

Public Notices

Business Observer

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PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

FEBRUARY 24 - MARCH 2, 2023

HILLSBOROUGH COUNTY LEGAL NOTICES

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Wheelhouse Medical located at 5411 Beaumont Center Blvd., Suite 785, in the County of Hillsborough in the City of Tampa, Florida 33634 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 15th day of February, 2023

Momentum Medical Management, LLC, a Delaware limited liability company

February 24, 2023 23-00519H

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Keller Home Loans located at 3131 Camino Del Rio N, Ste 1100, in the County of Hillsborough in the City of San Diego, California 92108 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 13 day of February, 2023

Mutual of Omaha Mortgage, Inc.

February 24, 2023 23-00520H

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 007 transit, located at 910 Bunker View Dr, in the City of Apollo Beach, County of Hillsborough, State of FL, 33572, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of February, 2023.

robert william bond

910 Bunker View Dr

Apollo Beach, FL 33572

February 24, 2023 23-00521H

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 March 14 2023 at 10:00am online at: www.storagetreasures.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE

1615 S. Kingsway Rd.

Seffner FL 33584

Tel: 813-736-1720

Unit #1304 ANDROMEDIA

NUBIA MCKAY Boxes, Household goods, Sporting Goods

Unit #2117 FRANK ANTONIO

WATSON Furniture, boxes, shelves, bags

Unit #2605 DEBRA LINDA

KOTTER Furniture, filing cabinets, household items

Unit # 2723 MARY MARIE

COLEMAN Couch, boxes, clothes

Unit # 3516 TERRANCE

HANCEL HARRIS JR Household goods, furniture, boxes

Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction.

A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

Feb. 24; Mar. 3, 2023 23-00523H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious Name of A Different Destination located at 927 Guisando de Avila in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2023.

Reho Group, LLC

Roberto Reho

February 24, 2023 23-00533H

FICTITIOUS NAME NOTICE

Notice is hereby given that HHOFFMANN ENTERPRISES INC, OWNER, desiring to engage in business under the fictitious name of PAWN KING located at 707 W DR MARTIN LUTHER KING JR BLVD, SEFFNER, FLORIDA 33584 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.

February 24, 2023 23-00532H

FICTITIOUS NAME NOTICE

Notice is hereby given that ROBERT MORGAN ROSE, OWNER, desiring to engage in business under the fictitious name of ROSEWORKS MEDIA located at 509 CLEARFIELD RD, BRANDON, FLORIDA 33511 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.

February 24, 2023 23-00542H

NOTICE OF PUBLIC SALE

Master Collision Repair, Inc DBA: Gerber Collision & Glass gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 03/17/2023 at 8:30 AM at 9002 E Adamo Dr, Tampa, FL 33619. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. This vehicle may be sold to satisfy the lien. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2019 NISSAN

VIN# IN4BL4BV9KN313477

February 24, 2023 23-00534H

FICTITIOUS NAME NOTICE

Notice is hereby given that RAD DIVERSIFIED LAND REIT, INC., OWNER, desiring to engage in business under the fictitious name of RADD AMERICA located at 5404 CYPRESS CENTER DR, SUITE 320, TAMPA, FLORIDA 33609 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.

February 24, 2023 23-00543H

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 LAUNCH FAMILY ENTERTAINMENT, located at 235 Apollo Beach Blvd, Unit #103, in the County of Hillsborough, in the City of Apollo Beach, Florida 33572, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 20th day of February 2023.

By: FOUR BEARS ENTERTAINMENT CLEARWATER, LLC, Owner

February 24, 2023 23-00556H

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 In & Out Car Wash located at 1430 North 41 Hwy in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2023.

Tsvetalina Stavreva

February 24, 2023 23-00568H

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 Fishhawk Wolverines Cooperstown 2023 located at 11501 Coventry Grove Circle in the City of Lithia, Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of February, 2023.

Lara Kelly

February 24, 2023 23-00581H

FICTITIOUS NAME NOTICE

Notice is hereby given that FLORIDA FINGERPRINTING INC, OWNER, desiring to engage in business under the fictitious name of TAMPA BAY LIVE SCAN FINGERPRINTING located at 6102 S MACDILL AVE, SUITE J, TAMPA, FLORIDA 33423 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.

February 24, 2023 23-00541H

FICTITIOUS NAME NOTICE

Notice is hereby given that TALENO INVESTMENTS, LLC, OWNER, desiring to engage in business under the fictitious name of ECOMAIDS OF GREATER TAMPA-RIVERVIEW-VALRICO located at 10323 BOGGY MOSS DR, RIVERVIEW, FLORIDA 33578 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.

February 24, 2023 23-00564H

FICTITIOUS NAME NOTICE

Notice is hereby given that BRUCE VERTHY HOLMES, OWNER, desiring to engage in business under the fictitious name of HOTELBROKERONE located at 15312 N MAY AVE, STE A, EDMOND, OKLAHOMA 73013 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.

February 24, 2023 23-00565H

FICTITIOUS NAME NOTICE

Notice is hereby given that TORRYE WELLS, OWNER, desiring to engage in business under the fictitious name of PRECIOUS TREASURES GOURMET FOODS located at 220 W. BRANDON BLVD, #105., BRANDON, FLORIDA 33511 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.

February 24, 2023 23-00566H

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 864146 from HIM Tampa Realty, LLC, 18 Cornwells Beach Road, application received: January 31, 2023. Proposed activity: commercial. Project name: Breakthru Beverage, Project size: 32 acres. Location: Section 3, Township 30, Range 19, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watertamers.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

23-00558H

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, March 9, 2023, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, 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.

Stonebrier Community Development District

Tish Dobson, District Manager

(321) 263-0132, Ext. 285

February 24, 2023

23-00561H

FIRST INSERTION

NOTICE OF PUBLIC SALE

ASCENSION AUTO SERVICE gives notice that on 03/06/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST TAMPA FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FJGGLD54FLGE7121 2015 FRHT 5TDBT44A02S069376 2002 TOYOT

February 24, 2023 23-00579H

FICTITIOUS NAME NOTICE

Notice is hereby given that BARAJAS AND CORONA LLC, OWNER, desiring to engage in business under the fictitious name of BARACOR located at 9410 MCINTOSH RD, DOVER, FLORIDA 33527 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.

February 24, 2023 23-00578H

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

Notice is hereby given that National Auto Service Centers Inc. will sell at PUBLIC AUCTION free of all prior liens the following 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 03/10/2023 at 9:00 A.M.

5TDYKRFH4FS063865

2015 TOYOTA HIGHLANDER

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-000458
IN RE: ESTATE OF
VICENTE CARIDAD GARCIA
A/K/A VICENTE C. GARCIA,
Decceased.

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 VICENTE CARIDAD GARCIA A/K/A VICENTE C. GARCIA, deceased, File Number 23-CP-000458; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110; that the decedent's date of death was October 31, 2022; that the total value of the estate is \$0.00 (exempt protected homestead real property) and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
ANGEL GARCIA
6609 N. Lois Ave.
Tampa, FL 33614
RAFAELA MARITZA MAR-RERO
750 Madison Ave.
Elizabeth, NJ 07201
JOSE L. GARCIA
135 Wilkins Crossing
Sugar Land, Texas 77479
BERTA GARCIA
14010 Lemon Valley Pl.
Tampa, FL 33625
LAZARO C. GARCIA A/K/A
LAZARO GARCIA MEDINA
6610 N. Cameron Ave.
Tampa, FL 33614
IRIS GARCIA
6610 N. Cameron Ave.
Tampa, FL 33614
GIRALDO C. GARCIA A/K/A
GIRALDO GARCIA MEDINA
A/K/A GERALDO GARCIA
MEDINA

3606 SW 138th Ct
Miami, FL 33175
OSVALDO GARCIA
452 Vane St.
Revere, MA 02151
ANA ESTER HERNANDEZ
452 Vane St.
Revere, MA 02151
PEDRO R. GARCIA A/K/A
PEDRO GARCIA MEDINA
15000 SW 180th St.
Miami, FL 33187
DULCE E. CHAVEZ A/K/A
DULCE CHAVEZ MILAN
8235 Ibis Club Dr., Apt. 104
Naples, FL 34104

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 DECEDED'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 24, 2023.

Person Giving Notice:

ANGEL GARCIA
6609 N. Lois Ave.
Tampa, FL 33614

Attorneys for Person Giving Notice:

ROBERT D. HINES

Florida Bar No. 0413550

Email: rhines@hnh-law.com

MICHELE L. CLINE

Florida Bar No. 84087

Email: meline@hnh-law.com

Attorneys for Petitioner

Hines Norman Hines, P.L.

315 S. Hyde Park Ave.

Tampa, FL 33606

Telephone: 813-251-8659

Feb. 24; Mar. 3, 2023 23-00559H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-CP-004481
Division Probate
IN RE: ESTATE OF
JOSEPH MICHAEL MCDONELL
Deceased.

The administration of the estate of Joseph Michael McDonnell, deceased, whose date of death was October 28, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggss St., 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 DECEDED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 24, 2023.

Personal Representative:

Audrey R. Burton

4019 27th Ave. North

St. Petersburg, Florida 33713

Attorney for Personal Representative:

Kimberly K. Muenter

E-mail Addresses:

kim@kkmelderlaw.com

kkmuenter@gmail.com

Florida Bar No. 0078340

The Law Offices of

Kimberly K. Muenter, P.A.

9040 Town Center Parkway

Lakewood Ranch, Florida 34202

Telephone: (941) 567-1671

Feb. 24; Mar. 3, 2023 23-00528H

5 Innocenzi Drive

Hamilton Square, NJ 08690

GREGORY A. FOX

Attorney for Personal Representative

Florida Bar No. 382302

FOX & FOX, P.A.

2515 Countryside Blvd. Ste G

Clearwater, Florida 33763

Telephone: 727-796-4556

Email: greg@foxlawpa.com

Feb. 24; Mar. 3, 2023 23-00529H

51 S. Hyde Park Ave

Tampa, FL 33606

JAMES P. HINES, JR.

Personal Representative

315 S. Hyde Park Ave

Tampa, FL 33606

Robert D. Hines, Esq.

Attorney for Personal Representatives

Florida Bar No. 0413550

Ryne E. Hart, Esq.

Florida Bar No. 1011330

Hines Norman Hines, P.L.

315 S. Hyde Park Ave

Tampa, FL 33606

Telephone: 813-251-8659

Email: RHines@hnh-law.com

Secondary Email:

RHart@hnh-law.com

Feb. 24; Mar. 3, 2023 23-00531H

13114 Sanctuary Cove Drive

Temple Terrace, FL 33637

Attorney for Personal Representative

Lyndy C. Jennings, Esq.

Attorney for Personal Representative

Florida Bar No. 908851

Law Offices of Lyndy C. Jennings, PA

330 Paula Drive, Suite 212

Brandon, FL 33511

Telephone: (813) 315-8547

Email: ljennings@lyndylaw.com

Feb. 24; Mar. 3, 2023 23-00548H

5111 N. University

Tampa, FL 33610

WILLIAM ALFRED FAIRCHILD

Deceased.

The administration of the estate of William Alfred Fairchild, deceased, whose date of death was October 22, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggss Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 24, 2023.

Personal Representative:

TRACY A. MUSCIETTA

N/K/A TRACY DEPAUL

Personal Representative

141 West Santa Barbara Road

Lindenhurst, NY 11757

JAMES S. EGGERT

Attorney for Personal Representative

Florida Bar No. 949711

Owens Law Group, P.A.

811-B Cypress Village Blvd.

Ruskin, FL 33573

Telephone: (813) 633-3396

Email: jim@owenslawgroupa.com

Secondary Email:

leslie@owenslawgroupa.com

Feb. 24; Mar. 3, 2023 23-00572H

13114 Sanctuary Cove Drive

Temple Terrace, FL 33637

WILLIAM ALFRED FAIRCHILD

Deceased.

The administration of the estate of William Alfred Fairchild, deceased, whose date of death was October 22, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggss Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 24, 2023.

Personal Representative:

CORINNE SMITH

Personal Representative

5101 Frontiersmen Way

Plant City, FL 33565

James P. Hines, Jr.

Attorney for Personal Representative

Florida Bar No. 061492

Hines Norman Hines, P.L.

315 S. Hyde Park Ave.

Tampa, FL 33606

Telephone: 813-251-8659

Email: jhines@hnh-law.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-000529-HC
Division Probate
IN RE: ESTATE OF
CONSTANCE M. SPILLAN,
Deceased.

The administration of the estate of CONSTANCE M. SPILLAN, deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: 02/24/2023.

Signed on this 22 day of Feb., 2023.

JACQUELINE A. KISNER
Personal Representative

431 Gloucester Blvd.

Sun City Center, FL 33573

William E. Gaylor, III
Attorney for Personal Representative
Florida Bar No. 0834350
Muirhead, Gaylor,
Steves & Waskom, P.A.
901 Ridgewood Ave.
Venice, FL 34285
Telephone: 941-484-3000
Email: chip.gaylor@mgsllaw.com
Secondary Email:
beth.waskom@mgsllaw.com
Feb. 24; Mar. 3, 2023 23-00580H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-518

IN RE: ESTATE OF
JEFFREY LYN BRATTAIN,
Deceased.

The administration of the estate of JEFFREY LYN BRATTAIN, deceased, whose date of death was November 11, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 S. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 24, 2023.

BETTY BRATTAIN
Personal Representative

13110 Mitchell Street

Tampa, FL 33612

Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnllaw.com
Secondary Email:
jrivera@hnllaw.com
Feb. 24; Mar. 3, 2023 23-00582H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL DISTRICT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 2022-CA-004464
DIVISION: K
MATRIX FINANCIAL SERVICES
CORPORATION,
Plaintiff, vs.
GINA T. STREICHER A/K/A GINA
THERÈSE FALCONE-STREICHER,
et al.

Defendants.

TO: GINA T. STREICHER A/K/A GINA THERÈSE FALCONE-STREICHER
Last Known Address: 2819 CYPRESS BOWL RD. LUTZ, FL 33558
Current Residence: UNKNOWN
TO: UNKNOWN SPOUSE OF GINA T. STREICHER A/K/A GINA THERÈSE FALCONE-STREICHER
Last Known Address: 2819 CYPRESS BOWL RD. LUTZ, FL 33558
Current Residence: UNKNOWN

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

LOT 19, BLOCK 18, STONBRIER PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 252 THROUGH 264, INCLUSIVE, 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 MILLER,

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 3/20/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The Business Observer 1970 Main Street, Sarasota, FL 34236) 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 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 2/15 day of 2023

Cindy Stuart
As Clerk of the Court ad Interim
(SEAL) By: Isha Tirado-Baker
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC
2200 W. Commercial Blvd, Suite 103
Ft. Lauderdale, FL 33309
23FL404-0005-1
Feb. 24; Mar. 3, 2023 23-00571H

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CC-097463
DIV.: O

THE PRESERVE AT RIVERVIEW
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.

TAIWEI ZHOU, ET AL.,
Defendants.

TO: TAIWEI ZHOU
11617 Branch Cay Circle
Riverview, Florida 33569

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on May 9, 2022, in Official Records Instrument #2022238380, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 11617 Branch Cay Circle, Riverview, Florida 33569.
LEGAL:
Lot 22, of PRESERVE AT RIVERVIEW, according to the Plat thereof, as recorded in Plat Book 122, Page 178 of the Public Records of Hillsborough County, Florida. Commonly referred to as: 11617 Branch Cay Circle, Riverview, Florida 33569.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written de-

fenses, if any, to it on Plaintiff's attorney, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 on or before 03/20/2023, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 14th day of February, 2023.

CINDY STUART
Clerk of the Court
(SEAL) by: /s/
Stockham Law Group, P.A.
109 S Edison Avenue
Tampa, Florida 33606
Feb. 24; Mar. 3, 2023 23-00546H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.17-CC-021897
DIV. K

PLANTATION HOMEOWNERS,
INC.

Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNEES,
LIENORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
KAREN A. LYNCH, DECEASED
("BENEFICIARIES"), BY AND
THROUGH ITS UNKNOWN
PERSONAL REPRESENTATIVE,
JOHN DOE AND JANE DOE
AND ALL OTHER PERSONS IN
POSSESSION OF THE SUBJECT
REAL PROPERTY WHOSE NAMES
ARE UNCERTAIN,
Defendants,

Notice is hereby given that pursuant to the Order Rescheduling Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida, described as:

Lot 67, GROVE POINT VIL-
LAGE, Unit 2, according to the
map or plat thereof as recorded

in Plat Book 47, Page 23, Public
Records of Hillsborough County,
at public sale, to the highest and best
bidder for cash, at www.hillsborough.
realforeclose.com at 10:00 a.m., on the
24th day of March, 2023.

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 17th day of February, 2023.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #0012798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 / (813) 286-0111 (FAX)
Attorneys for Plaintiff
Feb. 24; Mar. 3, 2023 23-00538H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 19-CA-003430
BANK OF AMERICA, N.A.,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF WILLIAM E
SCHWERDT (DECEASED), et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in CASE NO. 19-CA-003430 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM E SCHWERDT (DECEASED), et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in CASE NO. 19-CA-003430 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM E SCHWERDT (DECEASED), et al. Defendant(s).

MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
46, PAGE 71-1 AND 71-2, PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITY

ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjjud13.org

Dated this 17 day of February, 2023.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
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
19-252465 - MaC
Feb. 24; Mar. 3, 2023 23-00550H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 19-CA-011303
MIDFIRST BANK

Plaintiff, vs.
THE UNKNOWN HEIRS,
GRANTEEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS
OF VICTOR RICHARD FRUCCI,
DECEASED; THE UNKNOWN
HEIRS, GRANTEEES, DEVISEES,
LIENORS, TRUSTEES, AND
CREDITORS OF LILA MAE
FRUCCI, DECEASED; THE
UNKNOWN HEIRS, GRANTEEES,
DEVISEES, LIENORS, TRUSTEES,
AND CREDITORS OF FAITH
MARY PERRY A/K/A FAITH MARY
FRUCCI, DECEASED; OSMOND
M. WINSTON A/K/A OSMOND
MONTGOMERY WINSTON
A/K/A OSMOND M. WINSTON;
UNKNOWN TENANT 2; BRUCE T.
FRUCCI A/K/A BRUCE THOMAS
FRUCCI; UNKNOWN SPOUSE
OF OSMOND M. WINSTON
A/K/A OSMOND MONTGOMERY
WINSTON; PETER MICHAEL
PERRY A/K/A PETER PERRY;
DAWN MARY PERRY A/K/A
DAWN M. PHILLIPS; UNKNOWN
TENANT 1; DEBRA A. FRUCCI
A/K/A DEBRA ANN TIETJE
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 31, 2022, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 25, BLOCK 9, HENDER-
SON ROAD SUBDIVISION
UNIT NUMBER 5, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 49, PAGE
49, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA, LESS
BEGIN AT THE EASTERLY
MOST CORNER OF LOT 25,
BLOCK 9, AND THE NORTH-
EASTERLY RIGHT OF WAY OF

AIRVIEW DRIVE AND RUN
SOUTH 43 DEGREES 13 MIN-
UTES 40 SECONDS WEST,
7.0 FEET; THENCE NORTH
46 DEGREES 46 MINUTES
20 SECONDS WEST, 107.39
FEET; THENCE NORTH 89
DEGREES 47 MINUTES 42
SECONDS EAST, 10.18 FEET;
THENCE SOUTH 46 DE-
GREES 4

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 29-2022-CA-002997
SELENE FINANCE LP,
Plaintiff, vs.
OCIE R. BARBER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2023, and entered in 29-2022-CA-002997 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE LP is the Plaintiff and OCIE R. BARBER; SHERRY A. FONTANA; STATE OF FLORIDA 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 March 30, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 4, ESTATES
DEL SOL UNIT 1, ACCORDING
TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
46, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.

TOGETHER WITH THAT CERTAIN
2008 HOMES OF MERIT
MANUFACTURED HOME SERIAL
NUMBER FL260-000-H-
B553549A/B.

Property Address: 10912 ESTATES DEL SOL DR, RIVERVIEW, FL 33579

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 21 day of February, 2023.

ROBERTSON,
ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S Danièle Salem
Danièle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-002405 - RyC
Feb. 24; Mar. 3, 2023 23-00574H

FIRST INSERTION

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

CASE NO.: 29-2019-CA-008560
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR CASCADE
FUNDING RM3 ACQUISITIONS
GRANTOR TRUST,

Plaintiff, vs.
EDWARD McDONALD, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 9, 2023, and entered in Case No. 29-2019-CA-008560 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding RM3 Acquisitions Grantor Trust, is the Plaintiff and Edward McDonald, Hillsborough County Clerk of the Circuit Court, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the March 16, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 19 EAST, RUN THENCE EAST 30 FEET, SOUTH 1021 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 100 FEET,

EAST 225.8 FEET, MORE OR LESS TO THE BANK OF THE HILLSBOROUGH RIVER, THENCE IN A NORTHEAST-ELY DIRECTION ALONG THE BANK OF THE HILLSBOROUGH RIVER TO A POINT WHICH IS 243.3 FEET MORE OR LESS EAST OF THE POINT OF BEGINNING, THENCE WEST TO THE POINT OF BEGINNING A/K/A 7203 N 40TH ST TAMPA FL 33604

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

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

Dated this 17 day of February, 2023.

ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: \S Danièle Salem
Danièle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-002405 - RyC
Feb. 24; Mar. 3, 2023 23-00573H

FIRST INSERTION

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

CASE NO.: 2017-CA-000060
BAYVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
BRIAN J WHITAKER, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 19, 2023, and entered in Case No. 2017-CA-000060 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Bayview Loan Servicing, LLC, is the Plaintiff and Brian J Whitaker, Jamie McBride-Whitaker, Wyndham Lakes Homeowners Association, Inc, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the March 13, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8 BLOCK 3 WYNDHAM LAKES SUBDIVISION PHASE ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 68 PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Feb. 24; Mar. 3, 2023 23-00539H

OUGH COUNTY, FLORIDA.
A/K/A 19619 LAKE OSCEOLA DR, ODESSA FL 33556

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

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

Dated this 16 day of February, 2023.

ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: \S Danièle Salem
Danièle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-002405 - RyC
Feb. 24; Mar. 3, 2023 23-00539H

FIRST INSERTION

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

CASE NO. 18-CA-010073
BANK OF AMERICA, N.A.;
Plaintiff, vs.

JAMES B. GERARD, DECEASED,
ET AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order entered on January 11, 2023 on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated January 11, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on March 15, 2023, the following described property:

THE LAND REFERRED TO
HEREIN BELOW IS SITUATED
IN THE COUNTY OF
HILLSBOROUGH, STATE OF
FLORIDA AND IS DESCRIBED
AS FOLLOWS:

ALL THAT PARCEL OF
LAND IN CITY OF SUN CITY
CENTER, HILLSBOROUGH
COUNTY, STATE OF FLORIDA,
AS DESCRIBED IN DEED
BOOK 7623, PAGE 813, ID#
U0132191U4000002000040,
BEING KNOWN AND DESIGNATED AS:

LOT 4 IN BLOCK 2, CY-
PRESSVIEWPHASE 1 UNIT
1, ACCORDING TO PLAT
THEREOF RECORDED IN
PLAT BOOK 54, PAGE 25 OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

COMMONLY KNOWN AS:
1707 AURA CT, SUN CITY
CENTER, FL 33573
BY FEE SIMPLE DEED FROM
WALTER A. JOELLEN BECK

AND DOROTHY E. JOELLENBECK, HIS WIFE AND
WALTER A. JOELLENBECK, AS TRUSTEE OF THE WALTER A. JOELLEN BECK AND DOROTHY E. JOELLENBECK REVOCABLE LIVING TRUST
DATED JANUARY 12, 1994
AS SET FORTH IN DEED
BOOK 7623, PAGE 813 DATED
12/15/1994 AND RECORDED
12/27/1994, HILLSBOROUGH
COUNTY RECORDS, STATE
OF FLORIDA.

Property Address: 1707 AURA
CT, SUN CITY CENTER, FL
33573

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.

Andrew Arias, Esq. FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 18-03821
Feb. 24; Mar. 3, 2023 23-00525H

has been filed against you and you are

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 22-CA-007724
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

MARCUS YANICH, et al.,
Defendant(s),
TO: UNKNOWN SPOUSE OF MARCUS YANICH,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following property:
LOT 16, BLOCK 12, ANITA SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 30,
PAGE 21, OF THE PUBLIC RE-
CORDS 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 counsel for Plaintiff,
whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/21/2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme-

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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 17th day of February, 2023.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-055981
Feb. 24; Mar. 3, 2023 23-00555H

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-000173
CONVENTIONAL / FHA/VA/RHS:
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
ILIENS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF MARY E.
DOSSEY, DECEASED, et al.,
Defendant(s),

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

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 12, BLOCK 2, EVERINA
HOMES SECOND ADDITION,
AS RECORDED IN PLAT BOOK
37, PAGE 5, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/20/2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 14th day of February, 2023.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-000230
DIVISION: D

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

OF CSMC 2019-RPL1 TRUST,

Plaintiff, vs.

UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES

AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE

ESTATE OF MARGARET P.

WILLIS, et al.,

Defendants.

TO: UNKNOWN SPOUSE OF MARGARET P. WILLIS

Last Known Address: 3713 ARGON DRIVE, TAMPA, FL 33619

Current Residence Unknown

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ESTATE OF MARGARET P. WILLIS

Last Known Address: 3713 ARGON DRIVE, TAMPA, FL 33619

Current Residence Unknown

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

LOT 12, BLOCK 5, BUFFALO ESTATES UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 44, 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN AND FOR CIRCUIT COURT
OF THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2022-CA-5839
DIVISION B

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2021-4,
successor-in-interest to VELOCITY
COMMERCIAL CAPITAL, LLC, a
foreign limited liability company,
Plaintiff, vs.

ROY ZIV a/k/a ROY ZIZ, as
TRUSTEE(S) of the 8439 N

NEBRASKA LAND TRUST dated
January 24, 2020; ROY ZIV a/k/a
ROY ZIZ, individually; UNKNOWN
SPOUSE OF ROY ZIV a/k/a ROY
ZIZ; UNKNOWN TENANT(S)/

OWNER(S)/ IN POSSESSION UNIT
8439-A; UNKNOWN TENANT(S)/
OWNER(S)/ IN POSSESSION UNIT

8439-B; UNKNOWN TENANT(S)/
OWNER(S)/ IN POSSESSION UNIT

8439-C; UNKNOWN TENANT(S)/
OWNER(S)/ IN POSSESSION UNIT

8439-D; UNKNOWN TENANT(S)/
OWNER(S)/ IN POSSESSION UNIT

8439-E; UNKNOWN TENANT(S)/
OWNER(S)/ IN POSSESSION APT
ONE; and UNKNOWN TENANT(S)/
OWNER(S)/ IN POSSESSION APT
TWO,

Defendants.

NOTICE IS GIVEN that pursuant to the Uniform Final Judgment of Foreclosure entered on January 12, 2023, in Civil Action No. 2022-CA-005839, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2021-4, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability company, will sell to the highest and best bidder for cash at www.hillsboroughrealforeclose.com at 10:00 a.m. on the 13th day of March, 2023, the following real property located in Hillsborough County, Florida:

before 3/20/2023, 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, email: ADA@fjjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le prueba cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrativa Oficina de la Corte ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días;

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 18-CA-005352
DIVISION: K
RF - II

HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2007-2,
Plaintiff, vs.
ESTATE OF ELIZABETH
EDWARDS; , ET AL.
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated February 13, 2023, and entered in Case No. 18-CA-005352, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF ELIZABETH EDWARDS; RICHARD E. EDWARDS, III; CLIFTON EDWARDS, JR.;

JONATHAN EUGENE FENNELL; CAVALRY PORTFOLIO SERVICES, LLC, are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at <http://www.hillsboroughrealforeclose.com> at 10:00 a.m., on the 24TH day of MARCH, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE COUNTY OF HILLSBOROUGH, AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
LOT 35 OF SULTANA GLADE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, AT PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
BEING KNOWN AS 4210 EAST GROVE STREET, TAMPA, FL.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

"If you are a person with a disability

FIRST INSERTION

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771, Voice Impaired 1-800-955-8770, email: ADA@fjjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le prueba cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrativa Oficina de la Corte ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813- 272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días;

si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomadosyon pou w ka patisipe nan pwosedi sa, ou kalife san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kék èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fjjud13.org nan 7 joun anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 joun; si ou gen pwoblem pou w tande oubyen pale, rele 711."

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/ s / J. Anthony Van Ness
J. Anthony Van Ness, Esq.
Bar Number: 391832
Email: TVanness@vanlawfl.com
PHH4771-17/sap
Feb. 24; Mar. 3, 2023 23-00544H

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 22-CA-003687

DIVISION: D
RF-Section I

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWALT, INC., ALTERNATIVE
LOAN TRUST 2004-24CB,
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES
2004-24CB,

Plaintiff, vs.

MARGRET

SOSSA-GONZALEZ A/K/A
MAIGRET SOSA-GONZALEZ

A/K/A MARGARET

SOSSA-GONZALEZ A/K/A
MARGARET SOSA-GONZALEZ;

OMAR TORRES; MORTGAGE

ELECTRONIC REGISTRATION

SYSTEMS, INC. AS NOMINEE

FOR COUNTRYWIDE HOME

LOANS, INC.; HILLSBOROUGH

COUNTY, FLORIDA; UNKNOWN

TENANT NO. 1; UNKNOWN

TENANT NO. 2; and ALL

UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH,

UNDER OR AGAINST A NAMED

DEFENDANT

DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to

an Order or Summary Final Judgment

of foreclosure dated February 7, 2023, and entered in Case No. 22-CA-003687 of the Circuit Court 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 2004-24CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-24CB is Plaintiff and MARGRET SOSSA-GONZALEZ A/K/A MAIGRET SOSA-GONZALEZ A/K/A MARGARET SOSA-GONZALEZ A/K/A MARGARET SOSA-GONZALEZ; OMAR TORRES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST 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.

ERTY 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.hillsboroughrealforeclose.com>, 10:00 a.m., on April 11, 2023, the following described property as set forth in said Order or Final Judgment, to wit:

THE NORTH 125 FEET OF
THE SOUTH 900 FEET, LESS
THE WEST 1215 FEET, OF
GOVERNMENT LOT 2, LESS
ROAD RIGHT OF WAY, LY-
ING AND BEING IN SECTION
1, TOWNSHIP 28 SOUTH,
RANGE 18 EAST, HILLSBOR-
OUGH COUNTY, FLORIDA.

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

COMMODATION IN ORDER TO
PARTICIPATE IN THIS PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. TO RE-
QUEST SUCH AN ACCOMMO-
DATION, PLEASE CONTACT THE AD-
MINISTRATIVE OFFICE OF THE COURTS
WITHIN TWO WORKING DAYS
OF THE DATE THE SER-
VICE IS NEEDED: COMPLETE THE
REQUEST FOR ACCOMMODA-
TIONS 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 2/16/2023.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@dallegal.com
1496-183002 / AP3

Feb. 24; Mar. 3, 2023 23-00537H

FIRST INSERTION

SUBSEQUENT INSERTIONS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION				
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 22-CP-004239 Division: A IN RE: THE ESTATE OF HOWARD JAMES GRAY, JR. Deceased. The administration of the estate of Howard James Gray, Jr., deceased, whose date of death was September 5, 2022, is pending in the Thirteenth Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 North Michigan Ave, Room 1071, Plant City, FL 33563. 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 February 17, 2023. /s/Samantha K. Elliott Samantha K. Elliott, Petitioner /s/Skiles K. Jones Skiles K. Jones, Esq. Attorney for Samantha Kristen Elliott Florida Bar Number: 1000367 Patriot Legal Group 871 Outer Road Suite B Orlando, FL 32814 Telephone: (407) 737-7222 Fax: (407) 720-8350 E-Mail: skiles@patriotlegal.com Secondary E-Mail: service@patriotlegal.com February 17, 24, 2023 23-00511H	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 2022-CP-004029 DIV. B IN RE: The Estate of GARY TAYLOR Deceased. The administration of the estate of GARY TAYLOR, deceased, whose date of death was August 1, 2022, File Number 2022-CP-004029, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 17, 2023. Keith Ross, Personal Representative 5940 Weymouth Street Philadelphia, Pennsylvania 19120 Ann-Eliza M. Taylor, Esquire Older, Lundy, Koch & Martino 1000 W. Cass St. Tampa, FL 33606 Ph.: 813-254-8998 Fax: 813-839-4411 ataylor@OLAlaw.com dmorris@OLAlaw.com Florida Bar No: 70852 Counsel for Personal Representative February 17, 24, 2023 23-00510H	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000457 Division B IN RE: ESTATE OF THELMA JEAN CORNETT, aka THELMA M. CORNETT Deceased. The administration of the estate of THELMA JEAN CORNETT, also known as THELMA M. CORNETT, deceased, whose date of death was December 27, 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 address 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 February 17, 2023. ROSEMARY BROWNING Personal Representative 6133 Dunbar Road Appalachia, VA 24216 JAMES S. EGGERT Attorney for Personal Representative Florida Bar No. 949711 Owens Law Group, P.A. 811-B Cypress Village Blvd. Ruskin, FL 33573 Telephone: (813) 633-3396 Email: jim@owenslawgroupa.com Secondary Email: leslie@owenslawgroupa.com February 17, 24, 2023 23-00504H	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.: 0246680000 File No.: 2023-299 Certificate No.: 2020 / 18887 Year of Issuance: 2020 Description of Property: ROBINSON'S AIRPORT SUBDIVISION NO 2 LOT 6 LESS W 3 FT THEREOF BLOCK 7 PLAT BK / PG : 34 / 5 SEC - TWP - RGE : 31 - 28 - 22 Name(s) in which assessed: DARRAH HEADLEY ESTATE OF JEWELL HEADLEY JEWELL HEADLEY 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00467H	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.: 0835680000 File No.: 2023-303 Certificate No.: 2020 / 10097 Year of Issuance: 2020 Description of Property: W 75 FT OF E 225 FT OF N 95 FT OF NE 1/4 OF NE 1/4 AND LOT 1 GREEN VALLEY SUB UNIT ONE SEC - TWP - RGE : 34 - 28 - 21 Name(s) in which assessed: MARIA E RODRIGUEZ 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00469H	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.: 0831100000 File No.: 2023-295 Certificate No.: 2020 / 10039 Year of Issuance: 2020 Description of Property: E 1/2 OF N 1/4 OF SW 1/4 OF NW 1/4 OF SW 1/4 SEC - TWP - RGE : 32 - 28 - 21 Name(s) in which assessed: MARTIN BUENO CONSUELO BUENO 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00467H	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.: 1546620000 File No.: 2023-291 Certificate No.: 2020 / 15246 Year of Issuance: 2020 Description of Property: EASTERN HEIGHTS LOT 121 PLAT BK / PG : 29 / 6 SEC - TWP - RGE : 04 - 29 - 19 Name(s) in which assessed: TOMMY ORTIZ 6215 FOSTER 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00469H	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.: 1883110000 File No.: 2023-301 Certificate No.: 2020 / 17971 Year of Issuance: 2020 Description of Property: MAYS ADDITION E 26 FT OF N 65 FT OF LOT 1 BLOCK 10 PLAT BK / PG : 1 / 59 SEC - TWP - RGE : 08 - 29 - 19 Name(s) in which assessed: MUHANNAD JORDAN AB- BADI 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00465H	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.: 00 SEC W 18.02 FT TO REVISED R/W LINE OF US HWY 41 FOR POB THN S 28 DEG 21 MIN 00 SEC E 90.81 FT THN S 61 DEG 39 MIN 00 SEC W 175 FT THN N 70 DEG 24 MIN 54 SEC W 136.64 FT THN S 34 DEG 31 MIN 00 SEC W 138 FT THN N 55 DEG 29 MIN 00 SEC E 195 FT THN S 34 DEG 14 MIN 30 SEC E 166.48 FT THN N 64 DEG 14 MIN 00 SEC E 70.48 FT TO POB SEC - TWP - RGE : 25 - 27 - 18 Name(s) in which assessed: PINTO REAL ESTATE DEVELOPMENT 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00468H	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.: 0156100025 File No.: 2023-304 Certificate No.: 2020 / 1634 Year of Issuance: 2020 Description of Property: FROM A POINT ON W BDY OF SE 1/4 WHICH POINT IS 1306 FT S OF NW COR OF SE 1/4 RUN S 86 DEG 43 MIN 00 SEC E 1440.5 FT TO OLD WEST R/W LINE OF OLD SR 5 (US41) THN S 28 DEG 21 MIN 00 SEC E 353 FT THN S 64 DEG 14 MIN will be sold to the highest bidder on (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00470H
NOTICE TO CREDITORS RE: ROBERT EARL SADLER, Deceased TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEASED The above-named Decedent, established a Living Trust, entitled ROBERT EARL SADLER LIVING TRUST Dated JULY 1, 2008. The name(s) and address(es) of the Trustee(s) are set forth below.	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this notice is February 17, 2023. JENNIFER M. LYONS, Co-Trustee 203 Whites Mill Rd. Statesville, NC 28677 704-877-4532 LINDA S. HARVEY, Co-Trustee 1426 A SW Overlook Dr., Lenoir, NC 28645 704-641-9344 February 17, 24, 2023 23-00488H	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.: 00 SEC W 18.02 FT TO REVISED R/W LINE OF US HWY 41 FOR POB THN S 28 DEG 21 MIN 00 SEC E 90.81 FT THN S 61 DEG 39 MIN 00 SEC W 175 FT THN N 70 DEG 24 MIN 54 SEC W 136.64 FT THN S 34 DEG 31 MIN 00 SEC W 138 FT THN N 55 DEG 29 MIN 00 SEC E 195 FT THN S 34 DEG 14 MIN 30 SEC E 166.48 FT THN N 64 DEG 14 MIN 00 SEC E 70.48 FT TO POB SEC - TWP - RGE : 25 - 27 - 18 Name(s) in which assessed: PINTO REAL ESTATE DEVELOPMENT 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 (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00470H	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.: 0156100025 File No.: 2023-304 Certificate No.: 2020 / 1634 Year of Issuance: 2020 Description of Property: FROM A POINT ON W BDY OF SE 1/4 WHICH POINT IS 1306 FT S OF NW COR OF SE 1/4 RUN S 86 DEG 43 MIN 00 SEC E 1440.5 FT TO OLD WEST R/W LINE OF OLD SR 5 (US41) THN S 28 DEG 21 MIN 00 SEC E 353 FT THN S 64 DEG 14 MIN will be sold to the highest bidder on (3/30/2023) 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 2/10/2023 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk Feb. 17, 24; Mar. 3, 10, 2023 23-00470H						

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 2023-CA-000753

In re:
SFD II, INC.,
Assignor, to
LARRY S. HYMAN,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about January 26, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by SFD II, INC., Assignor, with its principal place of business at 2209 North 40th Street, Tampa, FL 33605, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before May 26, 2023. Feb. 17, 24; Mar. 3, 10, 2023

23-00456H

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 2023-CA-000752

In re:
SUNNY FLORIDA DAIRY, INC.,
Assignor, to
LARRY S. HYMAN,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about January 26, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by SUNNY FLORIDA DAIRY, INC., Assignor, with its principal place of business at 2209 North 40th Street, Tampa, FL 33605, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before May 26, 2023. Feb. 17, 24; Mar. 3, 10, 2023

23-00457H

SECOND INSERTION

NOTICE OF ACTION TO QUIET TITLE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No: 2022 CA 2220 MARS FUTURE PROPERTIES, LLC, and SELIN PROPERTIES, LLC, Plaintiff, vs. ALAN FISSE A/K/A ALAN A. FISSE A/K/A ALAN ANTHONY FISSE, et al. Defendants.

TO: ALAN FISSE A/K/A ALAN A. FISSE A/K/A ALAN ANTHONY FISSE

YOU ARE NOTIFIED that an action to quiet title to the property at 3336 Ridge Road Wimauma, Florida, located in Hillsborough County, Florida, and more specifically described as follows:

Commence at the Southwest corner of Section 31, Township 32 South, Range 20 East, thence North 89 deg 22'48" East, 390.77 feet along the South boundary of said Section 31, thence North 09 deg 00'00" East, 56.30 feet, thence Eats 41'73 feet, thence North 50.00 feet at a point of NON-Tangent curve concave to the North having a radius of 250.61 feet; thence Easterly 54.98 feet along said curve through a central angle of 12 deg 34'11" (chord bears North 83 deg 42'55" East, 54.87 feet), thence non-tangent to said curve, North 21 feet 00'03.5" West, 3,630.07 feet to the beginning of a curve concave to the Southwest having a radius of 185.00 feet; thence Northwesternly 77.14 feet along said curve through a central angle of 23 deg 53'27" (chord bears North 42 deg 56'46" West, 76.58 feet) thence non-tangent to said curve, South 58 deg 59'56" West, 326.42 feet to the Point of Beginning; thence South 58 feet along said right of way line; thence North 58' 59'56" East, 528.93 feet; thence South 31 deg

said curve South 58 deg 59'56.5" West, 326.42 feet, thence North 31 deg 00' 03.5 West, 231.18 feet, thence North 89 deg 17'15" East 290.19 feet to the beginning of a curve concave to the South having a radius of 185.00 feet; thence Easterly 115.66 feet along said curve through a central angle of 35 deg 49'15" (chord bears South 72 deg 48'08" East, 113.79 feet) to the Point of Beginning. Together with the following described easement: (Ingress = Egress Easement)

A portion of Section 36, Township 32 South Range 19 East, more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 32 South, Range 20 East, thence North 89 deg 22'48" East, 390.77 feet along the South boundary of said Section 31, thence North 09 deg 00'00" East, 56.30 feet, thence Eats 41'73 feet, thence North 50.00 feet at a point of NON-Tangent curve concave to the North having a radius of 250.61 feet; thence Easterly 54.98 feet along said curve through a central angle of 12 deg 34'11" (chord bears North 83 deg 42'55" East, 54.87 feet), thence non-tangent to said curve, North 21 feet 00'03.5" West, 3,630.07 feet to the beginning of a curve concave to the Southwest having a radius of 185.00 feet; thence Northwesternly 77.14 feet along said curve through a central angle of 23 deg 53'27" (chord bears North 42 deg 56'46" West, 76.58 feet) thence non-tangent to said curve, South 58 deg 59'56" West, 326.42 feet to the Point of Beginning; thence South 58 feet along said right of way line; thence North 58' 59'56" East, 528.93 feet; thence South 31 deg

00' 03.5" East, 50.00 feet to the Point of Beginning.

AKA: 3336 Ridge Road Wimauma, Florida

has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Catherine Cockcroft, Esq., plaintiff's attorney, whose address is 1646 W. Snow Ave., Suite 69 Tampa, Florida 33606, on or before 3/14/2023, and file the original with the clerk of this Court at 800 E. TWIGGS ST. C.C. Tampa, Florida 33602 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.

A portion of Section 36, Township 32 South Range 19 East, more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 32 South, Range 20 East, thence North 89 deg 22'48" East, 390.77 feet along the South boundary of said Section 31, thence North 09 deg 00'00" East, 56.30 feet, thence Eats 41'73 feet, thence North 50.00 feet at a point of NON-Tangent curve concave to the North having a radius of 250.61 feet; thence Easterly 54.98 feet along said curve through a central angle of 12 deg 34'11" (chord bears North 83 deg 42'55" East, 54.87 feet), thence non-tangent to said curve, North 21 feet 00'03.5" West, 3,630.07 feet to the beginning of a curve concave to the Southwest having a radius of 185.00 feet; thence Northwesternly 77.14 feet along said curve through a central angle of 23 deg 53'27" (chord bears North 42 deg 56'46" West, 76.58 feet) thence non-tangent to said curve, South 58 deg 59'56" West, 326.42 feet to the Point of Beginning; thence South 58 feet along said right of way line; thence North 58' 59'56" East, 528.93 feet; thence South 31 deg

23-00474H

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 03/03/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 DELR mobile home bearing vehicle identification number GB1CM17366A and all personal items located inside the mobile home. Last Tenant: Michael Eugene Jackson, Cherika Arione Jackson a/k/a Cherika Franklin, and John Pedro. Sale to be held at: The Oaks of Thonotosassa, 10321 Main Street, Thonotosassa, Florida, 813-986-3651. February 17, 24, 2023 23-00512H

THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION CASE NO: 22-CA-007276 DIVISION: T

SONYA ANANIAS,

Plaintiff

MADCAT PAINTING, INC., JAMES STODDARD; and DEBBIE STODDARD

Respondents.

TO: MADCAT PAINTING, INC. JAMES STODDARD DEBBIE STODDARD

YOU ARE NOTIFIED that an action for Breach of Contract, including claims for monetary damages and attorney's fees, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Derek Matthews, Esq., Plaintiff's attorney, whose address is 5476 Lithia Pinecrest Rd, Lithia, FL 33547, on or before 20 days from the first date of publication and file the original with the clerk of this court at 800 E Twiggs St, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default judgment will be entered against you for the relief demanded in the Complaint. The First date of Publication will be February 10, 2023.

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 1-800-955-8770; Voice Impaired Line 1-800-955-8770. Dated: FEB 10 2023

Cindy Stuart
Hillsborough County, Clerk of Court and Comptroller (SEAL) /s/ A-Shana Sackey
As Deputy Clerk

AMERICANS WITH DISABILITY ACT:

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. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770.

DATED this 30th day of November, 2022

By: Derek T. Matthews, Esquire
Florida Bar No: 1000992
Feb. 10, 17, 24; Mar. 3, 2023

23-00420H

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 Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice Impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 13 day of February, 2023.

By: /S/ Danielle Salem
Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

ROBERTSON,

ANSCHUTZ, SCHNEID,

CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Faximile: 561-997-6909

Service Email: fmail@raslg.com

21-044317 - NaC

February 17, 24, 2023 23-00497H

SECOND INSERTION

dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, liens, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 2, BLOCK 2, SHANGRI LA II SUBDIVISION PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 12, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/14/2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE

PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at County, Florida, this 10th day of February, 2023.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Mustafa Divan
DEPUTY CLERK

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

22-043662

February 17, 24, 2023 23-00493H

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

• Simply email your notice to legal@businessobserverfl.com

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2023-CP-000459
DIVISION: A
IN RE: ESTATE OF
ELENA OROZCO BALTAR
Deceased.

You are hereby notified that an Order of Summary Administration has been entered in the estate of ELENA OROZCO BALTAR, deceased, File No. 2023-CP-000459 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602; that the decedent's death was January 11, 2023; that the total value of the estate is \$52,577.16 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address: MARIA JOSEFA BALTAR, 4803 Ridge Point Dr., Tampa, FL 33624; MARIA ELENA BALTAR, 8948 Bayaud Drive Tampa, FL 33626

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, 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 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.

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: February 17, 2023.

RICHARD CATOZZI

Personal Representative

2010 River Park Court
Valrico, FL 33596

Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnhanlaw.com
Secondary Email:
hballinger@hnhanlaw.com
February 17, 24, 2023 23-00518H

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 21-CA-009909
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
THE LODGE SERIES IV TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVISEES, PERSONAL
REPRESENTATIVES, CREDITORS
AND ANY OTHER PERSON
CLAIMING BY, THROUGH,
UNDER OR AGAINST GOLDEN
LAWS, JR., DECEASED.; et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 6, 2023, and entered in Case No. 21-CA-009909 in the Circuit Court of the 13th Judicial Circuit and in Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES IV TRUST is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST GOLDEN LAWS, JR., DECEASED.; et al, Defendants.

WITNESS my hand and the seal of the court on February 14, 2023.

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

1031 North Miami Beach Blvd

North Miami Beach, FL 33162

Telephone: (305) 501 2808;

Fax: (954) 780.5578

By: /s/ Tara L. Rosenfeld

Chase A. Berger, Esq.

Florida Bar No.: 083794

Tara L. Rosenfeld, Esq.

Florida Bar No.0059454

fpleadings@ghidottiberger.com

February 17, 24, 2023 23-00505H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
JUDICIAL CIRCUIT COURT IN
AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2023-CP-469
IN RE: ESTATE OF
BRENDA J. CATOZZI,
Deceased

The administration of the estate of BRENDA J. CATOZZI, deceased, whose date of death was July 1, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce 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: February 17, 2023.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION A
File No. 22-CP-004436
Division Probate

IN RE: ESTATE OF
WALTER EVANS KELLY

Deceased.

The administration of the estate of Walter Evans Kelly, deceased, whose date of death was November 23, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce 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: February 17, 2023.

Personal Representative:

/s/ Charles M. Tillman, Jr/
Charles M Tillman, Jr.

915 1st Avenue North Suite B
St Petersburg, Florida 33705

Attorney for Personal Representative:

/s/ Misa A. Everist

Misa Everist

E-mail Addresses:

email@everist-tillman.com

Florida Bar No. 0196169

Everist Tillman, PLLC

915 1st Avenue North, Suite B

St. Petersburg, Florida 33705

Telephone: 727-345-5700

February 17, 24, 2023 23-00455H

SECOND INSERTION

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

File No. 2022-CP-4482

IN RE: ESTATE OF
SUZAN HALL

Deceased.

The administration of the estate of SUZAN HALL, deceased, whose date of death was September 29, 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 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: February 17, 2023.

Personal Representative:

/s/ Jill Hall

JILL HALL

4756 Whispering Wind Avenue

Tampa, Florida 33614

Attorney for Personal Representative:

/s/ Lori Vella

LORI VELLA, ESQ.

Florida Bar Number: 356440

Law Office of Lori Vella, PLLC

14502 N. Dale Mabry Hwy, Suite 200

Tampa, FL 33618

Telephone: (888) 778-0063

E-Mail: attorneylori@lorivella.com

February 17, 24, 2023 23-00483H

SECOND INSERTION

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

File No.: 23-CP-000251

In Re: The Estate of
SAM DIAZ,

Deceased.

The administration of the estate of SAM DIAZ, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, 2nd Floor, Room 206, 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: February 17, 2023.

Personal Representative:

Vivian Diaz

5216 Fulwood Drive

Plant City, FL 33565

Attorney for Personal Representative:

Erin M. Maulucci, Esq.

Tampa Law Group, P.A.

Florida Bar Number: 95662

15310 Amberly Drive

Suite 250

Tampa, Florida 33647

Telephone: (813) 384-3387

E-Mail: erin@mytampalawgroup.com

February 17, 24, 2023 23-00485H

SECOND INSERTION

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

File No. 23-CP-3242

IN RE: ESTATE OF
RICHARD ALAN HANN,

Deceased.

The administration of the estate of RICHARD ALAN HANN, deceased, whose date of death was October 9, 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 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.

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CC-050475
D.V.: I

LAKE PLACE CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff, vs.
FRANCIS J. KORCHMA, ET AL.,
Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

Unit 25, Phase 20 of LAKE PLACE, A CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Record Book 4667, Page 918, and amendment in Official Record Book 4669, Page 637 and according to Condominium Plat Book 8 on page 34 of the Public Records of Hillsborough County, Florida. Commonly referred to as: 6914 Lake Place Court, Tampa, Florida 33634-1046.

DATED this 13th day of February, 2023.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F:(813) 867-4454
Attorney for Plaintiff, LAKE PLACE
February 17, 24, 2023 23-00492H

SECOND INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION: J
CASE NO.: 16-CA-002809
SECTION # RF

U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR RESIDENTIAL FUNDING
MORTGAGE SECURITIES I, INC.,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2007-S2,

Plaintiff, vs.
UNKNOWN TENANT (S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the 8th day of February 2023, and entered in Case No. 16-CA-002809, of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2 is the Plaintiff and NASIM M. WASHAH A/K/A NASIM MOH. D. WASHAH HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASOCIATION, INC. WACHOVIA BANK, N.A. N/K/A WELLS FARGO BANK, NATIONAL ASSOCIATION REEMA F. WASHAH-ALGHABISH UNKNOWN TENANT(S), and 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 23rd day of March 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, HERITAGE ISLES PHASE 2A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 21-CC-059662

SWEETWATER CREEK
PROPERTY OWNERS
ASSOCIATION, INC.
Plaintiff, vs.
JAMES HEPTNER, 4105
CROSSWATER TAX CERTIFICATE
2012 LAND TRUST UNKNOWN
TENANT #1, UNKNOWN TENANT
#2, et al,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Hillsborough County, Florida, described as: Lot 18, Block 3, SWEETWATER SUBDIVISION THIRD ADDITION, according to the Plat thereof, recorded in Plat Book S2, Page 52, of the Public Records of Hillsborough County, Florida, LESS that portion of the vacated Right of Way, known as Crosswater Drive, adjacent to Lot 18, Block 3, SWEETWATER SUBDIVISION THIRD ADDITION, according to the Plat thereof, recorded in Plat Book 52, Page 52, of the Public Records of Hillsborough County, Florida, by virtue of the vacating

resolution #R04 188 recorded in O.R. Book 14429, Page 1643, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 14th day of April, 2023.

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 14th day of February, 2023.

FRISCHIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #0012798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 / (813) 286-0111 (FAX)
Attorneys for Plaintiff
Property address: 1917 North

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 22-CC-108376
JACOLADE TRUST INC.

PLAINTIFF, vs.
8886 MOONLIT MEADOWS LAND
TRUST, Michael D. Chancey, as
Trustee.

DEFENDANT(S)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 20, 2022, and entered in 2022-CC-108376 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Jacolade Trust Inc. is the Plaintiff and 8886 Moonlit Meadows Land Trust, Michael D. Chancey as Trustee, is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on March 21, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 51, OF EAGLE PALM
PHASE TWO, according to the
map or plat thereof recorded
in Plat Book 113, Page 11 of the
public records of Hillsborough
County, Florida

More commonly known as: 8886
Moonlit Meadows Loop, River-
view, FL 33578 ("Property").

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 accor-

dance 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. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770, e-mail: ADA@fjuid13.org.

DATED this 15th day of February, 2023.
Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.

Attorney for Plaintiff
Florida Bar No. 71675
Tampa, FL 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
February 17, 24, 2023 23-00492H

SECOND INSERTION

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

CASE NO.: 22-CA-003095
PNC BANK, NATIONAL
ASSOCIATION,

Plaintiff, vs.
JAMES KNAPIK A/K/A JAMES A.
KNAPIK; UNKNOWN SPOUSE
OF JAMES KNAPIK A/K/A JAMES
A. KNAPIK; KAMINI BAY ASSET
MANAGEMENT LLC; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,

Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to a Final Judgment.
Final Judgment was awarded on
November 9, 2022 in Civil Case No.
22-CA-003095, of the Circuit Court of
the THIRTEENTH Judicial Circuit in and
for Hillsborough County, Florida,
wherein, PNC BANK, NATIONAL
ASSOCIATION is the Plaintiff, and
JAMES KNAPIK A/K/A JAMES A.
KNAPIK; UNKNOWN SPOUSE OF
JAMES KNAPIK A/K/A JAMES A.
KNAPIK; KAMINI BAY ASSET
MANAGEMENT LLC; UNKNOWN TENANT
#1; UNKNOWN TENANT #2 are
Defendants.

The Clerk of the Court, Cindy
Stuart will sell to the highest bidder
for cash at www.hillsborough.realforeclose.com on April 14, 2023
at 10:00:00 AM EST the following
described real property as set forth in
said Final Judgment, to wit:

LOT 2 IN BLOCK 1 OF HIGH
PINES SUBDIVISION, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED
February 17, 24, 2023 23-00516H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 22-CA-009545

MCFL ASSET COMPANY, INC.
Plaintiff(s), vs.
HAROLD WATSON; LAWRENCE
PAUL LIBERTORE, III; THE
UNKNOWN SPOUSE OF
LAWRENCE PAUL LIBERTORE,
III; SUNCOAST CREDIT
UNION THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).

TO: HAROLD WATSON
LAST KNOWN ADDRESS: 1917
NORTH 60TH STREET, TAMPA, FL
33619

CURRENT ADDRESS: UNKNOWN
TO: LAWRENCE PAUL LIBERTORE,
III

LAST KNOWN ADDRESS: 1917
NORTH 60TH STREET, TAMPA, FL
33619

CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF
LAWRENCE PAUL LIBERTORE, III

LAST KNOWN ADDRESS: 1917
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33619

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TO: THE UNKNOWN SPOUSE OF
LAWRENCE PAUL LIBERTORE, III

LAST KNOWN ADDRESS: 1917
NORTH 60TH STREET, TAMPA, FL
33619

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-000678

CONVENTIONAL/FHA/VA/RHS NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF KIMBERLY M. FRIERSON A/K/A KIMBERLY FRIERSON, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KIMBERLY M. FRIERSON A/K/A KIMBERLY FRIERSON, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 29, BLOCK 3, RIVERBEND WEST PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE(S) 219, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/17/2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

Dated this 9th day of February 2023.
By: /s/ Lindsay Maisonet, Esq.

DEPUTY CLERK

ROBERTSON, ANSCHUTZ,

AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: fmail@raslg.com

22-067679

February 17, 24, 2023 23-00506H

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-003246

SECTION # RF

NATIONSTAR MORTGAGE LLC

D/B/A MR. COOPER,

Plaintiff, vs.

UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES

AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IRMA J. THOMAS A/K/A IRMA JEAN THOMAS N/K/A IRMA JEAN THOMAS MARC A. BERENGUER TINA M. BERENGUER RACHEL MARIE BERENGUER UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES E. THOMAS A/K/A CHARLES EDWARD THOMAS UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA NORIEGA UNKNOWN TENANT; and 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 15th day of March 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 5 AND THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON EAST AND CLOSED ALLEY ABUTTING ON SOUTH, LITTLE ELEVEN ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 4, 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 Clerk's website for on-line auctions at, 10:00 AM on the 15th day of March 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 5 AND THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON EAST AND CLOSED ALLEY ABUTTING ON SOUTH, LITTLE ELEVEN ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 4, 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

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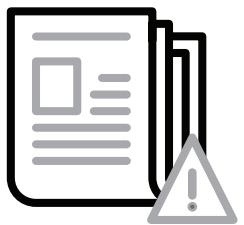
LOT



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.

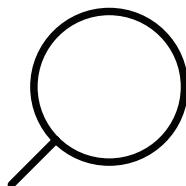


Citizens continue to learn about vital civic matters from newspaper notices.

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

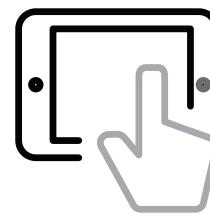
Verifying publication is difficult-to-impossible on the web.

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



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