETING DATES  
TAMPA SPORTS AUTHORITY  
BOARD MEETING

The previously scheduled TSA Board Meeting that was to be held on Tuesday, January 2nd, 2024 at 4:00pm in the TSA Boardroom will be moved to the following:

DATE: Tuesday January 9th, 2024  
TIME: 4:00pm  
PLACE: TSA Board Room  
Raymond James Stadium  
4201 N. Dale Mabry Hwy.  
Tampa, FL 33607

/s/ Eric D. Hart, President/CEO  
December 29, 2023

23-03867H

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, January 9, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

## Heritage Harbor Community Development District

Tish Dobson, District Manager  
(321) 263-0132, Ext. 285

December 29, 2023

23-03870H

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, January 11, 2024, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

## Stonebrier Community Development District

Tish Dobson, District Manager  
(321) 263-0132, Ext. 285

December 29, 2023

23-03871H

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 22-CA-006638

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. EARL R. DIXON A/K/A EARL DIXON; UNKNOWN SPOUSE OF EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 21, 2023 entered in Civil Case No. 22-CA-006638 in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; UNKNOWN TENANT #1 NKA LUCILLE FACEY 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 25, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN

PLAT BOOK 78, PAGE 61, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 5648 Tughill Drive, Tampa, FL 33624

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: ftrealprop@kelleykronenberg.com

/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: M22143-JMV  
Dec. 29, 2023; Jan. 5, 2024

23-03872H

## 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 FINANCIAL FREEDOM USA : Located at 4907 N Florida Ave : Hillsborough County in the City of Tampa : Florida, 33625-2119 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 26, 2023  
ERASE MY DEBT LLC  
December 29, 2023 23-03875H

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 WEST mobile home bearing vehicle identification number GAFLP07A26971W2 and all personal items located inside the mobile home. Last Tenant: Reina Garcia. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
Dec. 29, 2023; Jan. 5, 2024

23-03842H

## 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 01/12/2024 at 9:00 A.M.

1N4AL2APIC233994  
2012 NISSAN ALTIMA  
1NXBR32EXS000130  
2008 TOYOTA COROLLA

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 01/12/2024 at 09:00 A.M.

LL0TCAPJXNYS12637  
2022 YNGF  
1HGES16663L021277  
2003 HONDA CIVIC

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 29, 2023 23-03866H

## 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 Herbal Nutrition located at 4100 BELLFLOWER DR in the City of ALPHARETTA, Hillsborough County, GA 30005 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of December, 2023.

MIDLINK LLC  
December 29, 2023 23-03843H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-003626  
Division A  
IN RE: ESTATE OF WILLIE JAMES CLARK  
Deceased.

The administration of the estate of Willie James Clark, deceased, whose date of death was May 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E. Kennedy Boulevard, 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

## 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 BEARDSLEY CREATIVE : Located at 12726 Trucious Pl : Hillsborough County in the City of Tampa : Florida, 33625-3921 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 26, 2023  
BEARDSLEY MICHAEL MURPH  
December 29, 2023 23-03876H

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 1/12/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2017 MERT mobile home bearing vehicle identification numbers FL26100PHA101921A and FL26100PHA101921B and all personal items located inside the mobile home. Last Tenant: Katherine Ashley Kraics, Jesse Thomas Burns Kraics and Anthony Parker. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
Dec. 29, 2023; Jan. 5, 2024

23-03841H

## 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 SIDNEYS DELIVERY SERVICE : Located at 1301 Smokethorn Dr : Hillsborough County in the City of Riverview : Florida, 33579-7035 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Riverview Florida, this December day of 26, 2023  
SKERVIN DENZIL BRUCE  
December 29, 2023 23-03877H

## 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 INSTITUTO TECNOLOGICO AMERICANO : Located at 4615 N Thatcher Ave : Hillsborough County in the City of Tampa : Florida, 33614-7651 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 26, 2023  
MEZ-OBE ENTERPRISES LLC  
December 29, 2023 23-03874H

## 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 LENDER CRATE located at 10906 Sheldon Rd Suite A in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of December, 2023.  
AGENT CRATE INC.  
MARTA WRZESNIEWSKI  
December 29, 2023 23-03869H

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 29, 2023.

## Personal Representative:

Daryal Taylor  
2380 S. Lucerne  
Las Vegas, Nevada 89104  
Attorney for Personal Representative:  
Jeffrey P. Coleman  
Attorney  
Florida Bar Number: 503614  
581 South Duncan Avenue  
Clearwater, FL 33756  
Telephone: (727) 461-7474  
Fax: (727) 461-7476  
E-Mail: jeff@colemanlaw.com  
Secondary E-Mail:  
joanne@colemanlaw.com  
Dec. 29, 2023; Jan. 5, 2024

23-03845H



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 23-CP-004225 IN RE: ESTATE OF MICHAEL S. HAGEN, DECEASED.

The administration of the estate of MICHAEL S. HAGEN, deceased, whose date of death was May 1, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 29, 2023.

**Personal Representative:**  
**HARRISON B. HAGEN**  
c/o BATTAGLIA, ROSS,  
DICUS, MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
C. Hunter Rawls  
Attorney for Petitioner  
Florida Bar Number: 59432  
BATTAGLIA, ROSS, DICUS,  
MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33707  
Telephone: (727) 381-2300  
Fax: (727) 343-4059  
Primary Email: hrawl@brdwlaw.com  
Secondary Email:  
probatecasemgr@brdwlaw.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03844H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-004086 Division A IN RE: ESTATE OF RICHARD L. AKE AKA RICHARD LEE AKE Deceased.

The administration of the estate of RICHARD L. AKE aka RICHARD LEE AKE, deceased, whose date of death was October 22, 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 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 29, 2023.

**Personal Representative:**  
**MICHAEL K. AKE**  
10501 Orange Grove Court  
Tampa, Florida 33618  
Attorney for Personal Representative:  
JENNY SCAVINO SIEG  
Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail: jenny@siegcoolelaw.com  
Secondary E-Mail:  
eservice@siegcoolelaw.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03846H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000728 Division B IN RE: ESTATE OF LARRY DEVON SAMUELS Deceased.

The administration of the estate of LARRY DEVON SAMUELS, deceased, whose date of death was May 21, 2022, 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 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 29, 2023.

**Personal Representative:**  
**/s/ Raina Heather Jenkins**  
**Raina Heather Jenkins**  
9920 Sunnyoak Drive  
Riverview, FL 33569  
Attorney for Personal Representative:  
/s/ Debbie London Baker  
DEBBIE LONDON BAKER  
Attorney for Personal Representative  
Florida Bar Number: 119061  
6409 Eureka Springs Rd.,  
Ste. 516  
Tampa, Florida 33610  
Telephone: 813-586-1332  
E-Mail:  
debbaker@londonbakerlaw.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03847H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-003163 Division: A IN RE: ESTATE OF DOROTHY E. BOGAARD Deceased.

The administration of the estate of DOROTHY E. BOGAARD, deceased, whose date of death was February 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's 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 29, 2023.

**Personal Representative:**  
**Arlene D. Hansen**  
318 Flamingo Drive  
Apollo Beach, Florida 33572  
Attorney for Personal Representative:  
V. Ross Spano, Esq.  
Attorney for Petitioner  
Florida Bar Number: 0147923  
ROSS SPANO LAW, P.A.  
10101 Bloomingdale Avenue,  
Suite 203  
Riverview, Florida 33578  
Telephone: (813) 244-7758  
E-Mail: ross@rossspanolaw.com  
Secondary E-Mail:  
vincent@rossspanolaw.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03855H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2023-CP-004035 IN RE: ESTATE OF JANET CARSON WOODLELL, Deceased.

The administration of the Estate of JANET CARSON WOODLELL, deceased, whose date of death was 9/23/2023, Case Number 2023-CP-004035, 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 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR 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 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 the 29th day of December, 2023.

**Personal Representative:**  
**Dianne M. Lowden,**  
8908 N Willow Ave,  
Tampa, FL 33604  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of  
Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachael@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03853H

FIRST INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4053 IN RE: ESTATE OF PAULINE M. HARTMAN, Deceased.

The administration of the estate of Pauline M. Hartman, deceased, whose date of death was August 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street. 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 12/29/2023.

**Personal Representative:**  
**Drew Daddono**  
1227 North Franklin Street  
Tampa, Florida 33602  
Attorney for Personal Representative:  
Drew Daddono, Esq.  
Florida Bar Number: 111946  
1227 North Franklin Street  
Tampa, FL 33602  
(813) 444-2573  
contact@anchortrustmanagement.com  
drew@anchortrustmanagement.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03854H

FIRST INSERTION

NOTICE TO HEIRS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 23-CP-004320 IN RE: ESTATE OF OLGA MEJIAS, Deceased.

The administration of the Estate of OLGA MEJIAS, deceased, who died on January 10, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Denise Pomponio, 800 E. Twiggs Street, Room 437 (Courtroom #41), Annex Courthouse, Tampa, Florida 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

There is an action pending in the Circuit Court for Hillsborough County, Florida, Probate Division for summary administration, to determine the homestead status of the decedent's real property and to sell the real property once it is determined to be the homestead of the decedent. The property is located at 8414 NORTH 18TH STREET, TAMPA, FLORIDA, 33604, with a legal description of LOTS 429 TO 432, INCLUSIVE, AND THE EAST 1/2 OF CLOSED ALLEY ABUTTING THEREON, OF REVISED PLAT OF OAK TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, together with improvements thereon with the county Tax Identification number: PIN: A-19-28-19-45B-000000-00429.0; Folio: 145730-0000.

The decedent was survived by multiple children, grandchildren and great grandchildren, some of which the Petitioner has been unable to locate or contact to date. The property listed above shall pass, based on the intestacy laws of the State of Florida, to David Mejias (1/3), Hector Mejias (1/21), Carlos Mejias (1/21), Angelique Mejias (1/21), Julio Mejias (1/21), Patrick Mejias (1/21), Marcella Richardson (1/21), Margie Matencio (1/12), David J. Mejias (1/12),

Ronald Rodriguez (1/12), Keith Chance (1/63), Mariano Chance (1/63) and Terrell Mejias (1/63).

Pursuant to Florida Statutes § 49.011, any beneficiary who has not joined the Petition for Summary Administration and the Petition to Determine Homestead Status of Real Property shall have 28 days from the date of the first publication of this notice to contact either the court or the petitioner's attorney and join the petition(s) or file an objection. If the beneficiary fails to do either, an Order of Summary Administration and an Order Determining Homestead Status of Real Property will be entered by the Court.

The Orders will authorize the proceeds from the sale of the property described above owed to any beneficiary who fails to contact either the court or the petitioner's attorney to be deposited into the court registry. Further, the Orders will authorize the appointment of a special magistrate, Dennis A. Creed (Creed Law Group), to sign any closing paperwork on behalf of any beneficiary who fails to contact either the court or the petitioner's attorney. The special magistrate shall be compensated at a rate of \$350 per hour, which will be deducted from the proceeds of the sale prior to disbursement of any funds to the beneficiaries. The order shall also authorize the disbursement of attorney fees in the amount of \$3,500 plus costs to be distributed to Bedy Law, PLLC, prior disbursement of any funds to the beneficiaries.

The date of first publication of this notice is December 29, 2023.

**David Mejias**  
**Petitioner & Beneficiary**  
6950 Linganore Road  
Frederick, Maryland, 21701  
Aaron J. Bedy  
Attorney for the Petitioner  
Bedy Law, PLLC  
13043 West Linebaugh Avenue  
Tampa, Florida 33626  
727-308-0529  
Florida Bar No.: 99293  
aaron@bedylaw.com  
Dec. 29, 2023; Jan. 5, 12, 19, 2024  
23-03856H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: I CASE NO.: 19-CA-008964 SECTION # RF

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SAMANTHA C. MILLER-SHERHAG; FLORIDA HOUSING FINANCE CORPORATION; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; SPYGLASS AT RIVER BEND HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JOSHUA A. SHERHAG; 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 25 day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 25, OF RIVER BEND PHASE 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 111, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ADDRESS: 607 WABASH BREEZE CR, RUSKIN, FL 33570  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FIRST INSERTION

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 20 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  
19-02632  
Dec. 29, 2023; Jan. 5, 2024  
23-03849H

FIRST INSERTION

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

**CASE NO.: 2023-CA-016690**  
**EMPIRE J INVESTMENTS, LLC, Plaintiff, vs. ROSALINDA R. SANTIN, et al, Defendants.**

TO: ROSALINDA R. SANTIN  
Whose last known residence(s) is:  
7706 Brettonwood Drive, Tampa, FL 33615

7706 Jodi Lynn Drive, Tampa, FL 33615  
UNKNOWN SPOUSE OF ROSALINDA R. SANTIN

Whose last known residence(s) is:  
7706 Buttonwood Drive, Tampa, FL 33615

7706 Jodi Lynn Drive, Tampa, FL 33615  
7706 JODI LYNN DRIVE, LLC  
Whose last known residence(s) is:

7706 Buttonwood Drive, Tampa, FL 33615

7706 Jodi Lynn Drive, Tampa, FL 33615  
And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS  
Whose last known residence(s) is/are:  
Unknown

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwardmanlaw.com, within thirty (30) days of the first publication, in the Business Observer, of this Notice or by January 25, 2024, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:  
LOT 23, BLOCK 1, CYPRESS

TREE UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 004382-1818  
A/K/A 7706 Jodi Lynn Drive, Tampa, FL 33615

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwardmanlaw.com, within thirty (30) days of the first publication. In the Business Observer, of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 at Hillsborough County this 20th day of December, 2023.

Clerk of the Circuit Court (SEAL) By /s/ Mustafa Divan Deputy Clerk  
Damian G. Waldman, Esq.  
Law Offices of  
Damian G. Waldman, P.A.  
PO Box 5162  
Largo, FL 33779  
telephone (727) 538-4160  
facsimile (727) 240-4972  
service@dwardmanlaw.com  
Dec. 29, 2023; Jan. 5, 2024  
23-03850H





# LEGAL NOTICE



**Email your Legal Notice**

[legal@businessobserverfl.com](mailto: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. 23-CP-004031  
Division A  
IN RE: ESTATE OF  
GARY ALLEN PEREZ, SR.  
a/k/a GARY A. PEREZ,  
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 GARY ALLEN PEREZ, SR. a/k/a GARY A. PEREZ, deceased, File Number 23-CP-004031; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610; that the Decedent's date of death was September 8, 2023; that the total value of the estate is \$0.00, and that the names and addresses of those to whom it has been assigned by such order are:

Creditors:  
NONE  
Beneficiaries:  
RYAN PEREZ  
3506 Kearsney Abbey Circle  
Dover, FL 33527  
GARY PEREZ, JR.  
13866 Stone Mill Way  
Tampa, FL 33613  
CATHERINE BANCROFT

3319 Ottoway Drive  
Holiday, FL 34691  
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 29, 2023.

Persons Giving Notice:  
RYAN PEREZ

3506 Kearsney Abbey Circle  
Dover, FL 33527  
Attorney for Persons Giving Notice:  
ROBERT D. HINES  
Attorney for Petitioner  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Dec. 29, 2023; Jan. 5, 2024

23-03852H

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 the following Defendant(s):  
ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH, UN-  
DER, AND AGAINST THE ESTATE  
OF SANDRA K. MCCARTHY SAUL  
A/K/A SANDRA K. SAUL, WHETHER  
SAID UNKNOWN PARTIES MAY  
CLAIM AN INTEREST AS SPOUSES,  
HEIRS, DEVISEES, GRANTEEES OR  
OTHER CLAIMANTS  
4902 Holiday Drive  
Tampa, FL 33615

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 16, HOLIDAY VILLAGE,  
SECTION 3, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
41, PAGE 55, OF THE PUBLIC  
RECORDS OF HILLSBORO-  
UGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLC, Jamie Juster, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before January 16, 2024, a date which is within thirty (30) days from the first publica-

tion of this Notice in 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.

WITNESS my hand and seal of this Court this 11th day of December, 2023.

CINDY STUART  
CLERK OF COURT &  
COMPTROLLER  
Clerk of the Court  
By /s/ Mustafa Divan  
As Deputy Clerk

MCCALLA RAYMER  
LEIBERT PIERCE, LLC  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Email: AccountsPayable@mccalla.com  
22-01435FL  
Dec. 29, 2023; Jan. 5, 2024

23-03851H

FIRST INSERTION

RE-NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA.  
CIVIL DIVISION  
CASE NO. 18-CA-011155  
DIVISION: K  
RF -Section II  
FLAGSTAR BANK, FSB,  
Plaintiff, vs.

JEFFREY H. LICATA; TINA M.  
LICATA; UNKNOWN TENANT  
NO. 1; UNKNOWN TENANT NO.  
2; and ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO  
THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 10, 2019, and an Order Rescheduling Foreclosure Sale dated December 19, 2023, and entered in Case No. 18-CA-011155 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK, FSB is Plaintiff and JEFFREY H. LICATA; TINA M. LICATA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on January 18, 2024, the following described property as set forth in said Order and Final Judgment, to-wit:

LOT 13, BLOCK 1, CORRECTED PLAT OF IDLE GROVE PARK, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 37, PUBLIC RECORDS OF HILLSBOR-

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

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

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

DATED December 20, 2023.  
By: /s/ Lisa Woodburn  
Lisa A Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1691-177919 / TM1  
Dec. 29, 2023; Jan. 5, 2024

23-03848H

## Q&A

### Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

### Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

### Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

### How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## Q&A

### How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



**SUBSEQUENT INSERTIONS**

**SECOND 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

**SECOND 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 March 18, 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 22, 2023.

**Personal Representative:**

/s/ Kai A. Brizill

432 South Long Beach Avenue  
Freeport, New York 11520

Attorney for Personal Representative:

/s/ Bonnie Lawston, Esq

E-mail Addresses:

bonnielawstonesq@gmail.com

Florida Bar No. 1009691

Law Office of Bonnie Lawston, P.A.

1971 Corona Del Sire Drive

North Fort Myers, Florida 33917

Telephone: (631) 425-7299

December 22, 29, 2023 23-03794H

**SECOND 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 unmaturred, 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

**THIRD 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 accom-

modation, please contact Court Admin-

istration at least 7 days before your

scheduled court appearance, or immedi-

ately 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 12/11/2023

Cindy Stuart, Clerk of Court

As Clerk of the Court

(SEAL) By Isha Tirado-Baker

As Deputy Clerk

**FOURTH 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 D-angelis 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

**FOURTH 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 Petition-

er 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

vg668@aol.com

Dec. 8, 15, 22, 29, 2023 23-03650H

**SECOND 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

**HOW TO PUBLISH  
YOUR LEGAL NOTICE  
IN THE BUSINESS OBSERVER**

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

OR E-MAIL:  
legal@businessobserverfl.com

**Business  
Observer**



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

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

and select the appropriate County name from the menu option



## SECOND 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

## SECOND 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

## SECOND 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

## 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-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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

CASE NO. 22-CA-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

## SECOND 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

## 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-003205

CARRINGTON MORTGAGE  
SERVICES, LLC,  
Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEEES,  
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, GRANTEEES, 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

## SECOND 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, GRANTEEES,  
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

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

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 20th day of December, 2023.

GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH,  
SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1: Michele.Clancy@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/ Michele R. Clancy, Esq.  
Michele R. Clancy, Esq.  
Florida Bar No. 498661  
58341.1361 / JSchwartz  
December 22, 29, 2023 23-03824H

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



SECOND 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

SECOND 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

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-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

SECOND 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 GRANTEES, 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

SECOND 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

SECOND 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





## SECOND 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

## 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-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

## SECOND INSERTION

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

CASE NO. 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

## SECOND INSERTION

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

CASE NO.: 23-CA-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

## 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. 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, Esq.  
Florida Bar No. 32106  
File # 23-F00882  
December 22, 29, 2023 23-03787H

## SECOND 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

## SECOND 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, GRANTEEES, 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, GRANTEEES, 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

## SECOND INSERTION

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

Case No. 23-CA-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

## SECOND INSERTION

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

CASE NO.: 23-CA-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