











--- ACTIONS / SALES ---

FIRST INSERTION

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

LIMA ONE CAPITAL, LLC Plaintiff, vs. SARAH WILSON KOMOLL; CHRISTOPHER CHARLES WILSON A/K/A CHRISTOPHER WILSON; WILSON HOME REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY; 2200 E BIRD ST LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT 1 N/K/A CHRISTINA RODRIGUEZ; UNKNOWN TENANT 2; UNKNOWN TENANT 3 N/K/A MALCOLM BELL; UNKNOWN TENANT 4; UNKNOWN TENANT 5 N/K/A JON MARTINEZ; UNKNOWN TENANT 6; UNKNOWN TENANT 7 N/K/A BRANDON AUGUSTIN; UNKNOWN TENANT 8 N/K/A BRANDON WALKER; 706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION; HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PHOENIX CONSTRUCTION GROUP LLC; KEITH SAVAGE; COREY STEINER Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 19, 2024, 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 173, LESS THE SOUTH 20.00 FEET THEREOF, AND

ALL OF LOTS 174 & 175, KATHRYN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 2200 E BIRD ST, TAMPA, FL 33604-3519

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on May 29, 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 April, 2024. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera FL Bar: 1015906 1000008565 April 19, 26, 2024 24-01217H

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

CASE NO.: 2022-CA-010302 LYNK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. BAPE INVESTMENT GROUP, LLC, a Florida limited liability company; CITY OF TAMPA, a municipal corporation; UNKNOWN TENANTS; ALEXANDRA CASH-GARCIA, an individual; and LUIS GARCIA, an individual, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Judgement dated April 11, 2024, and entered in the Case Number: 2022-CA-010302 of the Circuit Court of the Tenth Judicial Circuit in and for Hillsborough County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and BAPE INVESTMENT GROUP, LLC, a Florida limited liability company, CITY OF TAMPA, a municipal corporation; UNKNOWN TENANTS, ALEXANDRA CASH-GARCIA, an individual; and LUIS GARCIA, an individual, are Defendants. The Clerk of Court shall sell to the highest and best bidder for cash, at public sale on May 15, 2024, at 10:00 a.m. in an online sale pursuant to Section 45.031 at https://

www.hillsborough.realforeclose.com after having given notice as required by section 45.031, Florida Statutes, the following described properties as set forth in said Summary Judgement to wit:

Certain real property, hereafter referred to as the "Real Property" and more particularly described as in Exhibit "A."

EXHIBIT "A" Certain real property, hereafter referred to as the "Real Property" and more particularly described as follows: Lots 11 and 12, and the South 30 feet of the East 2.80 feet of Lot 13, Block 10, AVONDALE, a subdivision according to the plat thereof recorded at Plat Book 14, Page 26, of the Public Records of Hillsborough County, Florida.

All improvements and structures now or hereafter erected on the Real Property (including all replacements and additions); All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses, powers, and privileges in my way now or hereafter belonging, relating, or pertaining to the Real Property or the buildings and improvements now or hereafter erected thereupon;

All agreements, contracts, certificates, permits, licenses, plans, specifications, and other documents related to the development, construction, renovation, or operation of the Real Property or the buildings and improvements now or hereafter erected thereupon; All furniture, fixtures, equipment, supplies, and materials now or hereafter located on or attached to the Real Property (including, but not limited to, construction materials, tools, furnishings, machinery, ranges, refrigerators, dishwashers, heating and air conditioning units, washing machines, dryers, maintenance equipment, awnings, shades, blinds, and carpeting), including replacements and additions thereto; All proceeds paid under any insurance policies covering any of the Real Property, all property tax refunds or rebated received in regards to the Real Property, all condemnation proceeds, and all settlements or awards resulting from any suit or claim pertaining to any of the Real Property; All reserves, escrows, and deposit accounts maintained with respect to the Real Property.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY

OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 272-5894, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711. WOOLSEY MORCOM, PLLC By: /s/ Nicholas W. Morcom, Esq. NICHOLAS W. MORCOM, ESQ. Florida Bar No. 0013767 203 Fort Wade Road, Suite 260 Ponte Vedra, Florida 32081 (904) 638-4235 (telephone) (904) 638-9302 (facsimile) Email: nick@woolseymorcom.com elizabeth@woolseymorcom.com shunnefeldt@woolseymorcom.com Attorney for Plaintiff, Lynk Investments LLC April 19, 26, 2024 24-01177H

FIRST INSERTION

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

CASE NO.: 19-CA-004429 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEFFERY THWAITES; AMBER THWAITES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 18, 2023 in Civil Case No. 19-CA-004429, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JEFFERY THWAITES; AMBER THWAITES; 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 PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Cindy Stuart will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on May 14, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

PARCEL 1: THE SOUTH 80 FEET OF THE NORTH 420 FEET OF THE WEST 85 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

AND PARCEL 2: THE SOUTH 80 FEET OF THE NORTH 420 FEET OF THE EAST 250 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITIES IN COMMON WITH OTHERS WITHIN A 30 FOOT WIDE STRIP OR PARCEL OF LAND LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, THE CENTERLINE OF SAID STRIP OR PARCEL BEING DESCRIBED AS FOL-

LOWS: BEGINNING FOR SAID CENTERLINE AT THE POINT OF INTERSECTION OF THE LINE 15 FEET EAST OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 17 EAST, NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND RUNNING THENCE IN A NORTHERLY DIRECTION TO INTERSECT THE NORTHERLY BOUNDARY OF THE AFORESAID NE 1/4 OF THE NW 1/4; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG A LINE 15 FEET EAST OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 17 EAST TO A POINT 15 FEET SOUTHERLY OF THE SOUTHERLY SHORE LINE OF CHURCH LAKE; THENCE MEANDERING WITH AND 15 FEET EASTERLY OF THE EASTERLY SHORE LINE OF AFORESAID CHURCH LAKE IN A NORTHERLY DIRECTION TO INTERSECT A LINE 100 FEET EASTERLY OF AND PARALLEL WITH AFORESAID WESTERLY BOUNDARY OF THE SE 1/4 OF THE SW 1/4; THENCE IN A NORTHERLY DIRECTION WITH SAID LINE, TO INTERSECT THE NORTHERLY BOUNDARY OF

THE AFORESAID SE 1/4 OF THE SW 1/4 FOR THE TERMINAL POINT OF CENTERLINE.

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 12 day of April, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2024.04.12 14:52:03-04'00' FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1024B April 19, 26, 2024 24-01192H

FIRST INSERTION

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

CASE NO.: 29-2022-CA-003740 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WAYNE G. BURTON A/K/A WAYNE GRANVILLE BURTON AKA WAYNE BURTON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 11, 2024, and entered in Case No. 29-2022-CA-003740 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Carrington Mortgage Services, LLC, is the Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, or other

Claimants claiming by, through, under, or against, Wayne G. Burton a/k/a Wayne Granville Burton aka Wayne Burton, Wayne M. Burton, Geoffrey Burton, Sandra Reilly, Suncoast Credit Union successor in interest to Suncoast Schools Federal Credit Union, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the June 6, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF SEFFNER IN THE COUNTY OF HILLBOROUGH, AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 12/11/1979 AND RECORDED 01/24/1980 IN BOOK 3616 PAGE 1161 AMONG THE LAND RECORD OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: BEGINNING AT THE NORTH-

WEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 29, SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE SOUTH 200 FEET FOR A POINT OF BEGINNING; THENCE EAST 272 FEET; THENCE SOUTH 100 FEET; THENCE WEST 272 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THEREOF AS DESCRIBED IN O.R. BOOK 6185 PAGE 721, PUBLIC RECORDS OF HILLBOROUGH COUNTY, FLORIDA. A/K/A 2208 S PARSONS AVE SEFFNER FL 33584

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

In Accordance with the Americans with Disabilities Act, if you are a per-

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

Dated this 17 day of April, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 22-001297 April 19, 26, 2024 24-01221H

SAVE TIME advertisement featuring a large alarm clock image and text: 'Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication' and contact information for Sarasota, Manatee, Hillsborough, Pasco, Pinellas, Polk, Lee, Collier, and Charlotte counties.

PUBLISH YOUR LEGAL NOTICE advertisement: 'We publish all Public sale, Estate & Court-related notices' with bullet points: 'We offer an online payment portal for easy credit card payment' and 'Service includes us e-filing your affidavit to the Clerk's office on your behalf'. Call 941-906-9386 or email legal@businessobserverfl.com. Includes Business Observer logo.











--- ACTIONS / SALES ---

SECOND INSERTION

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

address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before APRIL 30, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter;

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE FOURTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

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.

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

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 APRIL 10, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Hector M. Gutierrez a/k/a Hector Manuel Gutierrez, Deceased; et al Defendants.

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST SERIES 2006-3, Plaintiff, vs. A & H REAL PROPERTIES, LLC a/k/a A 7 H REAL PROPERTIES, a foreign corporation, Defendant.

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

MIDFIRST BANK, Plaintiff, vs. ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, et al., Defendant.

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: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Hector M. Gutierrez, Deceased Last Known Address: Unknown

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.

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

TO: ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, 1508 REDMOND BROOK LN, RUSKIN, FL 33570 UNKNOWN SPOUSE OF ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, 1508 REDMOND BROOK LN, RUSKIN, FL 33570

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

WITNESS my hand and seal of said Court on the 5 day of MARCH, 2024.

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

TO: A & H Real Properties, LLC a/k/a A 7 H Real Properties: whose address is unknown and all parties having or claiming to have any right, title or interest in the property described in the quiet title action herein.

YOU ARE HEREBY NOTIFIED of a quiet title action of the following described real property in Hillsborough County, Florida:

WITNESS my hand and seal of this Court at Hillsborough County, Florida, this 25 day of MARCH, 2024.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce,

Sara Collins, Esq McCalla Raymer Leibert Pierce, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 24-09048FL April 12, 19, 2024 24-01116H

SECOND INSERTION

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

AL SPRINGS, FL 33310 on or before MAY 14, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter;

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

THERETO AND CONDOMINIUM PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO.

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

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

CIVIL DIVISION CASE NO.: 24-CA-001872 DIVISION: H 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 KENNETH PRESTON AKA K. PRESTON, et al., Defendants.

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.

CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM GIESSE A/K/A WILLIAM BRIGMAN GIESSE, DECEASED; ASHLEY NICOLE GIESSE A/K/A ASHLEY NICOLE GIESSE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM GIESSE A/K/A WILLIAM BRIGMAN GIESSE, DECEASED; ASHLEY GIESSE A/K/A ASHLEY NICOLE GIESSE; BEDFORD C CONDOMINIUM ASSOCIATION, INC., Defendant(s).

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS5, Plaintiff, vs. LINDA J. SEJOUR; HSBC FINANCE CORPORATION AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE CORPORATION III ; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN SPOUSE OF LINDA J. SEJOUR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

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: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON

Complete the Request for Accommodations Form and submit to 800 E. Twiggis Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions.

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

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

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.realestate.com, the Clerk's website for on-line auctions at, 10:00 AM on the 02 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-00365 April 12, 19, 2024 24-01150H

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-

SECOND INSERTION

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

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

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 MAY 10, 2024, on Amber N. Massey, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., 10th Floor, Suite 1000, Coral Gables, Florida 33134.

GENERAL JURISDICTION DIVISION CASE NO. 24-CA-000850 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LUIS OMAR GONZALEZ BALEN AND LADY ESMERALDA CABRA ORGANISTA, et al. Defendant(s).

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.

MICHAEL C. KRAUSE, Plaintiff, vs. ELISABETH DILENE DENHAM NELSON HUDSON, Defendant.

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.

GRANADA INSURANCE COMPANY, Plaintiff, vs. ALEX TOWING AND RECOVERING LLC; ALEX CRUZ CRESCO; REYNALDO TORO CUPULES; DANIEL MENDEZ; JOSE MENDEZ; and ERICA BOOTH, INDIVIDUALLY AND AS PARENT AND NATURAL GUARDIAN OF M.W., A MINOR, Defendants.

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

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

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

NOTICE is hereby given that a civil action commenced on December 29, 2023, and is now pending as case number 2023-CA-017550 in the Circuit Court in the State of Florida, County of Hillsborough.

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

TO: REYNALDO TORO CUPULES, 1254 E. 113th Avenue, #108, Tampa, FL 33612

WITNESS my hand and seal of said Court at County, Florida, this day of APR 05 2024.

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

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

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

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment

WITNESS my hand and seal of said Court at County, Florida, this day of APR 05 2024.

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

