

Public Notices

Business
Observer

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DECEMBER 2 - DECEMBER 8, 2022

HILLSBOROUGH COUNTY LEGAL NOTICES

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of J and P Mobile Services located at 9331 Channing Hill Drive, in the County of Hillsborough, in the City of Ruskin, Florida 33573 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ruskin, Florida, this 22nd day of November, 2022.

Joy Pendergraph Wyche

December 2, 2022 22-03768H

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Certus Group located at 100 Ashley Dr, Suite 600 in the City of Tampa, State of Florida 33602 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration. Dated this 22nd day of November, 2022.

Owner's Name: CERTUS CORE, INC.

December 2, 2022 22-03769H

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 KOMPANION LAWN CARE : Located at 309 15th Ave NW : Hillsborough County in the City of Ruskin : Florida, 33570-3558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ruskin Florida, this November day of 23, 2022

KOI KOMPANION

December 2, 2022 22-03773H

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 ALL THAT KREATIONS : Located at 2802 Leaning Oak Ln : Hillsborough County in the City of Lithia : Florida, 33547-2280 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lithia Florida, this November day of 23, 2022

ALBRITTON MICHAEL A

December 2, 2022 22-03774H

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 AMERICAN EAGLE PISTOL TRAINING : Located at 1935 S Pebble Beach Blvd : Hillsborough County in the City of Sun City Center : Florida, 33573-4409 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sun City Center Florida, this November day of 23, 2022

BURLAGE II THOMAS DIETRICH

December 2, 2022 22-03775H

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 AMN & Associates located at 108 Ravenway Drive, in the County of Hillsborough, in the City of Seffner, Florida, 33584 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Seffner, Florida, this 23rd day of November, 2022.

AM MOBILE NOTARY AND

FINGERPRINTING SERVICES LLC

December 2, 2022 22-03780H

NOTICE OF SALE

BY HILLSBOROUGH COUNTY SHERIFF'S OFFICE, HILLSBOROUGH COUNTY BOCC, & HILLSBOROUGH COUNTY AVIATION AUTHORITY

To be sold at public auction, Saturday, December 10, 2022 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authority.

Chad Chronister, Sheriff
Hillsborough County Sheriff's Office
Joseph W. Lopano, Executive Director
Hillsborough County
Aviation Authority

Mike Merrill County Administrator

December 2, 2022 22-03770H

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 December 14th 2022 at 9:30am 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 1507 AMARILIZ

AMADOR Boxes, mattresses, lamps

Unit 2410 SHAVONE DENISE

MAJOR Furniture, boxes, toys

Unit 2427 ANDREW

SHELDON KNOX Furniture

boxes, household goods

Unit 3417 LADONNA LYNN

COLEMAN Furniture, boxes, clothing

Unit 3523 ALBERTO

RODRIGUEZ Household goods, boxes, art

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.

December 2, 9, 2022 22-03772H

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 iO Associates, Inc. located at 615 Channelside Drive, Suite 207 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Sun City Center Florida, this November day of 23, 2022

PRECISION RESOURCE GROUP U.S., INC.

Mark Lloyd

December 2, 2022 22-03788H

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 JLN Gifts located at 11319 Misty Isle Lane in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of November, 2022.

Djuna Lasha Perine

December 2, 2022 22-03789H

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 21st day of December, 2022 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Duncan, Tommy J. Couch Mattress Bed Frame Electronics; Long, Lisa Clothes trash bags Tv cabinet; Garcia, Bayardo A. coffee maker boat vanity medical supplies; Gatica-Guerrero, Michelle E. Mattress Washer Dryer Dresser Sale is subject to cancellation in the event of settlement between owner and obligated party.

December 2, 9, 2022 22-03771H

NOTICE OF PUBLIC SALE

Tampa Bay Auto Experts, Inc. gives notice and intent to sell, for nonpayment/enforcement FL Statute 713.75 towing & storage fees the following vehicle on 12/19/22 at 8:30 AM at 5715 W Linebaugh Ave, Tampa, FL 33624 Hillsborough County FL. Said Company reserves the right to accept or reject any and all bids.

2018 HYUN
VIN# KM8J23A40JU727095
December 2, 2022 22-03790H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 12/15/2022 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.

JTEHF21AX20048723
2002 Toyota Highlander Limited
December 2, 2022 22-03794H

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.selfstorageauctions.com on 12/20/2022 at 2:30PM. Contents include personal items described below belonging to those individuals listed below.

Unit 021	Yamary Sancho Lopez	Electronics, boxes, toys.
Unit 109	Michael Fraqui	Boxes, clothing
Unit 119	Katrina Mack	Furniture, electronics, boxes, tools.
Unit 201	Joseph Kuhl	Electronics, boxes.
Unit 208	Santiago Gonzalez	Furniture, boxes, kitchenware, tools.
Unit 414	Christie Smith	Furniture, boxes.
Unit 721	David Hahn	Tools.
Unit 723	Willie Miller	Household goods.
Unit 017	Sakeea Samuel	Furniture, Electronics, Clothing
Unit 162	Cristina Nunez	Furniture, Totes
Unit 318	Elijah Odumosu	Boxes, Furniture
Unit 445	Darryl Wyre	Tools, Boxes
Unit 518	Hossein Motejally	Boxes, Tools
Unit 728	Tamika Soto	Boxes, Furniture.
Unit 915	Roberto Oropesa	Furniture, restaurant equipment.
Unit 432	Aaron D. Anderson	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) 333-5348.

December 2, 9, 2022 22-03777H

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.selfstorageauctions.com on 12/20/2022 @ 2:30PM. Contents include personal property along with the described belongings to those individuals listed below.

Unit 179A	Damian Alexander	Boxes
Unit A010	Poiola Caraballo	Boxes, Clothing, Kitchenware, Grill
Unit A129	Teresa Preston	Boxes, Kitchenware
Unit A152	Brianna Jordan	Boxes, Furniture, Electronics
Unit A243	Vashonne Golden	Boxes, Clothing
Unit A247	Ezequiel Vazquez	Appliances, Cabinets, Boxes Sports
Unit B052	Kimmoy Lewis	Boxes, furniture,
Unit B085	Charles Russo	Totes, Clothing, Electronics, Bike
Unit B104	Candice Heatherton	Boxes, clothing, Kitchenware
Unit B123	Steven Emery	Frames, Boxes, Kitchenware
Unit B144	Hunter Lee McDaniel	Boxes, furniture
Unit B200	Stephanie Howard	Boxes, Electronics
Unit B251	Lana Elma Edwards	Boxes, Kitchenware, Furniture, Suitcases
Unit C009	Kneco Kennedy	Boxes, Clothing
Unit C037	Ingid Bynes	Boxes, Clothing, Electronics, Furniture, Grill
Unit D104	Ryan Bishop	Boxes, electronics, Tools
Unit D150	Richard Gatt	Boxes, Furniture
Unit D205	Richard Gatt	Boxes, Furniture
Unit D211	Ryan Bishop	Boxes, Appliances, Outdoors, Tools
Unit D223	Tarian Wright	Appliances, Boxes, Electronics, Tools
Unit D225	Maribel Sutton	Boxes, furniture
Unit A052	Chris Gardner	Boxes, Clothing
Unit A080	Pamela Gholston	Boxes, Electronics, Furniture
Unit A116	Christopher Haswell	Clothing, Electronics, Furniture
Unit A138	Jeffrey Miller	Appliances, Artwork, Boxes
Unit A140	Letisha George	Boxes, Books
Unit A357	Anthony Ortiz	Clothing, Electronics
Unit B014	Kalia Carson	Boxes, Tools
Unit B089	Joel Solari	Clothing
Unit B090	Jim Johnson	Clothing, Furniture
Unit B096	Israel Vasquez	Boxes, Electronics, Tools
Unit B116	Bridgette Welch	Furniture, Tools, Toys
Unit B148	Krychonda Baldwin	Boxes, Artwork
Unit B173	Ricky Mann	Clothing
Unit B208	Jordan Foster	Furniture, Tools
Unit B260	Vondrea Kirkland	Boxes, Furniture
Unit B261	Stewart Rashonda	Boxes, Bags
Unit C044	Cassandra Blackburn	Boxes, Electronics, Furniture
Unit D127	Stephanie Rickman	Boxes, Electronics, Furniture
Unit D140	Manauris Torres-Ramos	Clothing, Furniture, Toys
Unit D166	Ashwood, Xavier Ulysses	Appliances, Furniture, Tools
Unit D180	Clouden	

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

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, December 13, 2022, at 4:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss financial related topics.

Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 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 2, 2022

22-03819H

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 ISLAND BOY SURFACE CLEANING : Located at 8708 Sheldon Creek Blvd : Hillsborough County in the City of Tampa : Florida, 33615-1610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa Florida, this November day of 30, 2022 MUHAMMAD JABRIL RASOUL December 2, 2022 22-03824H

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 J AND P MOBILE SERVICES : Located at 9331 Channing Hill Dr : Hillsborough County in the City of Ruskin : Florida, 33573-0259 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ruskin Florida, this November day of 30, 2022 WYCIE JOY PENDERGRAPH December 2, 2022 22-03825H

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 DISCOVER KOTILA SPINE & JOINT MEDICAL WELLNESS CENTER : Located at 1367 Oakfield Dr : Hillsborough County in the City of Brandon : Florida, 33511-4841 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Brandon Florida, this November day of 30, 2022 KOTILA SPINE & JOINT CENTER OF BRANDON, LLC December 2, 2022 22-03823H

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 12/11/2022 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.

JTEBT17RX70066734
2007 Toyota 4runner LTD
JTB1T20X070132823
2007 Lexus GX470
4JGDA5HBXCA074473
2012 Mercedes-Benz ML 350
5TEJU62N5Z205245
2006 TOYOTA TACOMA DBL CAB PRERUNNER
1NXBU4EEEXAZ289869
2010 TOYOTA COROLLA BASE/S/LE/XLE

December 2, 2022 22-03793H

FICTITIOUS NAME NOTICE

Notice is hereby given that STEPHANIE DIANE BALDERSTON, OWNER, desiring to engage in business under the fictitious name of BALDERSTON POOLS & SPA located at 1809 DIERKER DR, VALRICO, FLORIDA 33596 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 2, 2022 22-03795H

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of E-Consort, located at 301 Parsons Woods Dr, in the City of Seffner, County of Hillsborough, State of FL, 33584, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 29 of November, 2022. CONSORT LOGISTICS INC.

301 Parsons Woods Dr
Seffner, FL 33584
December 2, 2022 22-03810H

NOTICE OF PUBLIC SALE

Public Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the follow vehicle(s) that remain unclaimed in storage with charges unpaid pursuant to Florida Statutes, Sec. 713.78 to the highest bidder at 2309 N 55th St. Tampa, FL 33619 on 12/16/22 at 9:00 A.M.

1FAHP3FN2AW129557
2010 FORD FOCUS
1FTBE1EM6BFC85970
2011 FORD F150
4T1BF28B94U364307
2004 TOYOTA AVALON
4T1BK1E9FU178943
2015 TOYOTA AVALON
JTKDE17960071825
2006 TOYOTA SCION TC

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 33614 on 12/16/22 at 09:00 A.M.

1FTPW12V46FB25665
2006 FORD F150
1G6AR5SX0E165624
2014 CADILLAC CTS

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 CENTERS

2309 N 55th St, Tampa, FL 33619

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.

December 2, 2022 22-03818H

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 TAMPA BAY AREA HANDYMAN : Located at PO BOX 1926 : Hillsborough County in the City of RIVERVIEW : Florida, 33568 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at RIVERVIEW Florida, this November day of 30, 2022. TRINIDAD EULICE

December 2, 2022 22-03822H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-004130
IN RE: ESTATE OF
LYDIA ESTHER PINEIRO
a/k/a LYDIA PINEIRO,
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 LYDIA ESTHER PINEIRO a/k/a LYDIA PINEIRO, deceased, File Number 22-CP-004130; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601; that the Decedent's date of death was September 28, 2022; 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:

JOHN PINEIRO, individually, and as the Successor Trustee and a beneficiary of the Lydia Pineiro Revocable Trust dated July 12, 2007, as amended on May 17, 2021

12205 Steppingstone Drive

Tampa, FL 33635
JOHN PINEIRO, as Guardian Advocate of the Person and Property of Richard Pineiro, as a beneficiary of the Lydia Pineiro Revocable Trust dated July 12, 2007, as amended on May 17, 2021

12205 Steppingstone Drive

Tampa, FL 33635

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 2, 2022.

Person Giving Notice:

JOHN PINEIRO

12205 Steppingstone Drive

Tampa, FL 33635

Attorney for Person 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

December 2, 9, 2022 22-03799H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT, IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-000464
IN RE: ESTATE OF
JOHN JAMES MARTELL,
Deceased.

This administration of the estate of JOHN JAMES MARTELL, deceased, whose date of death was February 1, 2022, File Number 22-CP-000464, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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 the first publication of this Notice is December 2, 2022.

Personal Representative

SHARON MARTELL

Personal Representative

15504 Wetstone Drive

Tampa, FL 33613

/s/ Chelsea Scott

CHELSEA SCOTT, ESQ.

Attorney for Personal Representative

FL Bar No. 119394

Fresh Legal Perspective, PL

6930 W. Linebaugh Avenue

Tampa, FL 33625

813-448-1042

CScott@BLTFL.com

Service@BLTFL.com

December 2, 9, 2022 22-03765H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 22-CP-004121
DIVISION: B
IN RE: ESTATE OF
PATRICIA REILLY a/k/a
PATRICIA ANN REILLY
DECEASED

The administration of the estate of Patricia Reilly a/k/a Patricia Ann Reilly, deceased, whose date of death was July 18, 2022, and whose Social Security Number is XXX-XX-8996, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 the first publication of this Notice is December 2, 2022.

Personal Representative

Thomas P. Reilly

181 Crown Street

Brooklyn, NY 11225

Attorney for Personal Representative

Donald B. Linsky, Esquire

Donald B. Linsky & Associates, P.A.

1509 B Sun City Center Plaza

Sun City Center, FL 33573

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN THE STATE OF FLORIDA
IN AND FOR HILLSBOROUGH
COUNTY
CIVIL DIVISION
Case No.: 22-CA-005480
HARBOURSIDE AT HARBOR
ISLAND HOMEOWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, v.
RAEANN HEATH KEYSER as
TRUSTEE OF THE RAEANN
HEATH KEYSER FAMILY TRUST,
Defendant.
TO: RAEANN HEATH KEYSER AS
TRUSTEE OF THE RAEANN HEATH
KEYSER FAMILY TRUST

YOU ARE NOTIFIED that a lawsuit seeking an injunction has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westerman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with this Court at 419 Pierce St., Rm. #125, Tampa, FL 33602 or P.O. Box 989, Tampa, FL 33601, 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 shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on this 26 day of October, 2022.

Cindy Stuart, as Clerk of Court
(SEAL) By: Isha Tirado-Baker,
Deputy Clerk

Marielli Westerman, Esq.
Westerman Law, PLLC
360 Central Ave., Ste. 800
St. Petersburg, FL 33701
December 2, 9, 2022 22-03805H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA.
CASE No. 21-CA-007414
BANK OF AMERICA, N.A.,
PLAINTIFF, VS.
ALPERHIA LEE WRIGHT, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 7, 2022 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 9, 2023, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

LOT 23, BLOCK 24, PROGRESS VILLAGE UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Hillsborough County 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.

The date of first publication of this notice is December 2, 2022.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-003303
Division: A
IN RE: ESTATE OF
WILLARD NUNN
Deceased.

The administration of the estate of WILLARD NUNN, deceased, whose date of death was August 1, 2022, is pending in the Circuit Court for HILLSBOROUGH 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 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 2, 2022.

Personal Representative:
/s/ Paul Hodson
(Nov 23, 2022 09:07 EST)

Paul Hodson
6316 Fox Hollow DR NW
North Canton, Ohio 44720

Attorney for Personal Representative:
/s/ KYLE BELZ, ESQ.
KYLE J. BELZ, ESQUIRE
Florida Bar Number: 112384
955 E. Del Webb Blvd., Suite 101B
Sun City Center, FL 33573
Telephone: (813) 296-1296
Fax: (813) 296-1297
E-Mail: kylebelz@belzlegal.com
Secondary E-Mail:
paralegal@belzlegal.com

December 2, 9, 2022 22-03807H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, STATE OF FLORIDA
PROBATE DIVISION
File Number: 22-CP-003880
Division: B
IN RE: ESTATE OF
SHIRLEY ANN TOMESKO
Deceased.

The administration of the estate of SHIRLEY ANN TOMESKO, deceased, whose date of death was October 6, 2022 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 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 2, 2022.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-004171
Division B
IN RE: ESTATE OF
EDWARD L. DALTON, JR.,
A/K/A EDWARD LYLE
DALTON, JR.,
Deceased.

The administration of the estate of EDWARD L. DALTON, JR., deceased, whose date of death was February 15, 2022, 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 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 2, 2022.

Personal Representative:
/s/ Rachel M. Dalton
4165 Saltwater Boulevard
Tampa, Florida 33615

Attorney for Personal Representative:
Linda D. Hartley, Attorney
Florida Bar Number: 0951950
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: linda.hartley@hwhlaw.com
Secondary E-Mail:
probate.efile@hwhlaw.com

December 2, 9, 2022 22-03828H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2022-CP-002249
DIVISION: B
IN RE: ESTATE OF
DAVID LEE ROOKS JR.
Deceased.

The administration of the estate of DAVID LEE ROOKS JR., deceased, whose date of death was May 15, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2022-CP-002249; the address of which is 800 E. Twiggs Street, Room 206, 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 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
2, 2022.

Petitioner
LAMAR ROOKS
13028 Delwood Rd.
Tampa, FL 33624

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768

Primary E-mail:
mike@linslawgroup.com
Secondary E-mail:
kris@linslawgroup.com

December 2, 9, 2022 22-03764H

FIRST INSERTION

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

CASE No. 2012-CA-006353 DIV M
THE BANK OF NEW YORK

MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-J3,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-J3,
PLAINTIFF, VS.

JACOB-FRANZ DYCK, TRUSTEE
OF THE MONARY TRUST, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 26, 2019 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 13, 2023, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

The North 50 feet of Lot 6, and the South 25 feet of Lot 7 of BLAIN ACRES SUBDIVISION, according to Map or Plat thereof as recorded in Plat Book 67, Page 29, of the Public Records of Hillsborough County, Florida

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Hillsborough County 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.

The date of first publication of this notice is December 2, 2022.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-003726
Division A
IN RE: ESTATE OF
ETHEL M. FRIEDMAN
Deceased.

The administration of the estate of ETHEL M. FRIEDMAN, deceased, whose date of death was July 3, 2022, 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 2, 2022.

Personal Representative:

Claudio Vazquez

3288 Aberfoyle Place

North West

Washington, District of

Columbia 20015

Attorney for Personal Representative:

Denise A. Welter, Esquire

Florida Bar Number: 585769

Denise A. Welter, P.A.

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO. 20-CA-000264 DIV I
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, -vs-
LIVING INTERIOR PLANT
SERVICE INC, AS TRUSTEE
ONLY, UNDER THE 11721
MANGO GROVES-JEREMIAH
LAND TRUST DATED THE 3RD
DAY OF OCTOBER, 2019;
CHANDY C. JEREMIAH A/K/A
CHANDY JEREMIAH, et al,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated the 16th day of November, 2022, entered in the above-captioned action, Case No. 20-CA-000264 DIV I, the Clerk of the Circuit Court, Cindy Stuart, shall offer for sale to the highest and best bidder for cash, beginning at 10:00 A.M. at www.hillsborough.realforeclose.com, on January 18, 2023, the following described property as set forth in said final judgment, to-wit:

LOT 14 OF MANGO GROVES
UNIT 1, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 90,
PAGE 83, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

Property Address: 11721 Mango
Groves Blvd., 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 WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please, please contact the Clerk of the Court, ADA coordinator, 601 E. Kennedy Blvd., Tampa, FL 33602, Phone: (813) 276-8100, EXT 4205, Email: ADA@hillsclerk.com within two working days of the date the service is needed; If you are hearing or voice impaired, call 711.

DATED this 29th day of November 2022.

WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
December 2, 9, 2022 22-03811H

FIRST INSERTION

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

Case No.: 22-CA-009472

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, v.

UNKNOWN HEIRS, CREDITORS,
DEVISEES, BENEFICIARIES,
GRANTEEES, ASSIGNEES,
LIENORS, TRUSTEES, AND

ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF MARTHA J.

MACKINDER, DECEASED;

TERRY L. MACKINDER; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED;

UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s),

To the following Defendant(s):

UNKNOWN HEIRS, CREDITORS,
DEVISEES, BENEFICIARIES,
GRANTEEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF MARTHA J. MACK-
INDER, DECEASED
(RESIDENCE UNKNOWN)

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

LOT 15, BLOCK D, THE
PRESIDENTIAL MANOR, ACCORDING
TO MAP OR PLAT THEREOF AS RECORDED
IN PLAT BOOK 47, PAGE 91, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

FIRST INSERTION

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

CASE No. 22-CA-001146

BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
PLAINTIFF, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNORS,
CREDITORS AND TRUSTEES OF

THE ESTATE OF FRANKLIN R.

LEGRANDE A/K/A FRANKLIN

ROYSTON LEGRANDE

(DECEASED); ET AL.

DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 18, 2022 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 19, 2023, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

BUILDING 11720, UNIT NO. B,
RAINTREE VILLAGE CON-
DOMINIUM NO. 1 ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM RE-
CORDED ON AUGUST 4, 1981
UNDER CLERK'S FILE NO.
0284570 IN OFFICIAL RE-
CORDS BOOK 3839 AT PAGE
847 OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fjud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Tromberg, Morris & Poulin, PLLC
Attorney for Plaintiff
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Telephone #: 561-338-4101
Fax #: 561-338-4077

Email: eservice@tmppllc.com
By: /s/ Marlon Hyatt, Esq.
Marlon Hyatt, Esq.
FBN: 72009

Our Case #: 21-000621-FHA-REV-F
December 2, 9, 2022 22-03821H

FIRST INSERTION

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

CASE No: 21-CC-069844

DIV: N
VISTA PALMS COMMUNITY
ASSOCIATION, INC., a
not-for-profit Florida corporation,
Plaintiff, vs.

BRANDON L. SIMMONS;
CHELSEA A. RODDEY; AND
UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Cindy Stuart, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 9, in Block 17, of SUNSHINE
VILLAGE PHASE 2, according
to the Plat thereof as recorded
in Plat Book 126, Page 246, of
the Public Records of Hillsbor-
ough County, Florida, and any
subsequent amendments to the
aforesaid.

Property Address: 5010 Grist
Mill Court, Wimauma, FL 33598
at public sale, to the highest and best
bidder, for cash, via the Internet at
www.hillsborough.realforeclose.com
at 10:00 A.M. on December 30, 2022

IF THIS PROPERTY IS SOLD AT
PUBLIC AUCTION, THERE MAY BE
ADDITIONAL MONEY FROM THE
SALE AFTER PAYMENT OF PER-
SONS WHO ARE ENTITLED TO BE

PAID FROM THE SALE PROCEEDS
PURSUANT TO THIS FINAL JUDG-
MENT.

IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A
RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN 60 DAYS AFTER
THE SALE. IF YOU FAIL TO FILE A
CLAIM, YOU WILL NOT BE ENTIT-
LED TO ANY REMAINING FUNDS.

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 1-800-955-8771; Email: eservice@tmppllc.com

December 2, 9, 2022 22-03814H

FIRST INSERTION

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

CIVIL DIVISION
Case No. 21-CA-008525

Division J
RESIDENTIAL FORECLOSURE
Section II

GTE FEDERAL CREDIT UNION
Plaintiff, vs.

SUE K. SIMPSON A/K/A W. SUE
SIMPSON, INDIVIDUALLY
AND AS TRUSTEE OF THE
SUE SIMPSON LIVING TRUST,
UNDER AGREEMENT DATED
JANUARY 24, 2007, UNKNOWN
SUCCESSOR TRUSTEE OF THE
SUE SIMPSON LIVING TRUST,
UNDER AGREEMENT DATED
JANUARY 24, 2007, UNKNOWN
BENEFICIARIES OF THE SUE
SIMPSON LIVING TRUST,
UNDER AGREEMENT DATED
JANUARY 24, 2007 AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 9, 2022, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOTS 1, 2, 3 AND 4, BLOCK 14,
TERRACE HIGHLANDS, ACCORD-
ING TO THE MAP OR
PLAT THEREOF AS RECORDED
IN PLAT BOOK 22, PAGE
67, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

and commonly known as: 9317-
9325 GOLDENROD ROAD,

THONOTOSASSA, FL 33592;
including the building, appurtenances,
and fixtures located therein, at public
sale, to the highest and best bidder,
for cash, on the Hillsborough County
auction website at <http://www.hillsborough.realforeclose.com>, on
February 2, 2023 at 10:00 AM.

Any persons 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 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 1-800-955-8771.

Dated this 22nd day of November, 2022

By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.

1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
181350/2116783/wll

December 2, 9, 2022 22-03767H

FIRST INSERTION

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

FLORIDA

CASE No. 22-CA-008932

MORTGAGE ASSETS
MANAGEMENT, 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 MARTHA PEACE,

DECEASED, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF MARTHA PEACE,
DECEASED

1515 E. HANNA AVENUE
TAMPA, FL 33610

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

THE EAST 63 FEET OF THE
WEST 534.23 FEET OF THE
NORTH 193.3 FEET OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION
31, TOWNSHIP 28 SOUTH,
RANGE 19 EAST, LESS THE
NORTH 25 FEET FOR RIGHT
OF WAY OF HANNA AVENUE,
ALL LYING AND BEING IN

HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to this action, on
Greenspoon Marder, LLP, Default Department,
Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file
the original with the Clerk within 30 days
after the first publication of this notice in BUSINESS OBSERVER, on or before DEC. 27TH 2022; otherwise a
default and a judgment may be entered
against you for the relief demanded in
the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at 601 E KENNEDY BLVD, TAMPA, FL 33602, 813-276-8100. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL
SAID COURT on this 21ST day of
NOVEMBER 2022.

CINDY STUART
As Clerk of said Court
(SEAL) By: JEFFREY DUCK
As Deputy Clerk

Greenspoon Marder, LLP
Default Department
Attorneys for Plaintiff
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309
(36615.0400)
December 2, 9, 2022 22-03817H

FIRST INSERTION

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

CASE No. 19-CA-010852

BANK OF AMERICA, N.A.,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNE

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-00728
DIVISION: C

FEDERAL HOME LOAN
MORTGAGE CORPORATION,
AS TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC
SEASONED CREDIT RISK
TRANSFER TRUST, SERIES
2019-2,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES
AND ALL OTHERS WHO
MAY CLAIM AN INTEREST
IN THE ESTATE OF FELIX
GUAQUINCHAY, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FELIX GUAQUINCHAY
Last Known Address: 1813 E WOOD ST, TAMPA, FL 33604
Current Residence Unknown

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

LOT 13, 14 AND 15, BLOCK H,
MAP OF HILLSBOROUGH
HEIGHTS SOUTH, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 10, PAGE 28,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270,

CORAL SPRINGS, FL 33077 on or before December 27, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 23 day of November, 2022.

CINDY STUART
As Clerk of the Court
(SEAL) By: Isha Tirado-Baker

As Deputy Clerk
De Cubas & Lewis, P.A.
Attorney for Plaintiff
P.O. BOX 771270
CORAL SPRINGS, FL 33077
22-00491
December 2, 9, 2022 22-03801H

FIRST INSERTION

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

CASE NO.: 22-CC-039660

Division: P

FAIROAKS NORTH, INC., a Florida
not for profit corporation,
Plaintiff, vs.

RODERICK S. HARRISON, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Amended Uniform Final Judgment of Foreclosure dated November 18, 2022, and entered in Case Number 22-CC-039660 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Fairoaks North, Inc., a Florida not for profit corporation is the Plaintiff and Roderick S. Harrison is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at https://www.hillsborough.realeforeclose.com at 10:00 a.m. E.S.T., on January 6, 2023, the following described property as set forth in said Amended Uniform Final Judgment of Foreclosure, to wit:

Condominium Unit 52, Building G, FAIROAKS NORTH, A CONDOMINIUM, according to the Declaration of Condominium filed August 20, 1979, in Official Record Book 3552, Page 1299, and amended in Official Record Book 3597, Page 753, and in Official Record Book 3600, Page 1516, and in Official Record Book 3653, Page 1382, and in Official Record Book 4035, Page 639, and plat recorded in Condominium Book 2, Page 49, of the Public Records of Hillsborough County, Florida.

Also known as 3815 N. Oak Drive, #G-52, Tampa, Florida 33611.

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

Dated at St. Petersburg, Florida this 28th day of November 2022.

Karen E. Maller, Esquire
Florida Bar No. 822035
Johnson Pope Bokor Ruppel & Burns, LLP
490 1st Avenue South, Suite 700
St. Petersburg, FL 33701
Telephone: (727) 999-9900
Fax: (727) 800-5981
Primary E-Mail: kmaller@jpfirm.com
Secondary E-Mail: abraun@jpfirm.com
Attorneys for Plaintiff,
FAIROAKS NORTH, INC.
Matter #152461
December 2, 9, 2022 22-03815H

FIRST INSERTION

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

CASE No. 22-CA-002452

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-OC3,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-OC3,

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 DAVID
BOWERING, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-002452 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 TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC3, 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 DAVID BOWERING, DECEASED, et al., are Defendants, Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realeforeclose.com, at the hour of 10:00 AM, on the 4th day of January, 2023, the following described property:

LOT 36, BLOCK 1, CYPRESS
MEADOWS SUBDIVISION,
LOT 36, BLOCK 1, CYPRESS
MEADOWS SUBDIVISION,

UNIT TWO, ACCORDING TO
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
72, PAGE 63 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
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 Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

DATED this 22nd day of November, 2022.

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: Jacob.Elberg@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Jacob C. Elberg
Jacob C. Elberg, Esq.
Florida Bar No. 1032316
32875.2265 / JSchwartz
December 2, 9, 2022 22-03782H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL CASE NO: 2022 CA-008520
DIV IV

WELLS FARGO BANK, N.A., a
national association organized and
existing under the laws of the United
States of America,
Plaintiff, vs.

ALFRED FLETCHER, a single
man, aka ALFRED FLETCHER,
deceased, aka ESTATE OF ALFRED
FLETCHER, deceased, RANDY
FLETCHER, RANDY FLETCHER,
SR., individually and as Trustee of
the R-KAR REVOCABLE TRUST
DATED APRIL 19, 2006, and ANY
PERSON OR ENTITY CLAIMING
BY THROUGH, UNDER OR
AGAINST, AND/OR AS HEIR,
DEVISEE OR SPOUSE OF ALFRED
FLETCHER, RANDY FLETCHER
AND/OR RANDY FLETCHER, SR.,
Defendants.

TO: ALFRED FLETCHER, a single
man, aka ALFRED FLETCHER, deceased,
aka ESTATE OF ALFRED FLETCHER,
deceased, RANDY FLETCHER, deceased
Last Known Address: 8727 North 26th
Street, Tampa, Florida 33604
and

ANY PERSON OR ENTITY CLAIMING
BY, THROUGH, UNDER OR
AGAINST, AND/OR AS HEIR,
DEVISEE OR SPOUSE OF ALFRED
FLETCHER, RANDY FLETCHER
AND/OR RANDY FLETCHER, SR.
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for declaratory judgment of equitable
lien under principle of vendor's lien and
ratification on the following property in
Hillsborough County, Florida:

THE NORTH 127.09 FEET OF
LOT 44-A, TEMPLE TERRACES,
ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORDED
IN PLAT BOOK 25, PAGE
66 OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA

has been filed against you in the above
stated court and action, and you are
required to serve a copy of your written
defenses to the Complaint. E-Filed
10/10/22 if any, to it on plaintiff's attorney

ney, whose name and address is:
Barry Jay Warsch, Esq.
FIDELITY NATIONAL LAW GROUP
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 889

Fort Lauderdale, Florida 33309
Telephone: (954) 414-2109
Primary E-mail:
Barry.Warsch@fnf.com
Secondary E-mail:
pleadingsFL@fnf.com
Nicole.arakaki@fnf.com

on or before December 27, 2022, and to file the original with the Clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of 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: 11/21/2022

CINDY STUART
COURT OF COURT &
COMPTROLLER

(SEAL) By: Isha Tirado-Baker

Deputy Clerk

Barry Jay Warsch, Esq.
FIDELITY NATIONAL LAW GROUP
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 889

Fort Lauderdale, Florida 33309
Telephone: (954) 414-2109
Primary E-mail:
Barry.Warsch@fnf.com
Secondary E-mail:
pleadingsFL@fnf.com
Nicole.arakaki@fnf.com

Dec. 2, 9, 16, 23, 2022 22-03783H

FIRST INSERTION

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

CASE NO.: 22-CA-002213

SECTION # RF

U.S. BANK NATIONAL
ASSOCIATION,

Plaintiff, vs.

LORENA KNIGHT; FLORIDA
HOUSING FINANCE

CORPORATION; KINGS LAKE
NEIGHBORHOOD ASSOCIATION,
INC.; UNKNOWN TENANT IN
POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated the 21st day of November 2022, and entered in Case No. 22-CA-002213, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and FLORIDA HOUSING FINANCE CORPORATION KINGS LAKE NEIGHBORHOOD ASSOCIATION, INC. DOUGLAS J. ADKINS JAMIE ALLON KNIGHT VICKY MARY MURPHY UNKNOWN TENANT N/K/A JACOB GORHAM; and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORENA KNIGHT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realeforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 20th day of February 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 37, BLOCK 1, KINGS LAKE, PHASE 1B, UNIT NO. 2,
A SUBDIVISION AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 89, PAGE(S) 23,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.
IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-
ING 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: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 22nd day of November 2022.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.

P.O. Box 771270

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.
292020CA000095A001HC
DIVISION:
RF-Section I

U.S. BANK NATIONAL
ASSOCIATION AS LEGAL
TITLE TRUSTEE FOR TRUMAN
2016 SC6 TITLE TRUST,
Plaintiff, vs.

ANTHONY R. DESSI; CARLA
M. DESSI; CARMEL FINANCIAL
CORP.; THE EAGLES MASTER
ASSOCIATION, INC.; ST.
ANDREWS AT THE EAGLES,
INC.; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT
NO. 2; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING
OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN
DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 17, 2022 and an Order Resetting Sale dated November 27, 2022 and entered in Case No. 292020CA000095A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and ANTHONY R. DESSI,

CARLA M. DESSI; CARMEL FINANCIAL CORP.; THE EAGLES MASTER ASSOCIATION, INC. ST. ANDREWS AT THE EAGLES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants. CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on January 4, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 41, BLOCK J, ST. ANDREWS AT THE EAGLES, UNIT 1, PHASE 1, 2 AND 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published

twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED November 28, 2022.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-174567 / SM2
December 2, 9, 2022 22-03812H

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

CASE NO.: 22-CA-005046

MAGERICK, LLC,
Plaintiff, vs.

THE UNKNOWN SPOUSE,
HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF STEPHANIE
BOUDREAU A/K/A STEPHANIE
A. BOUDREAU, DECEASED,
et al.,
Defendants.

TO: THE UNKNOWN SPOUSE,
HEIRS, DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF STEPHANIE
BOUDREAU A/K/A STEPHANIE
A. BOUDREAU, DECEASED
Whose last known residence(s) is/are:
4608 Lantana Place, Plant City, FL
33566
TODD ALAN TISDALE
Whose last known residence(s) is/are:
1746 Mahaffey Circle, Lakeland, FL
33811
13104 National Drive, Apt. D, Tampa,
FL 33617
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 DEFENDANTS, DEVISEES,
GRANTEES, BENEFICIARIES OR
OTHER CLAIMANTS.

Whose last known residence(s) is/are:
ADDRESS UNKNOWN

YOU ARE HEREBY required to file
your answer or written defenses, if any,
in the above proceeding with the Clerk
of this Court, and to serve a copy thereof
upon Plaintiff's attorney, Damian G.
Waldman, Esq., Law Offices of Damian
G. Waldman, P.A., PO Box 5162, Largo,
FL 33779, telephone (727) 538-4160,
facsimile (727) 240-4972, or email to
service@dwaldmanlaw.com, within
thirty (30) days of the first publication
of this Notice or by DECEMBER 27TH
2022, the nature of this proceeding being
a suit for Foreclosure of Mortgage
against the following described property,
to wit:

LOT 3, BLOCK 2, COUNTRY
HILLS UNIT ONE D. ACCORDING
TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 59, PAGE 22, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

PARCEL IDENTIFICATION
NUMBER: P-26-28-21-
560-000002-00003.0
A/K/A 4608 LANTANA PLACE,
PLANT CITY, FLORIDA 33566
If you fail to file your response or answer,
if any, in the above proceeding
with the Clerk of this Court, and to
serve a copy thereof upon the Plaintiff's
attorney, Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman,

P.A., PO Box 5162, Largo, FL 33779,
telephone (727) 538-4160, facsimile
(727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30)
days of the first publication of this Notice,
a default will be entered against
you for the relief demanded in the Complaint
or petition.

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

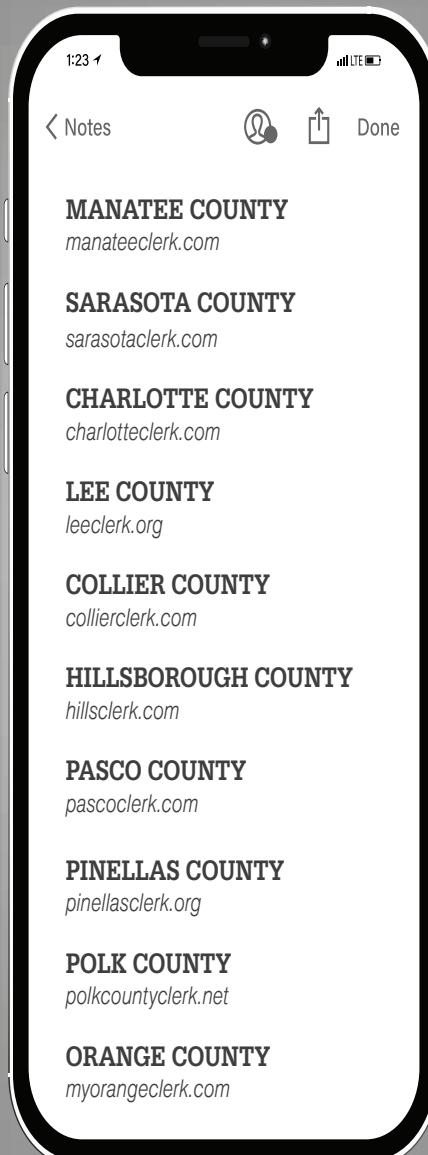
DATED at Hillsborough County this
23RD day of NOVEMBER, 2022.

CINDY STUART
CLERK OF COURT
& COMPTROLLER

Clerk of the Circuit Court
(SEAL) By JEFFREY DUCK
Deputy Clerk

Damian G. Waldman, Esq.
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
telephone (727) 538-4160
facsimile (727) 240-4972
service@dwaldmanlaw.com
December 2, 9, 2022 22-03827H

OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR **LEGAL NOTICES**
floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-3262
IN RE: ESTATE OF
CHRISTINA NAZARIO,
Deceased.

The administration of the estate of CHRISTINA NAZARIO, deceased, whose date of death was May 2, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 25, 2022.

MILDRED NAZARIO
Personal Representative

105 Douglas Street
Redding, PA 19601
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnw-law.com
Secondary Email:
jrivera@hnw-law.com
Nov. 25; Dec. 2, 2022 22-03762H

SECOND INSERTION

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

Case No. 2020-CA-003221

Division G

RESIDENTIAL FORECLOSURE

Section II

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY,
BUT SOLELY AS INDENTURE
TRUSTEE FOR LEGACY
MORTGAGE ASSET TRUST**

2019-GS4

Plaintiff, vs.

**RICHARD J. WOYCHOWSKI;
STEPHANIE A. WOYCHOWSKI**

AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 8, 2022, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 6, BLOCK 2, OF LAKE MAGDALENE VISTA, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

and commonly known as: 14909 WARMAN STREET, TAMPA, FL 33613; including the building, appurtenances, and fixtures located

therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on FEBRUARY 1, 2023 at 10:00 AM.

Any persons 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 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 21st day of November, 2022
By: Donna S. Glick
Donna S. Glick
Attorney for Plaintiff
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
318000/2015832/wll
Nov. 25; Dec. 2, 2022 22-03750H

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 21-CA-006668

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,**

Plaintiff, vs.

VERA M. HARPER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2022, and entered in 21-CA-006668 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **VERA M. HARPER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 27, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 3 IN BLOCK 3 OF
OAKVIEW ESTATES, PHASE
ONE, ACCORDING TO THE
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 45,
PAGE 78, PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

Property Address: 2912 S PINE-
WAY DRIVE, PLANT CITY, FL
33566

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 17 day of November, 2022.
ROBERTSON,
ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: SVDanielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-080070 -CaB
Nov. 25; Dec. 2, 2022 22-03711H

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 17 day of November, 2022.
ROBERTSON,
ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: SVDanielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-080070 -CaB
Nov. 25; Dec. 2, 2022 22-03711H

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 17 day of November, 2022.
ROBERTSON,
ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: SVDanielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-080070 -CaB
Nov. 25; Dec. 2, 2022 22-03711H

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

GENERAL JURISDICTION
DIVISION

CASE NO. 21-CA-006668

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,**

Plaintiff, vs.

VERA M. HARPER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2022, and entered in 21-CA-006668 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **VERA M. HARPER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 27, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 3 IN BLOCK 3 OF
OAKVIEW ESTATES, PHASE
ONE, ACCORDING TO THE
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 45,
PAGE 78, PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

Property Address: 2912 S PINE-
WAY DRIVE, PLANT CITY, FL
33566

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

GENERAL JURISDICTION
DIVISION

CASE NO. 21-CA-006668

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,**

Plaintiff, vs.

VERA M. HARPER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2022, and entered in 21-CA-006668 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **VERA M. HARPER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 27, 2022, the following described property as set forth in said Final Judgment, to wit:

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WAY DRIVE, PLANT CITY, FL
33566

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

GENERAL JURISDICTION
DIVISION

CASE NO. 21-CA-006668

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,**

Plaintiff, vs.

VERA M. HARPER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2022, and entered in 21-CA-006668 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **VERA M. HARPER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 27, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 3 IN BLOCK 3 OF
OAKVIEW ESTATES, PHASE
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MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 45,
PAGE 78, PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

Property Address: 2912 S PINE-
WAY DRIVE, PLANT CITY, FL
33566

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of

PUBLISH YOUR LEGAL NOTICE



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

Email
legal@businessobserverfl.com

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com

hillsclerk.com
pascoclerk.com
pinellasclerk.org
polkcountyclerk.net
myorangeclerk.com

lv20890.vb

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0951600000
File No.: 2023-12
Certificate No.: 2019 / 12068
Year of Issuance: 2019

Description of Property:

LINEBAUGH ESTATES LOT 22
PLAT BK / PG: 32 / 7
SEC - TWP - RGE: 13 - 28 - 18

Name(s) in which assessed:

LUVILLA ISON GRACE ET AL
ROBERT RAY HIBBARD C/O
THOMAS GALLO ESQ
PAUL ISON
DEXTER ISON C/O THOMAS
GALLO ESQ
BRYSON ISON SR C/O THOMAS
GALLO ESQ
SHARON KAYE ISON WASDOVICH
VICKI ISON A/K/A VICKI A
LUTTS
LORI ISON
GERI BROWN A/K/A JERRY
BROWN
GREGORY BENNETT
BRADLEY BENNETT
MICHAEL NELSON
KEVIN NELSON
RICHARD ALEXANDER
JAMES BROWN
NORMA BUNCH C/O MATTHEW D WOLF ESQ IVANOV & WOLF

ERIN FUNDERBURK A/K/A
ERIN CHASITY HOLT
TIMOTHY CHAD FUNDERBURK
JACKIE FUNDERBACK
MARY GOODSON NEE
FUNDERBACK
JOSHUA FUNDERBACK
WILLIAM FUNDERBACK
JACOLADE TRUST INC
TRUSTEE 208 W BOUGAINVILLEA LAND TRUST
GRADY SAMMONS
KIMBERLEE SAMMONS
GARY GRACY

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03725H

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0592494166
File No.: 2023-13
Certificate No.: 2020 / 6597
Year of Issuance: 2020

Description of Property:

THE VILLAS CONDOMINIUMS
UNIT 10511 AND AN UNDIV
INT IN COMMON ELEMENTS
PLAT BK / PG: 20 / 34
SEC - TWP - RGE: 09 - 27 - 20

Name(s) in which assessed:
FLORIDA GROUP VENTURES
LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03734H

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0574749840
File No.: 2023-8
Certificate No.: 2020 / 6236
Year of Issuance: 2020

Description of Property:

OXFORD II CONDOMINIUM
UNIT 20
PLAT BK / PG: 16 / 30
SEC - TWP - RGE: 14 - 32 - 19

Name(s) in which assessed:
RUSSELL L BLOOMER
SHEILA G BLOOMER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03733H

NOTICE

American Towers LLC is proposing to change the lighting type of an existing approximate 1,593-foot tall communications structure located at 13623 Rhodine Road, Riverview, Hillsborough County, FL 33579-1806 (27.819667, -82.260556; Folio Number 077420-6000). The proposed modification will involve a change in lighting from FAA-Style C5 (high intensity white flash lighting) to FAA-Style F3-Avian (dual high/medium intensity white and medium intensity red flash lighting; no sidemarker lighting). American Towers LLC seeks comments from all interested persons on any potential significant impact the proposed action could have on the quality of the human environment pursuant to 47 C.F.R. Section 1.1307.

Interested persons may review the project application pending with the Federal Communications Commission (FCC) at www.fcc.gov/asr/applications by entering Form 554 File No. A1221634. Interested persons may comment or raise environmental impact concerns about the proposed action by filing a Request for Environmental Review with the FCC. The FCC strongly encourages all interested parties to make such filings online, following the instructions found at www.fcc.gov/asr/environmentalrequest. Paper filings can be sent to: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. The Request must also be sent to American Towers LLC, by e-mailing a copy to enviro.services@americantower.com or mailing a copy to: American Tower, 10 Presidential Way, Woburn, MA 01801 ATTN: Environmental Compliance. Requests or comments should be limited to environmental and historic/cultural resource impact concerns and must be received on or before December 25, 2022. This invitation to comment is separate from any local planning/zoning process that may apply to this project. HLE W4251
Nov. 25; Dec. 2, 2022
22-03735H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0864220180
File No.: 2023-1
Certificate No.: 2020 / 10506
Year of Issuance: 2020

Description of Property:

BRANDON RIDGELAND UNIT
TWO LOT 7 BLOCK B
PLAT BK / PG: 51 / 24
SEC - TWP - RGE: 30 - 29 - 21

Name(s) in which assessed:

BRANDON J SHEETS
ROSAMARIA SHEETS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03724H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0424820000
File No.: 2023-7
Certificate No.: 2020 / 4416
Year of Issuance: 2020

Description of Property:

SILVA CITY REVISED MAP OF
LOTS 1 2 AND 3 BLOCK 7
PLAT BK / PG: 5 / 67
SEC - TWP - RGE: 11 - 29 - 19

Name(s) in which assessed:

VIRGINIA E PENDLETON/
LIFE ESTATE
ALICIA D BAGGETT
RANDY BAGGETT JR

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03726H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0382525634
File No.: 2023-6
Certificate No.: 2020 / 4016
Year of Issuance: 2020

Description of Property:

RIVERDALE SUBDIVISION
PHASE 3A LOT 1 BLOCK 12
PLAT BK / PG: 61 / 10
SEC - TWP - RGE: 25 - 28 - 19

Name(s) in which assessed:

CORPORATE INVESTMENT
LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03731H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0761510276
File No.: 2023-14
Certificate No.: 2020 / 8643
Year of Issuance: 2020

Description of Property:

LAKE FANTASIA PLATTED
SUBDIVISION LOT 88
PLAT BK / PG: 84 / 29
SEC - TWP - RGE: 18 - 30 - 20

Name(s) in which assessed:

8437 RIVERVIEW LLC C/O
WLW CAPITAL LLC
8437 RIVERVIEW LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/5/2023) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 11/14/2022

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Nov. 25; Dec. 2, 9, 16, 2022
22-03728H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0398210000
File No.: 2023-17
Certificate No.: 2020 / 4185
Year of Issuance: 2020

Description of Property:

</div

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION: H
CASE NO.: 22-CA-006367
SECTION # RF

LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

SEAN MIGUEL; DOVER RIDGE
COMMUNITY ASSOCIATION,
INC.; INDEPENDENT SAVINGS
PLAN COMPANY; JS#1

INVESTMENT INC.;

PROGRESSIVE SELECT

INSURANCE COMPANY AS

SUBROGEE FOR ROBERT

TASHAIN; PROPERTY

SOLUTIONS OF TAMPA BAY, INC.,

UNITED STATES OF AMERICA
ACTING THROUGH THE RURAL

HOUSING SERVICE, PAULA

MIGUEL A/K/A PAULA M.

MIGUEL; UNKNOWN TENANT

IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 18th day of November 2022, and entered in Case No. 22-CA-006367, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and SEAN MIGUEL DOVER RIDGE COMMUNITY ASSOCIATION, INC. INDEPENDENT SAVINGS PLAN COMPANY JS#1 INVESTMENT INC. PROGRESSIVE SELECT INSUR-

SECOND INSERTION

ANCE COMPANY AS SUBROGEE FOR ROBERT TASHAIN PROPERTY SOLUTIONS OF TAMPA BAY, INC. UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE PAULA MIGUEL A/K/A PAULA M. MIGUEL; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants, 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 19th day of January 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 15, IN BLOCK 1, OF DOVER ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 249, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order

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

Dated this 21st day of November 2022.

By: /s/ Lindsay Maisonet, Esq.

Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

P.O. Box 771270

Coral Springs, FL 33077

Telephone: (954) 453-0365

Faximile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

eservice@decubaslewis.com

22-01173

Nov. 25; Dec. 2, 2022 22-03751H

SECOND INSERTION

TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF PEGGY ANN KING, DECEASED; ARTHUR KING; STEVEN LEE KING; DAVID ALLAN KING; PATTI ANN STREAN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 16, 2022, and entered in Case No. 20-CA-000887 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF PEGGY ANN KING, DECEASED; ARTHUR KING; STEVEN LEE KING; DAVID ALLAN KING; PATTI ANN STREAN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; 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).

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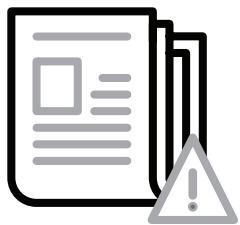
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Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

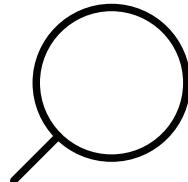


Citizens continue to learn about vital civic matters from newspaper notices.

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

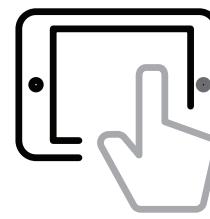
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

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