**HILLSBOROUGH PAGES 17-28** 

PASCO PAGES 29-40

PAGE 17 \*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

NOVEMBER 22 - NOVEMBER 28, 2024

## HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

#### FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 4814 N HALE AVE TAMPA, FL 33614 pursuant to Florida Statute 713.585. 3GCNWAEH4MG110320 2021 CHEV 18983.65 Lienor Name: HERNANDEZ AUTO BODY SHOP LLC Lienor Telephone #: 813-697-1791 MV License #: MV-107652 Location of Vehicles: 4814 N HALE AVE TAMPA, FL 33614 November 22, 2024

#### FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/6/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 PARK mobile home bearing Vehicle Identifi-cation Number 1322 and all personal items located inside the mobile home. Last Tenant: Patricia S. Beckas and Francis Charles Beckas. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.

November 22, 29, 2024 24-03451H

#### FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Highmark Residential Sub. LLC, 5429 LBJ Fwv. Ste 800, Dallas, TX 75240, desiring to engage in business under the fictitious name of Highmark Residential, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 22, 2024 24-03410H

## FIRST INSERTION

PUBLIC NOTICE

Extenet Systems, Inc. is proposing to construct a 30-foot tall small cell pole telecommunications support structure near 210 S 12th Street, Tampa, Hillsborough County, Florida (27° 56' 44.3" N, 82° 26' 48.2" W). Extenet Systems, Inc. invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 24-003514/SEW

24-03459H November 22, 2024

#### FIRST INSERTION NOTICE OF PUBLIC SALE

BUC-A-DAY STORAGE, 1415 3RD ST NE RUSKIN, FL 33572. PHONE WILL SALE PERSONAL PROPERTY PER ES. 83.805. ON 11/17/24 AT 10:00 A.M. THE TENANT'S NAME IS ALEXIS RIVERA R/O ANN M DEVOST. UNIT # B4387. THE DESCRIP-

TION OF PERSONAL PROPERTY IS A 2017 COYOTE BOAT TRAILER VIN#5001B2328HN370183.

November 22, 2024

## FIRST INSERTION

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 Fielder & Company, CPAs located at 6567 GUNN HWY in the City of Tampa, Hillsborough County, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Florida.

Dated this 19th day of November,

Stephane Baril, LLC Stephane Baril November 22, 2024

24-03443H



#### FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 6360 JENSEN RD TAMPA, FL 33619 pursuant to Florida Statute 713.585. 6A68X186615 1966 FORD 1505.25 Lienor Name: EVAN CARROS USA-DOS, CORP. Lienor Telephone #: 813-697-1791 MV License #: MV113121 Location of Vehicles: 6360 JENSEN RD

TAMPA, FL 33619 November 22, 2024 24-03426H

#### FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 901 E LOTUS AVE, TAMPA, FL 33612 pursuant to Florida Statute 713.585. 1FTSS34L54HA88429 2004 FORD 7627.91 4T1S11AK3NU695016 2022 TOYT 11596.84 Lienor Name: M & S AUTO REPAIR, INC Lienor Telephone #: 813-697-1791 MV License #: MV70024 Location of Vehicles: 901 E LOTUS AVE, TAMPA, FL 33612

#### FIRST INSERTION

24-03424H

November 22, 2024

**Fictitious Name Notice** Notice Is Hereby Given that Clark & Son Auction & Liquidation, Inc., 10233 Sandyville Ave SE, E. Sparta, OH 44626, desiring to engage in business under the fictitious name of Clark and Son Inc, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State. November 22, 2024 24-03448H

## FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Friday the 13th day of December, 2024 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Williford, September M. Guitar, Dining Room Tables (2), Bike, Computer, Dresser, Hover round Scooter, Mattresses, Clothes, Vacuum, 2 Microwaves, Bags, Coleman Lantern, Ironing Board; Durr, John O. Chairs, Ornamentals, Drum Set, Bags, Dining Room Table, TV, Misc. Household Items; Candis, Chase D. Living Room Set, Beds, Vacuum, Boxes, TV, Totes, Misc. Items; Young, Julio Shoes Bags, Totes; Murray, Efia End Table, TV, Bags, Tricycle, Boxes, Tote, Mirror, Hot Plate Clothes; Robinson, Chelse Dining Room Table, (3) TVs, Boxes, Sofa, Dressers, Boxes, Office Chair, Ottoman,, Suitcase, Storage Containers, Computer Keyboard,; Thompson, Jake Bags, Boxes, Gaming Monitor, Suitcases, Dart Board, Misc. Household Items; Fortson, Sherry Boxes, Bags, Clothes, Misc. Items; McIntyre, Martey Chair, Printer, Tv's, Wrench Set, End Table, Wedding Dress, Misc. Items Sale is subject to cancellation in the event of settlement between owner and obligated party. November 22, 29, 2024 24-03409H

## FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE DECEMBER 30, 2024 ROUTE 60 AUTOMOBILE REPAIR 3250 E STATE ROAD 60 2020 FORD 3FA6P0HD1LR183738 \$4,961.59 BROADWAY CHROME & PARTS 5625 EAST BROADWAY AVE 2018 HOND 1HGCV1F36JA012947 \$6,201.10 2006 DODG 1D7HA18N36S594740 \$3,515.75 November 22, 2024 24-03439H

#### FIRST INSERTION

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 906529 from the Hillsborough County Facilities Management Department, 601 E. Kennedy Boulevard, Tampa, FL 33602. The application was received on November 15, 2024. Proposed activities include: a new arts and cultural center and its associated infrastructure and surface water management system. The project name is Hillsborough County African American Arts & Cultural Center and it is approximately 5.91 acres, located in Sections 14, Township 29 South, Range 18 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774. November 22, 2024 24-03420H

FIRST INSERTION NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 904876 from the Hillsborough County Capital Programs Department, 601 E. Kennedy Boulevard, Tampa, FL 33602. The application was received on October 22, 2024. Proposed activities include: a new library and its associated infrastructure and surface water management system. The project name is Hillsborough County Brandon Library Replacement and it is approximately 8.87 acres, located in Sections 27, Township 29 South, Range 20 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774. November 22, 2024 24-03421H

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Lesley Almonte will engage in business under the fictitious name MOONSHINE CREATIVE GROUP, with a physical address 5440 Mariner Street, Suite 110 Tampa, FL 33609, with a mailing address 9753 Magnolia Blossom Drive Tampa, FL 33626, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

24-03440H

## FIRST INSERTION

November 22, 2024

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the

undersigned, desiring to engage in busi-Insurance Agency located at 6922 W Linebaugh Ave, in the County of Hillsborough, in the City of Tampa, Florida 33625 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 15th day of November, 2024. AA INSURANCE ADVISORS LLC

November 22, 2024 24-03422H

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Danielle Romack will engage in business under the fictitious name HATS ON HOUSES, with a physical address 6577 49th Ave N, Ste 2 Kenneth City, FL 33709, with a mailing address 657749th Ave N , Ste 2 Kenneth City, FL 33709, and already registered the name mentioned above with the Florida Department of State, Division of Corpora-

November 22, 2024 24-03452H

## FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in busi-Lot & Home Dealmaker located at 401 East Jackson Street, Suite 2340-K63 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, SDALSL Enterprises

24-03456H

24-03428H November 22, 2024

## FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of Waterset South Community Development District will

hold their regular meeting on Thursday, December 12, 2024, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riv-

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

District Manager November 22, 2024

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-003571

IN RE: ESTATE OF ZACHARIAH ISAIAH HILL-EL, Deceased. The administration of the estate of

ZACHARIAH ISAIAH HILL-EL, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida

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

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

The date of first publication of this notice is: November 22, 2024.

DARRYL HILL Personal Representative

15350 Amberly Drive, Unit 121 Tampa, FL 33647 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550

Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

jrivera@hnh-law.com

FIRST INSERTION

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

File No. 24-CP-003390 **Division: Probate** IN RE: ESTATE OF ALISON LAURA FLETCHER

Deceased. The administration of the Estate of Alison Laura Fletcher, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 November 22, 2024.

Personal Representative: Alison L. Watkins 18562 Fort Smith Cir.

Port Charlotte, Florida 33948 Attorney for Personal Representative: Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses tmays@mizell-law.com. ndotres@mizell-law.com

## FIRST INSERTION

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

November 22, 29, 2024 24-03408H

FLORIDA PROBATE DIVISION File No. 24-CP-003296 **Division Probate** IN RE: ESTATE OF WELFERT LEE BYNUM (A/K/A WELFERT L. BYNUM A/K/A WELFERT BYNUM) Deceased.

The administration of the estate of Welfert Lee Bynum (a/k/a Welfert L. Bynum a/k/a Welfert Bynum), deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Steet 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply unless a written demand is made by creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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

The date of first publication of this notice is November 22, 2024.

Personal Representative: /s/Markus S. Bvnum Markus S. Bynum 312 Shore Drive East Oldsmar, Florida 34667

Attorney for Personal Representative: /s/Tanya Bell Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.com November 22, 29, 2024 24-03411H HILLSBOROUGH COUNTY

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003456 IN RE: ESTATE OF THOMAS FRANCIS BROPHY, Deceased.

The administration of the estate of THOMAS FRANCIS BROPHY, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

er 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: November 22, 2024 NICOLE JACQUELINE BROPHY

Personal Representative 10157 Oakton Terrace Rd. Oakton, VA 22124

JOHN EDMOND BROPHY Personal Representative 4112 Garrett Pl.

Colorado Springs, CO 80907 SANDRA LEE BROPHY Personal Representative 3844 Lucy Tremble Rd.

Burleson, TX 76028 James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representatives Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com afriedrich@hnh-law.com November 22, 29, 2024 24-03415H

## FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicles(s) may be sold at pubsale at 4816 N CHURCH AVE, TAMPA, FL 33614 pursuant to Florida Statute 713.585. 2C3CDXB-G6NH227690 2022 DODG 9271.36 JTDKN3DUXB0288993 2011 TOYT 1606.91 Lienor Name: DREW PARK AUTO COLLISION LLC Lienor Telephone #: 813-697-1791MV License #: MV-107665Location of Vehicles: 4816 N CHURCH AVE, TAMPA, FL 33614 November 22, 2024 24-03425H

## **PUBLISH YOUR LEGAL NOTICE**

We publish all Public sale, Estate & Courtrelated notices

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



#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003644 IN RE: ESTATE OF RYAN WESLEY CHASTAIN,

Deceased. The administration of the estate of RYAN WESLEY CHASTAIN, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal repre-

sentative'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 WITH-IN 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

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

The date of first publication of this notice is: November 22, 2024.

#### ALAN CHASTAIN

Personal Representative 4212 Imperial Eagle Dr. Valrico, FL 33594 ASHLEY G. FRIEDRICH Attorney for Personal Representative Florida Bar No. 1007955Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: (813) 251-8659 Email: afriedrich@hnh-law.com November 22, 29, 2024 24-03416H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 2024-CP-003389 Division: B

IN RE: ESTATE OF KATHLEEN FAYE HOOPER Deceased.

The administration of the estate of Kathleen Faye Cooper, deceased, whose date of death was July 28, 2024, and whose Social Security Number is available upon request, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Court, Attn: Probate, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 LAT-ER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 PUBLICA-TION OF THIS NOTICE.

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

NOTWITHSTANDING 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 Friday, November 22, 2024.

Personal Representative: Dyana Rochelle

4351 Melton Road Milton, FL 32583 Attorney for Personal Representative: /s/ Nicholas R. Medley Nicholas R. Medlev Attorney for Personal Representative FL Bar #: 107194 Medlev Law Firm 714 N. Spring Street Pensacola, FL 32501 Telephone: (850) 607-7890 Fax: (850) 254-7872 nicholas@medleyelderlaw.com

November 22, 29, 2024 24-03454H

#### FIRST INSERTION

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

File No. 24-CP-003394 IN RE: ESTATE OF JANE A. BARTH Deceased.

The administration of the Estate of Jane A. Barth, deceased, whose date of death was July 5, 2024 is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 November 22, 2024.

Personal Representative:

## Todd H. Bath

16709 Kodi Lane Odessa, Florida 33556 Attorney for Personal Representative: John M. Sakellarides Florida Bar No. 935107 John M. Sakellarides, P.A. 29605 U.S. Hwy 19 North, Suite 110 Clearwater, FL 33761 Telephone: (727) 785-1228  $\hbox{E-mail: john@jsaklaw.com}$ November 22, 29, 2024 24-03417H

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-003422 Division A

IN RE: ESTATE OF BRIAN W. BAILIE A/K/A BRIAN W. BAILIE, SR.

Deceased. The administration of the estate of Brian W. Bailie a/k/a Brian W. Bailie, Sr., deceased, whose date of death was March 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 November 22, 2024.

#### Personal Representative: Brian W. Bailie, Jr.

Attorneys for Personal Representative: John A. Williams, Esq. Florida Bar No. 0486728 Jessica Beugen Bloom, Esq. Florida Bar No. 1018854 The Law Offices of John A. Williams, 7408 Van Dyke Road Odessa, Florida 33556 Office (813) 402-0442 Fax (813) 210-8514

E-Mail: john@johnawilliamslaw.com E-Mail: jessica@johnawilliamslaw.com Secondary E-Mail: ms@iohnawilliamslaw.com Secondary E-Mail: service@johnawilliamslaw.com November 22, 29, 2024 24-03442H

#### FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-003008 **Division Probate** IN RE: ESTATE OF Jane C. Hulik,

a/k/a Jane Catherine Hulik, Deceased.

The administration of the estate of Jane C. Hulik, a/k/a Jane Catherine Hulik, deceased, whose date of death was February 5, 2024, 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 WITH-IN 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 November 22, 2024.

## Personal Representative:

Diana A. Drier 302 Glenway Street Madison, WI 53705 Attorney for Personal Representative: Attorney Wyon F. Wiegratz Email Addresses: wwiegratz@remleylaw.com

mlemmens@remleylaw.com Florida Bar No. 0341622 2 Neenah Center,. Suite 100 Neenah, WI 54956 Telephone: 920-725-2601

November 22, 29, 2024 24-03412H

## FIRST INSERTION

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

PROBATE DIVISION Case No.: 24-CP-003548 IN RE: Estate of ROBERT ALAN IVEY, a/k/a ROBERT A. IVEY, a/k/a ROBERT IVEY,

Deceased. The administration of the estate of ROBERT ALAN IVEY, a/k/a ROBERT A. IVEY, a/k/a ROBERT IVEY, deceased, whose date of death was OCTO-BER 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 November 22, 2024. Personal Representative:

## TYLER JASON IVEY

3752 Apfel Road Wesley Chapel, FL 33543 Attorney for Personal Representative: C. BLAKE HOLTZHOWER, ESQ. R. SETH MANN, P.A. E-mail Address: blake@sethmannlaw.com Florida Bar No. 1027797 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877

November 22, 29, 2024 24-03437H

#### FIRST INSERTION

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

PROBATE DIVISION Case Number: 292024CP003635A001HC IN RE: ESTATE OF Erin Massaro McDowell deceased.

The administration of the estate of Erin Massaro McDowell, deceased, Case Number 202024CP003635A001HC is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Cindy Stuart, County Courthouse, P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON

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

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

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

The date of first publication of this notice is November 22, 2024.

## /S/ Jimmy Micah McDowell Personal Representative Address: 2706 Franklin Street,

Plant City, FL 33563 /S/ MICHAEL H. WILLISON, P.A Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative November 22, 29, 2024 24-03453H

## FIRST INSERTION

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

PROBATE DIVISION File No. 98-CP-002536 Division: A

IN RE: ESTATE OF  $WILLIAM\ LELAND\ ALMAND, SR.,$ aka WILLIAM L. ALMAND, SR. Deceased.

The administration of the estate of William Leland Almand, Sr., deceased, whose date of death was August 21, 1990, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 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 November 22, 2024.

Personal Representative:

Robert Almand 520 S. 56th Street

Tampa, Florida 33619 Attorney for Personal Representative: V. Ross Spano, Esq. Attorney Florida Bar Number: 0147923 ROSS SPANO LAW, P.A. 10101 Bloomingdale Ave Ste 203 Riverview, Florida 33578 Telephone: (813) 244-7758 E-Mail: ross@rossspanolaw.com Sec. E-Mail: isaiah@rossspanolaw.com

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION File Number: 24-CP-003504

## IN RE: The Estate of: DENNIS ALLEN WATKINS, Deceased.

The administration of the estate of DENNIS ALLEN WATKINS, deceased, whose date of death was August 19, 2024, and whose social security number is xxx-xx-3450, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and dresses of the personal representatives' attorney are set forth below.

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

All 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 SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

#### Personal Representative: /s/ Anita Faye Henderson ANITA FAYE HENDERSON

1010 Legends Pass Drive Valrico, Florida 33594 Attorney for Personal Representative: By: /s/Thomas J. Gallo Thomas J. Gallo THOMAS J. GALLO ATTORNEY, P.A. Florida Bar No. 0723983 2240 Lithia Center Ln. Valrico, Florida 33596 Telephone: (813) 815-4529 November 22, 29, 2024 24-03434H

## FIRST INSERTION

November 22, 29, 2024 24-03407H

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY. STATE OF FLORIDA PROBATE DIVISION File Number: 24-CP-3632 IN RE: The Estate of:

Deceased. The administration of the estate of JEFFREY MARTIN MILLS, deceased, whose date of death was October 18. 2024, and whose social security number is xxx-xx-4283, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives'

JEFFREY MARTIN MILLS,

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

All 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 SET FORTH IN SECTION 733 702 OF THE ELORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

#### Personal Representative: THERESA LYNN MILLS 16220 Bridgepark Drive Lithia, Florida 33547

Attorney for Personal Representative: By: /s/Thomas J. Gallo Thomas J. Gallo THOMAS J. GALLO ATTORNEY, P.A. Florida Bar No. 0723983 2240 Lithia Center Ln.

Valrico, Florida 33596

Telephone: (813) 815-4529 November 22, 29, 2024 24-03435H --- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-3934 Division A IN RE: ESTATE OF JACK HENRY OLMS

Deceased.

The administration of the estate of Jack Henry Olms, deceased, whose date of death was October 26, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 November 22, 2024.

#### Personal Representative: Veronica Olms

3810 W. San Carlos St., Apt. 307Tampa, Florida 33629 Attorney for Personal Representative: Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837

BBuchert@BuchertLawOffice.com November 22, 29, 2024 24-03455H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003097

**Division Probate** 

IN RE: ESTATE OF

BARRY LEE NAPIER

Deceased.

The administration of the estate of BARRY LEE NAPIER, deceased,

whose date of death was June 23, 2024,

is pending in the Circuit Court for

Hillsborough County, Florida, Probate

Division, the address of which is 301

N. Michigan Ave, Plant City FL 33563.

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er 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

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

OF THIS NOTICE ON THEM.

of the per

es and addresses

FIRST INSERTION

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT,

STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION

#### FILE NO.: 2024-CP-003324 DIVISION: B IN RE: JIMMY C. REINHARDT Deceased.

The administration of the estate of JIMMY C. REINHADRT, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-003324; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the decedent's estate, including unmatured, contingent or un-liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS November 22, 2024.

#### Personal Representative CANDIDA K. REINHARDT

8913 S. Mobley Rd Odessa, FL 33556 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

November 22, 29, 2024 24-03413H

unless a written demand is made by a

creditor as specified under s. 732.2211,

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ Amanda Laine Napier

(Nov 12, 2024 12:34 EST)

AMANDA LAINE NAPIER

706 W. Saunders St.

Plant City, Florida 33563

Attorney for Personal Representative:

Cela Delgado Webster, Esq., Attorney

E-Mail: cwebster@chapellegal.com

November 22, 29, 2024 24-03436H

Florida Bar Number: 275300 17425 Bridge Hill Ct, Suite 202

Telephone: (813) 524-6393

service@chapellegal.com

DATE OF DEATH IS BARRED.

notice is November 22, 2024.

/s/ Cela Webster

Tampa, FL 33647

Fax: (813) 524-6343

Secondary E-Mail:

All other creditors of the decedent

Florida Statutes.

#### FIRST INSERTION

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

File No. 24-CP-003607 Division A IN RE: ESTATE OF LILLIAN LAMB WILLIAMS a/k/aLILLIAN L. WILLIAMS,

Deceased. The administration of the estate of LIL-LIAN LAMB WILLIAMS a/k/a LIL-LIAN L. WILLIAMS, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Hill-sborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: November 22, 2024.

#### RICHARD K. WILLIAMS Personal Representative

207 West Chapman Rd. Lutz, FL 33548 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: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com

#### FIRST INSERTION

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 2024-CP-003556 IN RE: ESTATE OF JAMES M. STEM, Deceased.

The administration of the estate of JAMES M. STEM, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Hill-sborough 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 repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 22, 2024.

Signed on this 21 day of November,

#### MARTHA ELLEN B. STEM Personal Representative

3905 Shoreside Circle Tampa, FL 33624 JOSHUA MAGIDSON Attorney for Personal Representative Florida Bar No. 301701 MACFARLANE FERGUSON & McMULLEN Post Office Box 1669

Clearwater, FL 33757 Telephone: (727) 441-8966 Email: JM@macfar.com Secondary Email: mlh@macfar.com November 22,29,2024 24-03447H

## November 22, 29, 2024 24-03446H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 24-CP-003538 Division W

IN RE: ESTATE OF CAROL ANN HILL CARTER

Deceased. ALL CLAIMS NOT FILED WITHIN The administration of the estate of THE TIME PERIODS SET FORTH CAROL ANN HILL CARTER, de-FLORIDA STATUTES SECceased, whose date of death was August TION 733.702 WILL BE FOREVER 21, 2024, is pending in the Circuit Court NOTWITHSTANDING THE TIME

for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 November 22, 2024.

#### Personal Representative: /s/ Thomas Paul Butler, III Thomas Paul Butler, III

5816 Stockport Street Riverview, Florida 33578 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com

November 22, 29, 2024 24-03414H

--- SALES ---

## FIRST INSERTION

## RE-NOTICE OF FORECLOSURE

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

CIVIL DIVISION CASE NO.: 19-CA-007908 NOTELINK FINANCIAL, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF VIVIAN A. VIRGIL A/K/A VIVIAN VIRGIL, DECEASED, REGINA L. VIRGIL; STEPHEN VIRGIL AND

STEPHANIE VIRGIL GAINES,

Defendant(s), NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on November 15, 2024, and the Uniform Final Judgment of Foreclosure entered on July 18, 2023, in Case No. 19-CA-007908 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein Notelink Financial, LLC, is Plaintiff, and Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By Through Under or Against the Estate of Vivian A. Virgil A/K/A Vivian Virgil, Deceased, Regina L. Virgil, Stephen Virgil and Stephanie Virgil Gaines, are Defendants, the Office of Cindy Stuart, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose. com, beginning at 10:00 A.M. on the 24th day of January, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment,

ALL THAT CERTAIN PARCEL OF LAND IN HILLSBOR-OUGH COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 1533, PAGE 731, ID #154134.0000, BEING KNOWN AND DESIGNATED AS LOT 9, SHADOWLAWN VILLAGE, FILED IN PLAT BOOK 40, PAGE 14.

Property Address: 5210 N 39th

Street, Tampa, FL 33610. together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 15th day of November 2024.

SOKOLOF REMTULLA, LLP By: /s/ Benjamin D. Ladouceu. Benjamin D. Ladouceur, Esq., Bar No: 73863

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467

Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff

November 22, 29, 2024 24-03441H

#### FIRST INSERTION

#### NOTICE OF SALE PURSUANT TO **CHAPTER 45**

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

CIVIL ACTION CASE NO.: 2023-CA-013940 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. STEVE OWSINSKI AKA STEPHEN

OWSINSKI, et al, **Defendant(s).**NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure dated September 9, 2024, and entered in Case No. 2023-CA-013940 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Steve Owsinski aka Stephen Owsinski, Jamelynn D Owsinski, Venetian at Bay Park Homeowners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www. hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the January 2, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 62, BLOCK 4, VENETIAN AT BAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 260 THROUGH 269; INCLUSIVE, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

A/K/A708 BRENTON LEAF DRIVE RUSKIN FL 33570

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 is 15 day of November, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN - 23-006175 November 22, 29, 2024 24-03430H

## FIRST INSERTION

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

CIVIL ACTION CASE NO.: 24-CA-06422 EQUITY TRUST COMPANY. CUSTODIAN F.B.O. LEONARD H. MARKS IRS

COUNTY, STATE OF FLORIDA

Plaintiff, vs. **Antillas Group Inc.** 

Defendants, NOTICE IS HEREBY GIVEN, pursuant to Uniform Final Judgment of Foreclosure for Plaintiff entered in this cause on November 20, 2024 in the Circuit Court of Hillsborough County, Florida, I will sell the property situated in Hillsborough County, Florida described as:

LOT 14, BLOCK 28, CLAIR-MEL CITY UNIT NO. 8, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 15 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7404 Patrician Place, Tampa, Florida 33619 including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.hillsborough.real

foreclose.com, on December 23, 2024 at 10:00 a.m. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

IMPORTANT: 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.

Dated in Hillsborough County, Florida on this 20th day of November 2024. By: /s/Sergio A Florez

[] Leonard H. Marks, Esq. - FBN 366862 x Sergio A. Florez, Esq.- FBN 118666 8870 N. Himes Avenue, PO Box 301

(813) 495-5429 (813) 385-1620 Lmarks813@gmail.com

Tampa, Fl 33614

Sergioalflore@gmail.com Attorneys for Plaintiff November 22, 29, 2024 24-03458H



## Who benefits from legal notices?

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

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

HILLSBOROUGH COUNTY

#### FIRST INSERTION

RE-NOTICE OF FORECLOSURE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-013735

DIVISION: J RF – II

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C, Plaintiff, vs. ALLEN J. THOMAS A/K/A ALLEN

THOMAS;

NOTICE IS HEREBY GIVEN pursuant to an Amended Order Rescheduling the Foreclosure Sale dated November 8, 2024, and entered in Case No. 23-CA-013735, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. HSBC BANK USA, NATIONAL AS-SOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CER-TIFICATES, SERIES 2006-C (hereafter "Plaintiff"), is Plaintiff and ALLEN J. THOMAS A/K/A ALLEN THOMAS, are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOR-OUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 9TH day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 5, OF KINGS-TON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 60, PAGE 20-1 OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

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 Admnistrative 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@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation 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 proced-imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@ fljud13.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 discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative 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@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com

/ s / J. Anthony Van Ness J. Anthony Van Ness, Esq. Bar Number: 391832 PHH18064-23/sap November 22, 29, 2024 24-03433H

## FIRST INSERTION

SUMMONS NOTICE IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE No. S8015CV202401729

SUMMONS DESERT FOOTHILLS ESTATES OWNERS ASSOCIATION, an Arizona non-profit corporation, Plaintiff, vs.
BRIAN K. ZEBROWSKI and AMY M. SCHAEPPI a/k/a AMY M.

ZEBROWSKI, husband and wife; UNKNOWN HEIRS AND DEVISEES OF ANY OF THE ABOVE, if deceased; PARTIES IN POSSESSION; FICTITIOUS DEFENDANTS; THE LEGACY AT DESERT FOOTHILLS ESTATES OWNERS ASSOCIATION, an Arizona non-profit corporation; BALBOA CAPITAL CORPORATION, a California corporation; MIDLANDS STATE BANK, an Illinois state-chartered bank: GFRS EQUIPMENT LEASING FUND II, LLC, a Delaware limited liability company;

Defendants. THE STATE OF ARIZONA TO THE DEFENDANT(S):

Brian K. Zebrowski Amy M. Schaeppi a/k/a Amy M. Zebrowski

19718 Am: Basin Road Lutz, Florida 33559

YOU ARE HEREBY SUMMONED and required to appear and defend within the time applicable in this action in this Court. If served within Arizona you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona - whether by direct service, by registered or certified mail or by publication - you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration of 40 days after the date of such service upon the Director. Service by registered or certified mail without the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of

service with the Court. Service by publication is complete 30 days after the date of the first publication. Direct service is complete when made. Service upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt of Officer's Return. RCP 4; ARS " 20-222, 28-502, 28-503.

YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time limit applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.

YOU ARE HEREBY CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required and you are required to serve a copy of any Answer or response upon the Plaintiffs' attorney. RCP 10(d); ARS '12-311; RCP 5; ARS "22-215, 22-216.

Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case, at least ten (10) judicial days before your scheduled court date.

Request for an interpreter for persons with limited English proficiency must be made to the office of the Judge or Commissioner assigned to the case at east ten (10) judicial days in advance of your scheduled court date.

THE NAME AND ADDRESS OF PLAINTIFF'S ATTORNEY IS:

Penny L. Koepke, Esq. Maxwell & Morgan, P.C. 4854 East Baseline Road, Suite 104 Mesa, Arizona 85206 (480) 833-1001

Copies of this summons and complaint can be obtained at the offices of Maxwell & Morgan, P.C. at the above address.

SIGNED AND SEALED this date: August 30, 2024

Christina Spurlock Clerk of Superior Court (SEAL) By: KLEONARD Deputy Clerk

Penny L. Koepke, Esq. Maxwell & Morgan, P.C. 4854 East Baseline Road, Suite 104 Mesa, Arizona 85206 (480) 833-1001 Email: MAIL@HOALAW.BIZ Nov. 22, 29; Dec. 6, 13, 2024

24-03419H

## What makes public notices in newspapers superior to other forms of notices?

page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.  $\frac{8}{2}$ 

Rarely do consumers specifically search online for public notices.

#### FIRST INSERTION

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

CIRCUIT CIVIL DIVISION Case No.: 24-CA-002794 HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST

LINDA GLORIA VALDEZ, DECEASED; STEVE VALDEZ; XIO-MARA EBANKS: DENISE MUNIZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1, Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, CINDY STUART, the Clerk of the Circuit Court will sell the property situate in Hillsborough County, Florida, described as:

LOT 17, BLOCK 14, MACFAR-LANE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RE-CORDED IN PLAT BOOK 2, PAGE 82. OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3315 W. GRACE ST., TAMPA, FL 33607 at public sale, to the highest and best bidder, for cash, online at ww.hillsborough.realforeclose.com, at 10:00 a.m. on December 16, 2024.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. Thirteenth Judicial Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894

SOLICITUDES DE ALOJAMIEN-TO POR PERSONAS CON DISCAPA-CIDAD

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Coordinador de ADA, Hillsborough County Courthouse, 800 E. Twiggs St., Sala 604, Tampa, Florida 33602, (813) 272-7040, 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 discapacitación del oído o de la voz,

DEMANN POU AKOMODASYON POU MOUN KI GEN ENFIMITE

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w kab patisipe nan pwosedi sa a, ou gen dwa, san ou pa bezwen peye okenn lajan, pou w

jwenn yon sèten èd. Tanpri kontakte Hillsborough County Courthouse, 800 E. Twiggs St., Sal 604, Tampa, Florida 33602, (813) 272-7040, Kòdonatris pwogram Lwa Ameriken pou Moun ki Enfim yo nan, fè sa omwen 7 jou anvan dat ou gen randevou pou parèt nan Tribinal la, oswa fè sa imedyatman apre ou fin resevwa konvokasyon an si dat ou gen pou w parèt nan tribinal la mwens pase 7 jou; si ou gen pwoblèm pou w tande byen oswa pou w pale klè, rele 711."

DATED this 17th day of September,

Jeffrey C. Hakanson, Esquire For the Court /s/ Jeffrey C. Hakanson  ${\tt JEFFREY}\,{\tt C.\,HAKANSON,\,ESQUIRE}$ Florida Bar No. 0061328 Primary E-mail: Jeff@mcintyrefirm.com Secondary É-mail: JCHservice@mcintyrefirm.com McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A. 500 E. Kennedy Blvd., Suite 200 Tampa, Florida 33602 813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff

November 22, 29, 2024 24-03406H

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

Case No.: 24-CC-024273 WESTCHASE COMMUNITY ASSOCIATION, INC.,

Plaintiff, v. RICHARD A. LITCHFIELD; DANIELLE C. LITCHFIELD; WESTCHASE LAWN CARE, LLC; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PAR-TIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an

interest as spouses, heirs, devisees,

grantees, or other claimants,

Defendants. NOTICE IS GIVEN that pursuant to the Summary Final Judgment In Favor Of Plaintiff, WESTCHASE COM-MUNITY ASSOCIATION, INC. (the "Association"), entered in this action on the 15th day of November 2024, the Clerk of Court for Hillsborough County, Florida, will sell to the highest and best bidder or bidders for cash at a public sale conducted online at the the following website: http://www.hillsborough.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA CIVIL DIVISION:

CASE NO.: 24-CA-007258

SECTION # RF WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

HOLDINGS A TRUST,

INC.: BRANDON D.

SUBJECT PROPERTY,

INDIVIDUAL CAPACITY BUT

SOLELY AS TRUSTEE FOR IBIS

Plaintiff, vs. RAD DIVERSIFIED REIT, INC.,

A MARYLAND CORPORATION

A/K/A RAD DIVERSIFIED REIT,

MENDENHALL A/K/A BRANDON

MENDENHALL; UNKNOWN TENANT IN POSSESSION OF THE

**Defendants.**NOTICE IS HEREBY GIVEN pursu-

ant to an Order or Final Judgment

entered in the above styled cause now

pending in said court and as required

by Florida Statute 45.031(2), CINDY

STUART as the Clerk of the Circuit

Court shall sell to the highest and

best bidder for cash electronically at

www.hillsborough.realforeclose.com,

the Clerk's website for on-line auctions

at, 10:00 AM on the 07 day of January,

2025, the following described property

as set forth in said Final Judgment, to

THE NORTH 132 FEET OF

THE SOUTH 396 FEET OF

THE EAST 330 FEET OF THE

SOUTHEAST 1/4 OF THE

NORTHEAST 1/4 OF SECTION

22, TOWNSHIP 30 SOUTH,

RANGE 20 EAST, HILLSBOR-

OUGH COUNTY, FLORIDA LESS THE NORTH 5 FEET

THEREOF, AND LESS THE

EAST 33 FEET FOR RIGHT OF

PROPERTY ADDRESS: 9601

CARR RD. RIVERVIEW. FL

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST

33569

realforeclose.com, on January 3, 2025 at 10:00 A.M, the following described property:

Lot 22, Block 1, WESTCHASE SECTION "370", according to the plat thereof, recorded in Plat Book 75, Page 71, of the Public Records of Hillsborough County, Florida.

and improvements thereon, located in the Association at 10510 Rochester Way, Tampa, Florida 33626, (the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a claim within sixty (60) days after the judicial sale of the Property.
SHUMAKER, LOOP & KENDRICK,

LLP By: /s/ William W. Huffman JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 William W. Huffman, ESQ. Florida Bar No. 0031084 Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Primary Email: whuffman@shumaker.comSecondary Email: afinipoggi@shumaker.com Counsel for Plaintiff SLK TAM: #2833163v1 November 22, 29, 2024 24-03423H

FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS.

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

at no cost to you, to the provision of

certain assistance. To request such an

accommodation, please contact the Ad-

ministrative Office of the Court as far

in advance as possible, but preferably

at least (7) days before your scheduled

court appearance or other court activ-

ity of the date the service is needed:

Complete the Request for Accommo-

dations 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 Coordina-

tor, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hear-

ing Impaired: 1-800-955-8771, Voice

impaired: 1-800-955-8770, e-mail:

Dated this 13 day of November 2024.

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

November 22, 29, 2024 24-03405H

ADA@fljud13.org

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

R. JUD. ADMIN 2.516

eservice@decubaslewis.com

Bar Number: 93156

Submitted by:

PO Box 5026

24 - 02353

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-013961 TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs. THOMAS M. GRIER A/K/A THOMAS GRIER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 20, 2024 in Civil Case No. 23-CA-013961 of the Circuit Court of the THIRTEENTH JUDI-CIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRU-IST BANK, SUCCESSOR BY MERG-ER TO SUNTRUST BANK is Plaintiff and Thomas M. Grier a/k/a Thomas Grier, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of December, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 8, Block 6, EVERINA

HOMES FIFTH ADDITION, according to the map or plat thereof as recorded in Plat Book 38, Page 7 of the Public Records of Hillsborough County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06799FL November 22, 29, 2024 24-03445H

## FIRST INSERTION

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

FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-001872 SECTION # RF PENNYMAC LOAN SERVICES,

LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON; HEATHER LAKES AT BRANDON COMMUNITY ASSOCIATION, INC.; SURF CONSULTANTS II, LLC AS SUCCESSOR IN INTEREST TO UNITED TRANZACTIONS, LLC - AUTONATION NISSAN BRANDON; THE ESTATE OF KENNETH PRESTON AKA K. PRESTON AND ALL KNOWN AND UNKNOWN AUTHORIZED REPRESENTATIVES IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 02 day of January, 2025, the following described property as set forth in said Final Judgment, to

LOT 47, BLOCK 1, HEATHER LAKES UNIT XVI, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

DON, FL 33511 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 12 day of November 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00493 November 22, 29, 2024 24-03418H

PROPERTY ADDRESS: 1245 COOLMONT DRIVE, BRAN-

Public notices in newspapers are serendipitous. When readers

## --- ACTIONS / SALES ---

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE  $13 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT} \, {\rm IN} \, {\rm AND}$ FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 24-CC-029508 BRIDGECREST CREDIT COMPANY, LLC, AS AGENT AND SERVICER FOR CARVANA LLC, Plaintiff, v.

RASHEEM ADAIR GIBSON; ET

**Defendant**(s). To the following Defendant(s): RASHEEM ADAIR GIBSON (Last Known Address: 1426 E 139TH AVE, TAMPA, FL 33613)

YOU ARE NOTIFIED that an action for Replevin based on boundaries established by acquiescence, on the fol-

lowing described property:
2018 CADILLAC CTS SE-DAN WITH VIN 1G6AX-5SX4J0124977

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 on or before 11-22-24, a date which is within thirty (30)  $\,$ days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereaf-

ter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 this 10/17/2024.

CINDY STUART As Clerk of the Court (SEAL) By Catherine Castillo As Deputy Clerk

Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161

November 22, 29, 2024 24-03449H

## FIRST INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION Case No.: 24-CA-008018 Division: J U-HAUL CO. OF FLORIDA AND

U-HAUL CO. OF ARIZONA, Plaintiff, v. GIOVANY BERRIO AKA GIOVANY BERRIO-NORIEGA SR., ANDY GARCIA AKA ANDREW GARCIA-VIERA, DANIEL ALVAREZ-PINA, DAMARIS PEREZ-CENTENO, and DANIELA ALVAREZ-PEREZ,

Defendant. To the following Defendant:
1) GIOVANY BERRIO AKA GIOVANY BERRIO-NORIEGA SR.

Last Known Address: 6511 Yosemiote Dr, Tampa, FL 33634 2) ANDY GARCIA AKA ANDREW GARCIA-VIERA

Last Known Address:8006 Hearthone Ct, Tampa. FL 33615

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about March 27, 2024, near Woodbridge Elementary School in Tampa, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before 12/26/2024, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately

entered against you for the relief demanded in the Petition.

This notice is provided pursuant to Administrative Order No. 07-97-32-05 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 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 18 day of November,

CINDY STUART Clerk of the Court (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

KELLEY KRONENBERG /s/ Anthony N. Caserta Anthony N. Caserta, Esq. Fla. Bar No.: 114587 Katherine L Koener, Esq. Fla. Bar No.: 56891 1511 N. Westshore Blvd., Suite 400 Tampa, FL 33607 Telephone: (813) 223-1697 Facsimile: (813) 228-0636 Attorneys for Repwest Insurance

Company Address for service of pleadings only: klkeservice@kelleykronenberg.com November 22, 29, 2024 24-03444H

## FIRST INSERTION

#### NOTICE OF SALE PURSUANT TO CHAPTER 45

thereafter; otherwise a default will be

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

CASE NO.: 2024-CA-001439 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, Plaintiff, vs. HAROLD HALL, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 21, 2024, and entered in Case No. 2024-CA-001439 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which The Bank Of New York Mellon Fka The Bank Of New York, Indenture Trustee On Behalf Of The Noteholders Of The CWHEQ Inc., Cwheq Revolving Home Equity Loan Trust, Series 2007-C, is the Plaintiff and Harold Hall, Dawn M. Hall, Mortgage Electronic Registration Systems, Inc., as nominee for Amerisave Mortgage Corporation, Heritage Isles Golf and Country Club Community Association, Inc, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose. com, Hillsborough County, Florida at 10:00 AM on the January 27, 2025 the following described property as set forth in said Final Judgment of Fore-

LOT 2, BLOCK 22, HERITAGE ISLES PHASE 1C, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. A/K/A 18126 EMERALD BAY  ${\rm STREET\ TAMPA\ FL\ 33647}$ 

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 is 15 day of November, 2024. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie Florida Bar #106621

Justin Ritchie, Esq. IN - 24-002625 November 22, 29, 2024 24-03431H

#### 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. 24-CA-007748 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, CARMEN F. CASSIDY F/K/A

CARMEN F. GLYE, et. al.

TO: CARMEN F. CASSIDY F/K/A CARMEN F. CASSIDI F/K/A CARMEN F. GLYE, UNKNOWN SPOUSE OF CARMEN F. CASSIDY F/K/A CARMEN F. GLYE,

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 2, BLOCK 19, SHADOW RUN, UNIT #2, ACCORDING TO MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 47, PAGE 47, PUBLIC RECORD OF HILLSBOR-OUGH 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 December

23, 2024/(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 at-torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 15th day of November, 2024.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK Robertson, Anschutz, Schneid, Crane &

Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

November 22, 29, 2024 24-03429H

#### FIRST INSERTION

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

COUNTY, FLORIDA
CASE NO. 29-2015-CA-004071 WELLS FARGO BANK, N.A.

Plaintiff, v. ANDREW P. COMPTON; ANGELIA L. COMPTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS; MIRABAY

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 01, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

HOMEOWNERS ASSOCIATION,

LOT 2, BLOCK 24, MIRABAY PHASE 1B-1/2A-1/3B-1, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE(S) 41-1 THROUGH 41-18, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

a/k/a 405 ISLEBAY DR, APOL-

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

19th. day of November, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff

November 22, 29, 2024 24-03450H

#### LO BEACH, FL 33572-3332 at public sale, to the highest and best bidder, for cash, online at http://www. hillsborough.realforeclose.com, on December 23, 2024 beginning at 10:00

Dated at St. Petersburg, Florida this Isabel López Rivera FL Bar: 1015906



**Email your Legal Notice** 

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-008267

DIVISION D FLYBOYS DEVELOPMENT, LLC, Plaintiff, JOE NICHOLS, as an heir or beneficiary of Tevania Irwin, deceased; JOY IRWIN SWANSON, as an heir or beneficiary of Tevania Irwin, deceased; KAY IRWIN BENFORD, as an heir or beneficiary of Tevania Irwin, deceased;

WILLIAM CLYDE IRWIN II, as an heir or beneficiary of Tevania Irwin, deceased; CATHY DUNSTAN, as an heir or beneficiary of Tevania Irwin, deceased; and the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all other parties claiming an interest by, through, or under the ESTATE OF TEVANIA IRWIN, DECEASED,

Defendants. TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, DEVISEES CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, OR UNDER THE ESTATE OF TEVANIA IRWIN, DECEASED.

YOU ARE NOTIFIED that an action has been filed against you to reform the deed on the following property located in Hillsborough County, Florida:

The South 9 acres of the North 5/8 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 29 South, Range 20 East, Hillsborough County, Florida, Less the East 440 feet, thereof, Also the West 442.4 feet of the South 3/8 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 29 South, Range 20 East, Hillsborough County,

Florida, Less Road Right of Way. You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is Krinzman Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' 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 notifica-tion of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS, my hand and seal of this Court on this 18 day of NOVEMBER,

CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Jacqueline F. Perez, Esquire, Krinzman Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy 19 North, Suite 104, Clearwater, Florida 33761 Nov. 22, 29; Dec. 6, 13, 2024

## Are there different types of legal notices?

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

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

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

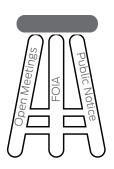
**VIEW NOTICES ONLINE AT** Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







vs



This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

೭೭

Independence



Verifiability



**Archivability** 

Publishing notices on the internet is neither ocheap nor free



**Newspapers** remain the primary vehicle

all 50 states



## **Types Of Public Notices**

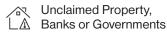
## Citizen Participation Notices

Government Meetings and Hearings

Summaries

Tax Rates

Land and Water Use



Tax Deed Sales

Sales

Delinguent Tax Lists.

**Government Property** 

**Commercial Notices** 



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



orders to Appear



Agency Proposals

Proposed Budgets and

Meeting Minutes or

FAA

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts



Permit and License Applications

## Stay Informed, It's Your Right to Know.

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

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





## **Newsprint** is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



## **Significant** numbers of people in rural areas still lack highspeed 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.



## **ypes Of Public Notices**

## Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates



Land and Water Use



Creation of Special Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

## Commercial Notices



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



**Government Property** 

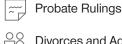


Permit and License **Applications** 

Mortgage Foreclosures



Name Changes



**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

## SUBSEQUENT INSERTIONS

#### --- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 2024-CP-003427

DIVISION: A IN RE: ESTATE OF DIANNE HARRINGTON Deceased.

The administration of the estate of DIANNE HARRINGTON, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2024-CP-003427; the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS November

#### Petitioner TABITHA HARRINGTON GOFORTH

200 2nd St SW Taylorsville, NC 28681 D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

November 15, 22, 2024 24-03383H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-002223

Division A

IN RE: ESTATE OF

PATRICIA L. ROHLF

The administration of the estate of Pa-

tricia L. Rohlf, deceased, whose date of

death was April 19, 2024, is pending

in the Circuit Court for Hillsborough

County, Florida, Probate Division,

the address of which is 800 E. Twiggs

Street, Second Floor, Tampa, Florida

33602. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

er 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

The personal representative has no

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

discover whether any property

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

forth below.

#### SECOND INSERTION

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

File No. 24-CP-003317 Division A IN RE: ESTATE OF JANE LOUISE ALFRIEND A/K/A JANE L. ALFRIEND A/K/A JANE ALFRIEND,

Deceased. The administration of the estate of Jane Louise Alfriend a/k/a Jane L. Alfriend a/k/a Jane Alfriend, deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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

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 November 15, 2024. Personal Representative: Susan Louise Anderson

173 Lakeview Way Oldsmar, Florida 34677 Attorney for the representative: Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072  $\hbox{E-Mail: linda@tampabayelderlaw.com}$ November 15, 22, 2024 24-03385H

SECOND INSERTION

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP000642

Division B IN RE: ESTATE OF VICKIE CONNER Deceased.

The administration of the estate of VICKIE CONNER, deceased, whose date of death was December 28, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 November 15, 2024.

## Personal Representative: Keith Jackson, Jr. 1417 E. Yukon Street

Tampa, Florida 33604 Attorney for Personal Representative: Daniel de Paz, Attorney Florida Bar Number: 108866 136 4th St. N., Suite 2213 St. Petersburg, Florida 33701 Telephone: (813) 367-9856 Fax: (813) 901-4856 E-Mail: daniel@depaz.law Secondary E-Mail: e-service@depaz.law

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

> FLORIDA PROBATE DIVISION File No. 2024-CP-3404 IN RE: ESTATE OF GIOVANNI SOTO Deceased.

The administration of the estate of Giovanni Soto, deceased, whose date of death was August 13, 2024, is pending in the Circuit Court for HILLS-BOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 November 15, 2024.

#### Personal Representative: Milagros Rodriguez Vargas 1917 W. Saint Joseph St

Tampa, Florida 33607 Attorney for Personal Representative: Albert Stickley III, Esquire Attorney Florida Bar Number: 0051605 737 S. Indiana Avenue, Suite A

Englewood, Florida 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: skyelar@sticklevlaw.com

jamie@taskerlaw.com November 15, 22, 2024 24-03361H

#### SECOND INSERTION

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA

PROBATE DIVISION File Number: (24-CP-002548) IN RE: ESTATE OF **Susan Fischer Collins** Deceased.

The administration of the estate of Susan Fischer Collins, deceased, File Number: 24-CP-002548, whose date of death was 03/20/2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 442- Edgecomb Courthouse, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: 11/15/2024.

### Personal Representative **Christopher Collins**

345 Bayshore Boulevard, Unit 1905, Tampa, FL 33606 (908)403-4024 Attorney for Personal Representative Jamie Tasker, Esq. 1002859 Tasker Law Group LLC 6090 River Trace Road, Tampa, FL 33617 (813) 347-6165

November 15, 22, 2024 24-03359H

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

> FLORIDA PROBATE DIVISION File No. 24-CP-003434 IN RE: ESTATE OF EDWARD SADLER,

Deceased. The administration of the estate of ED-WARD SADLER, deceased, whose date of death was June 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: November 15, 2024 Signed on this 29th day of October, 2024.

SONYA M. WOOD **Personal Representative** 14494 Silversmith Circle

Spring Hill, FL 34609 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404

Email: rebecca@delzercoulter.com

November 15, 22, 2024 24-03360H

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

FLORIDA PROBATE DIVISION File No.24-CP-002879 Division A IN RE: ESTATE OF MARTHA LEE JONES, aka MARTHA L. JONES

The administration of the estate of

The date of first publication of this

Personal Representative: Gary Cohen

Attorney for Personal Representative: LESLIE J. BARNETT, Attorney Florida Bar Number: 133310 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: LBarnett@gunster.com Secondary E-Mail: JDurant@gunster.com

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER

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

notice is November 15, 2024.

3435 Bayshore Blvd., #600 Tampa, Florida 44629

ACTIVE:24384144.1 November 15, 22, 2024 24-03377H

November 15, 22, 2024 24-03364H

HILLSBOROUGH COUNTY,

aka MARTHA LEE GIDDENS JONES

Deceased.

MARTHA LEE JONES, also known as MARTHA L. JONES, ALSO KNOWN AS MARTHA LEE GIDDENS JONES, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 15, 2024.

TELESFORE VALLE VARGAS PEREZ Personal Representative P.O. Box 9248

Tampa, FL 33674 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com November 15, 22, 2024 24-03403H SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION Case No. 24-CP-002821 Division A IN RE: ESTATE OF

CHRISTOS MATTHEW PERAKIS a/k/a CHRISTO MATTHEW PERAKIS Deceased. The administration of the estate of

Christos Matthew Perakis a/k/a Christo Matthew Perakis, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-ΓΙΟΝ 733.702 WILL BE FOREVER

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 November 15, 2024.

Personal Representative: /s/ Leon Panteleos Leon Panteleos

560 Aquidneck Ave Middletown, Rhode Island 02842 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: contact@verras-law.com

November 15, 22, 2024 24-03393H

## JBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



#### --- TAX DEEDS ---

#### FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1593620000 File No.: 2024-797

Certificate No.: 2022 / 13095 Year of Issuance: 2022

Description of Property: FLORENCE VILLA LOT 178 LESS LOT BEG AT NE COR OF LOT 178 & RUN S TO SE COR WLY ALONG S BDRY OF SAID LOT TO SW COR & NELY IN A STRAIGHT LINE TO BEG

PLAT BK / PG: 14 / 1 SEC - TWP - RGE : 10 - 29 - 19 Name(s) in which assessed:

GRACE A HERNAIZ SANCHEZ ROBERT M HERNAIZ MAURICE D HERNAIZ DARSHAN HERNAIZ VANESSA LUGO

GRACE A HERNAIZ

SANCHEZ 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 (12/12/2024)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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03227H

#### FOURTH INSERTION NOTICE OF APPLICATION

## FOR TAX DEED The holder of the following tax certifi-

cates 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.: 0822390200 File No.: 2024-799 Certificate No.: 2022 / 8390 Year of Issuance: 2022

Description of Property: TRACT DESC AS COM AT IN-TRS E BDRY OF SE 1/4 OF NE 1/4 WITH S R/W OF US HWY 92 THN N 87 DEG 01 MIN 10 SEC W 16.36 FT CONT N 87 DEG 03 MIN 02 SEC W 635.84 FT FOR POB CONT W 35.25 FT MOL THN S 350 FT THN E 35.25 FT MOL THN N 350 FT TO POB

SEC - TWP - RGE: 26 - 28 - 21 Name(s) in which assessed: HORLANDO ARTEAGA

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 (12/12/2024) on line via the internet at www.hillsbor-

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 10/25/2024

ough.realtaxdeed.com.

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

#### FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0032740000 File No.: 2024-793 Certificate No.: 2019 / 267 Year of Issuance: 2019

Description of Property: TOWN OF CITRUS PARK LOT 5 BLOCK 28

PLAT BK / PG : 1 / 130 SEC - TWP - RGE : 02 - 28 - 17 Name(s) in which assessed:

STAMATINA SAGONIAS BERK AYDIN/TRUSTEE STAMATINA SAGONIAS (CO-TRUSTEE) THE SAGONIAS REVOCABLE LIVING TRUST DATED AU-

GUST 24TH 2017 BERK AYDIN (CO-TRUSTEE) THE SAGONIAS REVOCABLE LIVING TRUST DATED AU-

GUST 24TH 2017 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 (12/12/2024) 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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03223H

## FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 2055570000 File No.: 2024-805 Certificate No.: 2022 / 15596

Year of Issuance: 2022

Description of Property: ENGLISH'S ADDITION TO PLANT CITY HEIGHTS LOT 6

PLAT BK / PG : 3 / 77 SEC - TWP - RGE : 20 - 28 - 22 Name(s) in which assessed: FRANCES A HARDEE

TRUSTEE THE FRANCIS A HARDEE REVOCABLE LIVING TRUST

DATED APRIL 19, 2016 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 (12/12/2024) 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 F Kennedy Rlyd 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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03232H

The holder of the following tax certificates has filed the certificates for a tax which it was assessed are:

2024-795 Certificate No.: 2022 / 10137 Year of Issuance: 2022

LOT 4 BLOCK 2 PLAT BK / PG: 24 / 9 SEC - TWP - RGE : 26 - 28 - 18 Name(s) in which assessed:

MCMILLAN SONS AND ASSO-CIATES INC All of said property being in the County

deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability 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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03225H

#### FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1706480000 File No.: 2024-804 Certificate No.: 2022 / 13594 Year of Issuance: 2022

Description of Property: POWHATAN HEIGHTS BLOCK 1 LOTS 5 AND 6 PLAT BK / PG : 12 / 77 SEC - TWP - RGE : 31 - 28 - 19

Name(s) in which assessed: GUERRAN ALLY 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 (12/12/2024) 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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03231H

#### FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

which it was assessed are:

Folio No.: 0665957290 File No.: 2024-792

Description of Property ABBEY TRACE PHASE 2 LOT

10 BLOCK 1 SEC - TWP - RGE : 12 - 29 - 20 Name(s) in which assessed:

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

deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024)on line via the internet at www. hills borough. real tax deed. com.

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.

BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

## FOURTH INSERTION

## NOTICE OF APPLICATION

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 descrip tion of the property, and the names in

which it was assessed are: Folio No.: 0857340100 File No.: Certificate No.: 2022 / 8708 Year

PLAT BK / PG: 24 / 66 SEC - TWP - RGE : 20 - 29 - 21 Name(s) in which assessed:

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

deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/12/2024) on line via the internet at www.hillsborough realtaxdeed.com

Dated 10/25/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03229H

## FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0906350000 File No.: 2024-801 Certificate No.: 2022 / 9331 Year of Issuance: 2022

Description of Property: LOT BEG AT INTERS OF E LINE OF W 1/4 OF NE 1/4 OF NW 1/4 & N LINE OF SR 600 & RUN N 150 FT WLY 60 FT S 150 FT AND ELY 60 FT TO BEG

Name(s) in which assessed: MANUEL REYNOSO SAN-DOVAL MANUEL REYNOSO-SANDOVAL

SEC - TWP - RGE: 26 - 28 - 22

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 (12/12/2024) 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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

AMENDED NOTICE OF ACTION

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

THIRTEENTH HIDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 24-CA-005915

**Deutsche Bank National Trust** 

Company, as Trustee for ABFC

Connie Tucker; Unknown Spouse

of Connie Tucker; Herbert Floyd,

Jr.; Unknown Spouse of Herbert

Floyd, Jr.; Pallas Floyd; Unknown

Unknown Spouse of Steven Floyd;

Spouse of Pallas Floyd; Steven Floyd;

Spouse of Steven Floyd Last Known Address: 5032 Brook

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on

the following property in Hillsborough

SUBDIVISION, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL

County, Florida: LOT 46, EASTERN HEIGHTS

and Unknown

2005-WF1 Trust, ABFC

City of Tampa, Florida

Acres Cir, Tampa, FL 33610

TO: Steven Floyd

Series 2005-WF1

Plaintiff, vs.

Defendants.

Asset-Backed Certificates,

24-03230H

SECOND INSERTION

## FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0811220125 File No.: 2024-794 Certificate No.: 2021 / 7835 Year of Issuance: 2021

Description of Property: TR COM 400 FT S AND 100 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 THN  $\dot{\mathrm{W}}$  100 FT THN S 46.46 FT MOL THN E 100 FT THN N 46.46 FT MOL TO POB SEC - TWP - RGE : 13 - 28 - 21

Name(s) in which assessed: CHRISTINA WALTERS All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the propdescribed in such certificate will be sold to the highest bidder on (12/12/2024) 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 10/25/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk

33634, within thirty (30) days of the

first date of publication on or before

December 9, 2024, and file the original

with the Clerk of this Court either be-

fore 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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO

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

Cindy Stuart

As Deputy Clerk

As Clerk of the Court

(SEAL) By /s/ Mustafa Divan

Impaired Line 1-800-955-8770.

4919 Memorial Hwy, Suite 135,

Julie York, Esquire

Tampa, FL 33634

File # 18-F02955

Brock & Scott, PLLC.

the Plaintiff's attorney

DATED on November 7, 2024.

(2) CONSECUTIVE WEEKS

November 1, 8, 15, 22, 2024 24-03224H

## FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1559910000 File No.: 2024-796

Certificate No.: 2022 / 12782 Year of Issuance: 2022

Description of Property: PROGRESO LOT 7 BLOCK 4 PLAT BK / PG : 4 / 54 SEC - TWP - RGE : 05 - 29 - 19 Name(s) in which assessed:

AHMED MOHAMED ABDEL-MALEK AHMED 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 (12/12/2024) on line via the internet at www.hillsbor-

ough.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 10/25/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida BY Travis Hubbard, Deputy Clerk November 1, 8, 15, 22, 2024

24-03226H

## --- ACTIONS ---

#### FOURTH INSERTION

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

CASE NO.: 24-CC-04496: ALLY BANK, Plaintiff, VS. HABANERO FISHERMAN INC, MAUKEL RAMOS; et al.,

Defendant(s). TO: Maykel Ramos

Last Known Residence: 8413 N Armenia Ave Apt 1018 Tampa, FL 33604 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County,

2020 Ford Explorer

VIN 1FMSK7DH4LGB39289 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 22, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

Dated on October 17, 2024. As Clerk of the Court (SEAL) By: Mustafa Divan

As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-201B

Ref# 9582 Nov. 1, 8, 15, 22, 2024 24-03190H

## FOURTH INSERTION

November 15, 22, 2024 24-03388H

#### NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA UNIFIED FAMILY COURT

CASE NUMBER: 24-DR-010504 IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD PEIGHTYN JO NICKELL

DOB: 10/28/2012 TO/PARA/A: STEVIE M. FINLEY (DOB: November 5, 1991 943 Maple Avenue

Dayton, KY 41074 Physical Description: White Female, weight: 150lb; height: 5' 10"; Red Hair; Blue Eves:

You are hereby notified that a Petition for Termination of Parental Rights pending adoption has been filed in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida for the child currently known as PEIGHTYN JO. NICKELL, born October 28, 2012, in Edgewood, Kenton County, Kentucky. This Petition requests the Court to waive your consent to adoption under a claim of abandonment. You are hereby notified that you must file a written response to the Petition for Termination of Parental Rights, with the Clerk of the Circuit Court, located at Thirteenth Judicial Circuit in and for Hillsborough County, Florida, 800 E. Twiggs St. Tampa, FL 33602. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case on or before November 27, 2024.

If you do not file your written response on time, you may lose the case, and any parental rights you may have regarding the minor child may be terminated thereafter without further warning from the Court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book), or you may be entitled to have the Court appoint legal counsel to represent you in this action. If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to the party serving this summons at: Jared M. Loper P.A., Attn: Jared M. Loper, Esquire, 1515 4th St. N., St. Petersburg, Florida 33704.

WARNING: UNDER SECTION 63.089, FLORIDA STATUTES, FAIL-URE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND

THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEAR-ING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARD-ING THE MINOR CHILD.

THE STATE OF FLORIDA TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the petition/complaint in this lawsuit on the above-named person. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: OCT 22 2024

CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jessica Saladin Deputy Clerk

1515 4th Street N. St. Petersburg, FL 33704 Nov. 1, 8, 15, 22, 2024 24-03277H

Jared M. Loper, P.A.

## FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in Folio No.: 1021370100 File No.:

Description of Property: WATROUS COURT REVISED

of Hillsborough, State of Florida. Unless such certificate shall be re-

who needs any accommodation in order

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

Certificate No.: 2022 / 6528 Year of Issuance: 2022

CONFIDENTIAL Unless such certificate shall be re-

If you are a person with a disability

Dated 10/25/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County Florida

BOOK 29, PAGE 6, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. 24-03222H has been filed against you and you are required to serve a copy of your written

FOR TAX DEED

of Issuance: 2022 Description of Property: IRVINE HEIGHTS LOT 2

Unless such certificate shall be re-

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.

#### --- PUBLIC SALES ---

#### SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2024-CA-008403 DIVISION: C

BELAUT PIERRE, Plaintiff, vs. KETTY PIERRE RAMEAU, ANNICK RATON, DARNELL RAMEAU, SOLEILA RAMEAU, JOLINA RAMEAU, AND SAMUEL RAMEAU.

Defendants.

NOTICE is hereby given that a civil action commenced on October 22, 2024, and is now pending as case number 2024-CA-008403 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is: Samuel Rameau 1608 W. Papago Street, Phoenix, AZ 85007 and the nature of the proceeding is a partition on Real Property – Non-

Homestead \$1 - \$50,000 or less. This notice shall be published once each week for two consecutive weeks in the Business Observer.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Blooming-dale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 12 day of November 2024.

Cindy Stuart AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St.

Tampa, FL 33602 /s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 10521 Bloomingdale Ridge Drive Riverview, FL 33578

Phone: 813-549-0096 E-service: eservice@hacheylawpa.com November 15, 22, 2024 24-03387H

#### THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CC-048111

ALLY BANK, Plaintiff, VS.
JOSHUA J. HEIPLE et al., Defendant(s).

TO: Joshua J. Heiple Last Known Residence: 714 Eagle Lane

Apollo Beach, FL 33572 YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Hillsbor-

ough County, Florida: Ram 3500 2020 3C63RRRL5LG260745

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE LLP Plaintiff's attorney at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before December 6, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on October 31, 2024. As Clerk of the Court (SEAL) By: Mustafa Divan

As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-200B Ref# 9714 November 8, 15, 22, 29, 2024

24-03327H

## THIRD INSERTION

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

CASE NO.: 24-CA-008515

DIVISION: D LISA RUMBOLD, Plaintiff, vs. NORTH TAMPA LAND COMPANY, a dissolved Florida corporation, the unknown assigns, successors in interest, trustees or any other party claiming by, through, under Or against North Tampa Land Company,

To: NORTH TAMPA LAND COM-PANY, and as to any and all unknown parties of named defendant, whether said unknown parties may claim an interest as assignees, successors in interest, trustees or any other party: Address

Unknown YOU ARE HEREBY NOTIFIED that an action for Quiet Title covering the following real and personal property described as follows, to wit:

East North Tampa, Lots 5 & 6,

Block 12, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on DHW Law, P.A., 24714 State Road 54, Lutz, FL 33559 and file the original with the Clerk of the above styled Court on or before December 1, 2024, or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief

demanded in the Complaint.

THIS NOTICE WILL BE PUB-LISHED ONCE PER WEEK FOR FOUR (4) CONSECTUTIVE WEEKS. WITNESS my hand and seal of said Court on the 29 day of OCTOBER,

CINDY STUART CLERK OF THE CIRCUIT COURT (SEAL) BY: Isha Tirado-Baker Deputy Clerk

Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 DHW Law, P.A.,

24714 State Road 54, Lutz, FL 33559 Nov. 8, 15, 22, 29, 2024 24-03278H

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 24-DR-14273 Division: CP

Perla L. Vega Ventura, Petitioner, and Robi F. Feurtado Arnemann. Respondent,

TO: Robi F. Feurtado Arnemann UNKNOWN

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Perla L. Vega Ventura, whose address is 9414 CHAN-NING HILL DR SUNCITY CENTER FL 33573 on or before 12/12/2024, and file the original with the clerk of this Court at 800 EAST TWIGGS ST TAM-PA FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition

The action is asking the court to decide how the following real or personal property should be divided: NONE

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 11/6/2024 CINDY STHART CLERK OF THE CIRCUIT COURT (SEAL) By: Isha Tirado-Baker

Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St.

Tampa, FL 33602 IF A NONLAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS

BELOW: This form was prepared for the Petitioner.

This form was completed with the assistance of: YRCIA MERCADO YM NONLAWYER SERVICES 6412 N UNIVERSITY DR STE 120 TAMARAC, FL 33321 9549934528

Nov. 15, 22, 29; Dec. 6, 2024

24-03381H

#### SECOND INSERTION

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003406

**Probate Division** IN RE: ESTATE OF MOLLY JOYCE LOPRESTI, Deceased.

The administration of the estate of MOLLY JOYCE LOPRESTI, deceased, whose date of death was September 7, 2024, is pending the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Probate, Guardianship, and Trust 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of the first publication of this Notice is: November 15, 2024.

## Personal Representative: Josephine LoPresti 7609 S. Fitzgerald St.

Tampa, FL 33616 Attorney for Personal Representative: By: / s / Melissa Thalji Melissa Thalji, Esquire Florida Bar No.: 174467 P.O. Box 341499 Tampa, Florida 33694 (813) 282-9330 (telephone) (813) 282-8648 (facsimile) Notice of Primary Email: service@floridacl.com November 15, 22, 2024 24-03349H

## 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.: 2024-CP-001501 DIVISION: B IN RE: ESTATE OF ELLEN LEE MILLER

Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of EL-LEN LEE MILLER, deceased, File No. 2024-CP-001501 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 on JANUARY 23, 2024; that the total value of the estate is \$1.14 [not including exempt homestead and that the names and addresses of those to whom it has

been assigned by such order are: CYNTHIA R. MILLER 4016 Porter Rd Lithia, FL 33547 MICHAEL B. MILLER  $1416\;51st\;Ave\;NE$ St. Petersburg, FL 33703 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 THE TIME PE-RIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PRO-BATE CODE. ALL CLAIMS OR DE-MANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING 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 PUBLICA-TION OF THIS NOTICE IS. NO-VEMBER 15, 2024. Person Giving Notice: MICHAEL B. MILLER 1416 51st Ave NE

November 15, 22, 2024 24-03389H

St. Petersburg, FL 33703

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003081 Division: A IN RE: ESTATE OF CHERYL LAMB NEW

Deceased. The administration of the estate of CHERYL LAMB NEW, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 BE-FORE 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 NO-TICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a writ-ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING 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 November 15, 2024. Attorney for Personal Representative: Melinda L. Budzynski, Attorney Florida Bar Number: 97831 11256 Boyette Rd. Riverview, FL 33569 Telephone: (813) 850-0025 Fax: (813) 850-0040 E-Mail: mindy@summerfieldlaw.com November 15, 22, 2024 24-03376H

#### SECOND INSERTION

--- ESTATE ---

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

File No. 2024-CP-3371 IN RE: ESTATE OF DANA R. PEACOCK Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-TION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AF-TER DECEDENT'S DEATH.

The case number and decedent's name are: DANA R. PEACOCK, File Number 2024-CP-3371.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL, 33602.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

Date of death of the decedent is: July 18th, 2023.

The date of first publication of this notice is: November 15, 2024 The second week of publication is:

November 22, 2024 Personal Representative(s):

Preston S. Ray. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 November 15, 22, 2024 24-03384H

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003524 IN RE: ESTATE OF DON A. PAULEY, aka DONALD A. PAULEY

Deceased. The administration of the estate of DON A. PAULEY, also known as DON-ALD A. PAULEY, deceased, whose date of death was September 23, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: November 15, 2024.

CAROL PAULEY Personal Representative 4662 Copper Lane Plant City, FL 33566 Robert D. Hines, Esq. Attorney for Personal Representative

Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com November 15, 22, 2024 24-03390H

## SECOND INSERTION

NOTICE TO CREDITORS

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

Case No.: 2024-CP-003584 IN RE: ESTATE OF CHARLES ROBERT STIEB Deceased.

The administration of the estate of Charles Robert Stieb, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St. Tampa, FL 33602, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 November 15, 2024.

Personal Representatives: Connie J. Paul 2035 Oakside Rd. Toledo, Ohio 43615 Cynthia Blaze 6924 Perivale Park Rd Toledo, OH 43617 Attorney for Personal Representative: SPINKS LAW FIRM /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200

Tampa, FL 33618 Phn: 813-651-1233 Email: ed@spinkslawfirm.com November 15, 22, 2024 24-03394H

## SECOND INSERTION

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

PROBATE DIVISION File No. 24-CP-3621 IN RE: ESTATE OF DARLENE DOROTHY SCHNOOR. A/K/A DARLENE D. SCHNOOR Deceased.

The administration of the estate of Darlene Dorothy Schnoor, a/k/a Darlene D. Schnoor, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, Room 101, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

PERIODS SET FORTH ABOVE, ANY

notice is November 15, 2024. Personal Representative:

Dana L. Schnoor 14603 Sassandra Drive Odessa, Florida 33556 Attorney for Personal Representative:

Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837

E-Mail:  $BBuchert @\,Buchert Law Of fice.com$ November 15, 22, 2024 24-03404H

#### --- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 24-CA-001809 DIVISION: E RF-Section I REPUBLIC BANK & TRUST COMPANY, Plaintiff, vs.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEETWATER CONDOMINIUM ASSOCIATION, INC.: UNKNOWN

TENANT NO. 1; UNKNOWN

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 18, 2024 and an Order Resetting Sale dated October 31, 2024 and entered in Case No. 24-CA-001809 of the Circuit Court in and for Hillsborough County, Florida, wherein REPUBLIC BANK & TRUST COMPANY is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UN-

DER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEETWATER CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-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.hillsborough.realforeclose. com, 10:00 a.m., on December 4, 2024 , the following described property as set forth in said Order or Final Judgment,

UNIT 2-16 OF SWEETWATER TOWNHOMES CONDOMIN-

IUM PHASE TWO, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RE-CORDED IN OFFICIAL RE-CORD BOOK 4292, PAGE 283, AND AS AMENDED, AND AS PER PLAT THEREOF RE-CORDED IN CONDOMINIUM BOOK 7, PAGE 18, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

IDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME THE SALE. NOTICE OF

THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED. AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRA-TIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE-QUEST FOR ACCOMMODATIONS

FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG. DATED 11/5/2024

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 7236-199599 / TM1 November 15, 22, 2024 24-03355H

#### SECOND INSERTION

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

FLORIDA CASE NO: 24-CC-46778 SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation. Plaintiff, vs.

MEIYI LI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: MEIYI LI YOU ARE NOTIFIED that an ac-

tion to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SOUTH FORK III COMMU-NITY ASSOCIATION, INC., herein in the following described property: Lot 174, SOUTH FORK TRACT

V PHASE 2, according to the Plat thereof as recorded in Plat Book 137, Page 104, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 13352 Willow Bluestar Loop, Riverview, FL 33579

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date

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

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 notifica-tion 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 on 10/24/2024 CINDY STUART CLERK AND COMPTROLLER

 $\left( \text{SEAL}\right)$  By: Catherine Castillo Deputy Clerk Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A

Dunedin, FL 34698 (727) 738-1100 November 15, 22, 2024 24-03345H

#### SECOND INSERTION

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

COUNTY, FLORIDA CASE NO.: 24-CA-006001 MCLP ASSET COMPANY, INC, Plaintiff, VS. DAVIN CLAY JOSEPH A/K/A

DAVIN C. CLAY A/K/A DAVIN JOSEPH; et al., Defendant(s).

TO: Davin Clay Joseph a/k/a Davin C. Clay a/k/a Davin Joseph Last Known Residence: 17912 Bimini Isle Ct Tampa, FL 33647

TO: Unknown Spouse of Davin Clay Joseph a/k/a Davin C. Clay a/k/a Davin Last Known Residence: 17912 Bimini Isle Ct Tampa, FL 33647

TO: Unknown Tenant #1 Last Known Residence: 17912 Bimini Isle Ct Tampa, FL 33647 TO: Unknown Tenant #2

Last Known Residence: 17912 Bimini Isle Ct Tampa, FL 33647 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in HILLSBOROUGH County,

LOT 15, BLOCK 1, CORY LAKE ISLES - PHASE 2, UNIT 1, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 81, PAGE 11, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before December 3, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on October 29, 2024. As Clerk of the Court (SEAL) By: Mustafa Divan ALDRIDGE PITE, LLP,

Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1092-13480B Ref# 9308 November 15, 22, 2024 24-03400H

set forth in the said Order, to wit: Lot 15, Block 11, Forest Brooke Phase 3C, according to the map

County, Florida.

#### SECOND INSERTION

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

CASE NO.: 23-CA-012406 CASSANDRA FRANKLIN and MARY F. JACKSON Plaintiffs, vs.

RUDY FRANKLIN AND LATOYA FRANKLIN, as husband and wife, Defendants,

NOTICE IS HEREBY GIVEN that pursuant to an Amended Agreed Order to Set Property for Sale at Public Auction, dated October 31, 2024, and entered in case # 23-CA-012406 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CASSANDRA FRANKLIN and MARY F. JACKSON are the Plaintiffs, and RUDY FRANK-LIN AND LATOYA FRANKLIN, as husband and wife, are the Defendants. The Hillsborough County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on December 2, 2024, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at http://www.hillsborough.realforeclose.

The subject property is described as or plat thereof as recorded in Plat Book 139, Pages 9 through 13, Public Records of Hillsborough

Parcel ID: 078932-2194 Physical Address: 17038 Wave Tressle Pl, Wimauma, FL 33598 IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

IMPORTANT: 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.

Dated this 7th day of November 2024.

By: Stephen K. Hachey. FLORIDA BAR NO.: 15322 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Drive Riverview Florida 33578 November 15, 22, 2024 24-03348H

## SECOND INSERTION

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

CASE NO. 23-CA-008931 LIMA ONE CAPITAL, LLC Plaintiff, v.

SARAH WILSON KOMOLL; CHRISTOPHER CHARLES WILSON A/K/A CHRISTOPHER WILSON; WILSON HOME REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY: 2200 E BIRD ST LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT 1 N/K/A CHRISTINA RODRIGUEZ; UNKNOWN TENANT 2; UNKNOWN TENANT 3 N/K/A MALCOLM BELL; UNKNOWN TENANT 4; UNKNOWN TENANT 5 N/K/A JON MARTINEZ: **UNKNOWN TENANT 6**; UNKNOWN TENANT 7 N/K/A BRANDON AUGUSTIN: UNKNOWN TENANT 8 N/K/A BRANDON WALKER; 706 PENNSYLVANIA LLC, A FLORIDA LIMITED LIABILITY COMPANY; CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION: HELPING HAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY: PATRON PROPERTIES TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 19, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Clerk of the Circuit Court, shall sell the property situated in Hillsborough

PHOENIX CONSTRUCTION

COREY STEINER

GROUP LLC; KEITH SAVAGE;

County Florida described as: LOT 173, LESS THE SOUTH 20.00 FEET THEREOF, AND ALL OF LOTS 174 & 175, KATH-RYN PARK, ACCORDING TO THE MAP OR PLAT THERE-

OF AS RECORDED IN PLAT BOOK 23, PAGE 56, PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA a/k/a 2200 E BIRD ST, TAMPA, FL 33604-3519

at public sale, to the highest and best bidder, for cash, online at http://www. hillsborough.realforeclose.com, on December 10, 2024 beginning at 10:00

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 12th. day of November, 2024.

eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No.  $(72\overline{7})$  536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906

eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 1000008565

November 15, 22, 2024 24-03401H

## SECOND INSERTION

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

FLORIDA CIVIL DIVISION CASE NO.: 24-CA-005811 SECTION # RF

LAKEVIEW LOAN SERVICING, LLC. Plaintiff, vs. TWANDA ELOISE BRADLEY A/K/A TWANDA BRADLEY: GTE

FEDERAL CREDIT UNION DBA GTE FINANCIAL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, **Defendants.**NOTICE IS HEREBY GIVEN pursu-

ant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), CINDY STUART as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at ww.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 15 day of January, 2025, the following described property as set forth in said Final Judgment, to

LOT 6, BLOCK 5, GOOD'S AD-DITION TO TAMPA, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 7, PAGE 45. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA.

PROPERTY ADDRESS: 301 E SELMA AVE, TAMPA, FL 33603

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

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

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

ADA@fljud13.org Dated this 12 day of November 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

November 15, 22, 2024 24-03382H

SECOND INSERTION

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

DIVISION CASE NO. 23-CA-000182 DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. DAVID FEARNOW AND JENNIFER FEARNOW, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2024, and entered in 23-CA-000182 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DLJ MORTGAGE CAPI-TAL, INC, is the Plaintiff and DAVID FEARNOW; JENNIFER FEARNOW; CARROLLWOOD VILLAGE HOME-OWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best hidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 03, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 2, COUNTRY CLUB VILLAGE AT CARROLL-WOOD, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 55. PAGE 47 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY FLORIDA. Property Address: 14517 NET-

TLE CREEK RD, TAMPA, FL 33624

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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, email: ADA@

Dated this 11 day of November, 2024. 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\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

19-360945 - EuE

November 15, 22, 2024 24-03375H



## **Email your Legal Notice**

24-02127

legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



## --- ACTIONS / SALES ---

**HILLSBOROUGH COUNTY** 

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-004641

DLC MORTGAGES III, LLC, Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTER-EST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF

LEONARD CLINE, DECEASED,

et al. Defendants.

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF LEON-ARD CLINE, DECEASED

Whose last known residence(s) is: 1224 Valley Forge Blvd, Sun City Center, FL 33573

And ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is/are: Unknown YOU ARE HEREBY required to file

your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com. within thirty (30) days of the first publication of this Notice in the Business Observer or by November 6, 2024, the nature of this proceeding being a suit for foreclosure of mortgage against the following

described property, to wit: LOT 2, BLOCK B-F, A REPLAT

OF A PORTION OF BLOCK B-F DEL WEBB'S SUN CITY UNIT NO. 9, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 51, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 161222-0000U-12-32-19-1XN-BF0000-00002.0 A/K/A 1224 VALLEY FORGE BLVD., SUN CITY CENTER, FLORIDA 33573

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED at Hillsborough County this 1st day of October, 2024.

CINDY STUART CLERK OF COURT & COMPTROLLER Clerk of the Circuit Court (SEAL) By Mustafa Divan Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com November 15, 22, 2024 24-03371H

## 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-006204 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, VS. KOMIEL M. OLIVER;

ANTWANETTE HARDNETT: TAUSHIA OLIVER; KYLE LÉE; TAUKERA M. OLIVER; CALVIN R. THOMAS A/K/A CALVIN K. THOMAS, A MINOR CHILD, IN THE CARE OF; HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 23, 2024 in Civil Case No. 22-CA-006204, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVIC-ING, LLC. is the Plaintiff, and KO-MIEL M. OLIVER; ANTWANETTE HARDNETT; TAUSHIA OLIVER; KYLE LEE; TAUKERA M. OLIVER; CALVIN R. THOMAS A/K/A CALVIN K. THOMAS, A MINOR CHILD, IN THE CARE OF; HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAM-PA, FLORIDA; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

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

THE EAST 142.23 FEET OF LOT 8, BLOCK 7, NORTH TAMPA HEIGHTS SUBDIVI-SION, A SUBDIVISION AC-CORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 73, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 220 FEET THEREOF.

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

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

Dated this 8th day of November,

2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ John J. Cullaro Jr. FBN: 0066699 2024.11.08 11:03:52-05'00' FBN: 66699 Primary E-Mail:  $Service {\bf Mail@aldridge pite.com}$ 1184-1546B

November 15, 22, 2024 24-03372H

## FOURTH INSERTION

Effective November 22, 2024, Scott Whittier, MD, will no longer be providing care at Specialists for Health. For questions or copies of medical records contact: Specialists for Health-Supportive Care

5130 Sunforest Drive Tampa, FL 33634Phone: 1-855-893-2298

November 1, 8, 15, 22, 2024

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE  $13 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT} \, {\rm IN} \, {\rm AND}$ FOR HILLSBOROUGH COUNTY. FLORIDA

CASE NO.: 19-CA-005356 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, v.

ERIC E. HOOD, ET AL.,

Defendant(s),
NOTICE IS HEREBY GIVEN pursuant to an Order dated October 14th, 2024 entered in Civil Case No. 19-CA-005356 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMING-TON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUI-SITION TRUST, Plaintiff and ERIC E. HOOD; UNKNOWN SPOUSE OF ERIC E. HOOD: SOUTH POINTE OF TAMPA HOMEOWNERS ASSO-CIATION, INC.; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BE-HALF OF THE CERTIFICATEHOLD-ERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-E; UNKNOWN TENANT #1 N/K/A TRACI HOCK are defendants, Cindy Stuart, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose. com beginning at 10:00 AM on December 12, 2024 the following described property as set forth in said Final Judgment, to-wit:.

LOT 75, BLOCK 6, SOUTH POINTE PHASE 10 & 11, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 18 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12806 Early Run Lane, Riverview, Florida

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

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

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

Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: SF19013-JMV November 15, 22, 2024 24-03346H

#### 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.: 2008-CA-004323 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST, Plaintiff, v. JEFFREY SHIOLENO; HOLLY

SHIOLENO AKA HOLLY WALL SHIOLENO AKA HOLLY LEE WALL; et al, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on October 18, 2024 and entered in Case No. 08-CA-004323 in the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATION-AL ASSOCIATION AS TRUSTEE THE BUNGALOW SERIES III TRUST is the Plaintiff, and JEFFREY SCOTT SHIOLENO AND HOLLY SHIOLENO, are the Defendants. The Clerk of the Court, Cindy Stuart, will sell to the highest bidder for cash at https://hillsborough.realforeclose.com, on December 23, 2024 at 10:00 a.m., the following described real property as

set forth in said Final Judgment, to wit: THE EAST 60 FEET OF THE WEST 180 FEET OF THE SOUTH 140 FEET OF LOT 11, HESPERIDES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 2, PAGE 84, OF THE PUBLIC RE-

NOTICE OF SALE PURSUANT

TO CHAPTER 45, FLORIDA

STATUTES

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT,

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 24-CA-001606

HOMEOWNERS' ASSOCIATION,

Notice is given that pursuant to the

Final Judgment of Foreclosure dated

10/17/2024, in Case No.: 24-CA-

001606 of the Circuit Court in and for

Hillsborough County, Florida, wherein

SOUTHSHORE BAY HOMEOWN-

ERS' ASSOCIATION, INC., is the

Plaintiff and ANITA B. PERRY, et al.,

www.hillsborough.realforeclose.com, in

accordance with Section 45.031, Flori-

da Statutes, on 12/16/2024, the follow-

ing described property set forth in the

Lot 38, Bloick 1, Forest Brooke

Phase 1A, according to the map

or plat thereof, recorded in Plat

Book 130, Pages 11 thorugh 17,

Final Judgment of Foreclosure:

SOUTHSHORE BAY

ANITA B. PERRY, et al.,

INC.

Plaintiff, vs.

Defendant(s).

CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 5105 W CLEVELAND STREET, TAMPA, FL 33609 (the "Property"). ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

the court on November 8, 2024. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/Tara Rosenfeld Tara Rosenfeld, Esq. Florida Bar No. 59454 fcpleadings@ghidottiberger.com November 15, 22, 2024 24-03363H

inclusive, Public Reords of Hill-

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.

DISABILITY WHO NEEDS ANY AC-

COMMODATIONS IN ORDER TO

PARTICIPATE IN THIS PROCEED-

ING. YOU ARE ENTITLED. AT NO

COST TO YOU, TO THE PROVISION

OF CERTAIN ASSISTANCE, PLEASE

CONTACT MEDIATION & DIVER-

SION SERVICES, 800 E. TWIGGS

ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN

2 WORKING DAYS OF YOUR RE-

CEIPT OF THIS MEDIATION CON-

FERENCE NOTICE: IF YOU ARE

HEARING IMPAIRED CALL 1-800-

955-8771; IF YOU ARE VOICE IM-

PAIRED. AND CALL-1-800-955-8770.

DATED: November 7, 2024

280 W. Canton Avenue, Suite 330

November 15, 22, 2024 24-03356H

By: /s/Jennifer L. Davis

Florida Bar No.: 879681

(407) 636-2549

Jennifer L. Davis, Esquire

ARIAS BOSINGER. PLLC

Winter Park, Florida 32789

IF YOU ARE A PERSON WITH A

sborough County, Florida.

SECOND INSERTION

## SECOND INSERTION

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

HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-001188 MIDFIRST BANK, Plaintiff, vs. ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION

ZEGARRA, et al., Defendant.
NOTICE IS HEREBY GIVEN pursu-

ant to a Summary Final Judgment of Foreclosure entered August 01, 2024 in Civil Case No. 24-CA-001188 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Ileana Encarnacion-Zegarra a/k/a Ileana Encarnacion Zegarra, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of December. 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 04, in Block 02, of WYNN-MERE EAST PHASE 1, according to the Plat thereof, as recorded in Plat Book 125, Page 198, of the Public Records of Hillsbor-

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

lis pendens, must file a claim before the

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccalla.com Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPavable@mccalla.com Counsel of Plaintiff

24-09048FL November 15, 22, 2024 24-03402H

#### SECOND INSERTION

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

Case No. 29-2024-CA-005094 Division A

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.

ANTHONY CIMINO, et al. Defendants.

TO: UNKNOWN SPOUSE OF AN-THONY CIMINO BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 3061 SUTTON WOODS DR PLANT CITY, FL 33566 ANTHONY CIMINO BELIEVED TO BE AVOIDING SERVICE OF PRO-CESS AT THE ADDRESS OF: 3061 SUTTON WOODS DR PLANT CITY, FL 33566 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-

DRESS OF: 3061 SUTTON WOODS DR PLANT CITY, FL 33566

You are notified that an action to foreclose a mortgage on the follow-ing property in Hillsborough County,

LOT 2, IN BLOCK 2, WALDEN LAKE UNIT 23, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 80, PAGE 23 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 3061 SUTTON WOODS DR, PLANT CITY, FL 33566 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on William Noriega of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800,

Tampa, Florida 33601, (813) 229-0900, on or before 11-21-24, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: October 16, 2024.

CLERK OF THE COURT Honorable Cindy Stuart 800 Twiggs Street, Room 530 Tampa, Florida 33602 (SEAL) By: Catherine Castillo Deputy Clerk

William Noriega of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800,

Tampa, Florida 33601, (813) 229-0900, 328202/2425991/wlp November 15, 22, 2024 24-03344H

## SECOND INSERTION

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

CASE NO. 22-CA-005382 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22, Plaintiff, vs.

KAREN WILTON HUTCHINSON A/K/A KAREN M. WILTON, et al.,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 25, 2024 in Civil Case No. 22-CA-005382 of the Circuit Court of the THIRTEENTH JU-DICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22 is Plaintiff and Karen Wilton Hutchinson a/k/a Karen M. Wilton, et al., are Defendants, the Clerk of Court, CINDY STUART, will sell to the highest and best bidder for cash electronically at www.Hillsborough. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd

day of December, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 31, Block 3, North Lakes -Section E, Unit 1, according to the map or plat thereof as recorded in Plat Book 51, Page 89, of the Public Records of Hillsborough County, Florida.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803

23-07789FL November 15, 22, 2024 24-03347H

#### is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://

## Public Notice

Fax: 1-866-214-6824

24-03240H