# **Public Notices**

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

NOVEMBER 29 - DECEMBER 5, 2024

# HILLSBOROUGH COUNTY LEGAL NOTICES

FIRST INSERTION

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "**District**") will be held on Thursday, December 12, 2024, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

November 29, 2024

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the **"District**") will be held on Tuesday, December 10, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

quiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based November 29, 2024

### 24-03470H

24-03469H

### FIRST INSERTION

NOTICE OF BOARD MEETING

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **December 11, 2024, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used eeting is asked to advise the District Office at least t hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. --- PUBLIC SALES ---

### FIRST INSERTION MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS' MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "**District**") will be held on Monday, December 9, 2024, at 5:30 p.m. at Homewood Suites Tampa Brandon, **10240 Palm River Rd, Tampa, FL 33619.** The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

District Manager November 29, 2024

Dated this

2024.

FIRST INSERTION

According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of

Katie's Asian Kitchen Express located

24-03495H

24-03478H

FIRST INSERTION Notice Under Fictitious Name Law Notice Under Fictitious Name

According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that undersigned, desiring to engage in ness under the Fictitious Name of S 47 Studio located at 1820 Atlantic the City of Ruskin, Hillsborough C intends to register the Division of Corpora ment of State. Tallah

25th day of November,

November 29, 2024 24-03494H

### FIRST INSERTION

### NOTICE OF BOARD OF SUPERVISOR MEETING BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on December 17, 2024 at 9:30 A.M. in person at the at the offices Rizzetta & Company 2700 S. Falkenburg Road Suite 2745 Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, https://www.belmont2cdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Belmont II Community Development District Debby Wallace, District Manager

November 29, 2024

### FIRST INSERTION NOTICE OF PUBLIC MEETING

### NEW PORT - TAMPA BAY

COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the New Port – Tampa Bay Community Development District ("District") will hold a Board Work-

FIRST INSERTION NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborow Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2024 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

| 006 | Jose Mattos        | Furniture, boxes                 |
|-----|--------------------|----------------------------------|
| 127 | Alisha Price       | Furniture, boxes, bike           |
| 129 | Maria Romulus      | Furniture, boxes                 |
| 201 | Linda Ramos        | Furniture, boxes, electronics    |
| 217 | John Young         | Furniture, boxes, TVs            |
| 222 | Eugeniu Catrinescu | Furniture, boxes                 |
| 307 | Alexis Archeval    | Collectibles, boxes, electronics |
| 316 | Brandon Olson      | Furniture, boxes                 |
| 536 | Robert Sven        | Furniture, boxes                 |

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348. Nov. 29; Dec. 6, 2024 24-03497H

### FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

| Law     |             |                         |   |
|---------|-------------|-------------------------|---|
| te      | Unit 1071   | Christopher Torres      | Boxes, clothing, furniture, outdoors, tools     |
|         | Unit 1074   | Ashley Ramsey           | Artwork, Baby items, boxes, furniture, sports,  |
| nat the |             |                         | tools, toys                                     |
| n busi- | Unit 2063   | Loretta Escolero        | Appliances, boxes, clothing, collectibles, toys |
| Stitch  | Unit 3091   | Bettie Robinson         | Boxes, dishes, furniture, lamps                 |
| c Dr in | Unit 2081   | Erika Burgos            | Baby items, boxes, bags, totes, clothing,       |
| Coun-   |             |                         | furniture                                       |
| ne said | Unit 3227   | Wanda Wade              | Boxes, clothing, electronics, furniture, lamps  |
| rations |             |                         |   |
| 1assee, | Purchases 1 | must be paid at the abo | ve referenced facility in order to complete the |

transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703. Nov. 29; Dec. 6, 2024 24-03498H

### FIRST INSERTION

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City, FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 12/19/24 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

| D-765     | Jennifer Hernandez   | mattresses                      |
|-----------|----------------------|---------------------------------|
| D-762     | Bradley Sellers      | furniture boxes                 |
| G-818     | Cristal Patterson    | furniture boxes                 |
| 17-8      | Heather Johnson      | boxes totes                     |
| D-718     | Tammy Cheryl Bristow | clothing boxes electronics      |
| D-741     | Latoya Coley         | clothing furniture boxes        |
| C-547     | Regina Pengler       | tools boxes totes               |
| 16-202    | Don Waters           | lamps furniture boxes           |
| 7-92      | Johnnie Goodson      | furniture boxes                 |
| 19-1      | Jacob Hollifield     | clothing artwork boxes          |
| D-770     | Gary Harris          | clothing furniture boxes        |
| G-821     | John Daniels         | furniture outdoors artwork      |
| B-471     | Wendi Anderson       | clothing furniture boxes        |
| 19-6      | Amy Turner           | furniture clothing mattresses   |
| 3-56      | Sylvia Knox          | toys boxes electronics          |
| C- 535    | Cynthia Mull         | bedding boxes                   |
| C-597     | Brittany Roman       | tools clothing artwork          |
| C-539-2/d | Coni Wilkerson       | furniture boxes                 |
| C-5371    | Sean Walker          | tools furniture electronics     |
| B- 413    | Charity Poland       | furniture boxes artwork         |
| A- 287    | William Munn         | tools totes electronics         |
| A-262     | Samuel Lane          | outdoors electronics            |
| A-250     | Sheryl Valdespino    | clothing mattresses electronics |
| A-261     | Heather Price        | lamps tools furniture           |
| 6-83      | Beunca Mitchell      | artwork boxes totes             |

Purchases must be paid at the above referenced facility in order to complete the chase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430. Nov. 29; Dec. 6, 2024 24-03499H

| orough County, FL 33626     | ty, FL 33570 in |
|-----------------------------|-----------------|
| ister the said name with    | name with the   |
| f Corporations of the De-   | of the Departm  |
| tate, Tallahassee, Florida. | Florida.        |
| 24th day of November,       | Dated this      |
|                             | 2024.           |
|                             |                 |

Koichiro Kimura November 29, 2024 24-03493H

at 9653 Gretna Green Dr. in the City of Tampa, Hillsbo intends to reg the Division of partment of St

Rafael A. Santos

Jason Greenwood, District Manager

Governmental Management Services - Tampa, LLC November 29, 2024

24-03471H

### FIRST INSERTION

### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mobile Verify Solutions located at 1805 James L Redman Pkwy Ste 201, in the County of Hillsborough, in the City of Plant City, Florida 33563 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Plant City, Florida, this 22nd day of November, 2024. NEXUS ELITE GLOBAL SOLUTIONS, L.L.C. November 29, 2024 24-03488H FIRST INSERTION

### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of H20 Bros Pool, located at 2712 W Saint Louis St, in the City of Tampa, County of Hillsborough, State of FL, 33607, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

| Dated this 22 of Nove | ember, 2024. |
|-----------------------|--------------|
| Owen B. Mcginty       |              |
| 2712 W Saint Louis St |              |
| Tampa, FL 33607       |              |
| November 29, 2024     | 24-03489H    |
|                       |              |

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else Rarely do consumers specifically search online for public notices. Rarely do consu for public notice

shop Meeting on December 12, 2024, at 12:00 p.m., at the Offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida, 33606. A copy of the agenda may be obtained at the offices of the District Manager,

Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900 ("District Manager's Office") during normal business hours. Additionally, a copy of the agenda, may be obtained http://newporttampabaycdd.com/.

Participants are encouraged to submit questions and comments to the Distr Manager in advance at (407) 723-5900 to facilitate the Board's consideration such questions and comments during the workshop meeting.

The workshop meeting is open to the public and will be conducted in accordan with the provisions of Florida law for recreation districts. The meeting may be co tinued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations at the meeting because of a di ability or physical impairment should contact the District Manager's Office at lea forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Jane Gaarlandt District Manager November 29, 2024

### FIRST INSERTION

### Fictitious Name Notice

Notice is hereby given that BLUE CAUSEWAY, LLC, OWNER, desiring to engage in business under the fictitious name of RIO PALMA located at 180 FOUNTAIN PARKWAY N. ST PE-TERSBURG, FLORIDA 33716 intends to register the said name in HILLS-BOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

24-03480H November 29, 2024

### FIRST INSERTION **Fictitious Name Notice**

24-03496

Notice is hereby given that Laurelle Baxter, desiring to engage in business under the fictitious name of Brightside Media LLC located at 11004 Laurel Brook Ct. Riverview, FL 33569 intends to register the said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursu-ant to section 865.09 of the Florida Statutes

November 29, 2024 24-03474H

| FIRST INSERTION   | FIRST INSERTION  |
|---|--|
| Notice Under Fictitious Name Law<br>According to Florida Statute<br>Number 865.09<br>NOTICE IS HEREBY GIVEN that<br>the undersigned, desiring to engage in<br>business under the Fictitious Name of | Notice Under Fictitious Name<br>Pursuant to Section 865.0<br>Florida Statutes<br>NOTICE IS HEREBY GIVEN t<br>undersigned, desiring to engage i |
| Sciatica Relief Tampa located at 1215   | ness under the fictitious name of<br>Pickle located at 8501 Falling Blu  |
| W Camellia Dr in the City of Brandon,   | the County of Hillsborough, in t   |
| Hillsborough County, FL 33510 intends   | of Riverview, Florida 33578 inte   |
| to register the said name with the Divi-  | register the said name with the D  |
| sion of Corporations of the Department<br>of State, Tallahassee, Florida.<br>Dated this 25th day of November,   | of Corporations of the Florida I<br>ment of State, Tallahassee, Florid<br>Dated at Riverview, Florid   |
| 2024.   | 20th day of November, 2024.  |
| Maria Hursh   | JACOBSEN VENTURES LLC  |
| November 29, 2024 24-03503H   | November 29, 2024 24-03  |

### ler Fictitious Name Law nt to Section 865.09, lorida Statutes HEREBY GIVEN that the desiring to engage in busihe fictitious name of Let's d at 8501 Falling Blue Pl, in of Hillsborough, in the City

Florida 33578 intends to aid name with the Division ons of the Florida Departe, Tallahassee, Florida. Riverview, Florida, this November, 2024.

VENTURES LLC 9,2024 24-03468H

### 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 Monday the 23rd 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. Meyora Adger Bedroom Set, Totes, Couch, Loveseat, Cordless Pool Cleaner, Clothes, Misc Household items Sale is subject to cancellation in the event of settlement between owner and obligated party.

Nov. 29; Dec. 6, 2024 24-03479H

### --- PUBLIC SALES ---

### FIRST INSERTION

### PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT ENVIRONMENTAL PROTECTION

COMMISSION OF HILLSBOROUGH COUNTY Draft Air Permit No. 0571500-001-AC

### Redwing Materials, LLC

Hillsborough County, FL Applicant: The applicant for this project is Redwing Materials, LLC. The applicant's authorized representative and mailing address is: Martin Fallon, 5036 Dr Phillips Boulevard, Suite 108, Orlando, FL 32819.

Facility Location: Redwing Materials, LLC proposes to construct a new Grinding Mill, which will be located in Hillsborough County at 27.813284. -82.40400, Gibsonton, FL 33534.

Project: This permit authorizes the construction of a new Grinding Mill at Port Redwing in Gibsonton, FL. The facility will receive, handle, grind, store, and truck out various bulk materials. The potential particulate matter emissions will be controlled by water sprays, baghouses, and enclosures. Redwing Materials, LLC will be a Synthetic Minor source of PM emissions

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provi-sions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Per-mitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/ mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file

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

Keystone Powerwashing & Property

Services located at P.O Box 82 in the City of Odessa, Hillsborough County,

FL 33556 intends to register the said

name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 25th day of November,

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 24-CP-003618

IN RE: ESTATE OF

MARION BILLUPS, JR.,

Deceased.

The administration of the estate of

MARION BILLUPS, JR., deceased,

File Number 24-CP-003618, is pending

in the Circuit Court for Hillsborough

County, Florida, Probate Division, the

address of which 800 E. Twiggs Street,

Tampa, Florida 33602. The names and

addresses of the personal representative

24-03504H

Florida.

2024.

Apex Energy Fund

November 29, 2024

includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep. state.fl.us/air/emission/apds/default.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the proposed equipment, will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a sig-

nificant change of terms or conditions. Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of busi-ness (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120,569 and

### 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), E.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) in the Legal Department of the EPC, via email, at legalclerk@epchc.org before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with

Rule 28-106.205, F.A.C. A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination: (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC, via email, at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation: Mediation is not avail-

able in this proceeding. November 29, 2024 24-03508H

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003474 IN RE: ESTATE OF NANGWAYA NASSOR

KIMBROUGH, Deceased. The administration of the estate

NANGWAYA NASSOR KIMof BROUGH, deceased, whose date of death was MARCH 17, 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 re-quired 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.

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

## ---- ESTATE ----

### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003652 IN RE: ESTATE OF SANDRA GAIL SMITH, aka SANDRA G. SMITH Deceased. The administration of the estate of

SANDRA GAIL SMITH, also known as SANDRA G. SMITH, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Di-vision, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court 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 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 29, 2024.

RONALD AGLE Personal Representative

### 411 Walnut St #16158 Green Cove Springs, FL 32043 James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: a friedrich@hnh-law.com

Nov. 29; Dec. 6, 2024 24-03465H

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NUMBER: 24-CP-003689 DIVISION B IN RE: ESTATE OF GARY KEACH DECEASED

The administration of the estate of Gary Keach, deceased, whose date of death was October 24, 2024, and whose Social Security Number is XXX-XX-0364, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003337 IN RE: ESTATE OF KAREN SHEILAH GIBSON,

FIRST INSERTION

### aka KAREN S. GIBSON Deceased. The administration of the estate of

KAREN SHEILAH GIBSON, also known as KAREN S. GIBSON, deceased, whose date of death was January 2, 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 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 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 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 29, 2024.

JUDITH LYNNE HENRY **Personal Representative** 1265 Poplar St.

Denver, CO 80220 James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: afriedrich@hnh-law.com

Nov. 29; Dec. 6, 2024 24-03472H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-003645 IN RE: ESTATE OF **RONALD NATHAN MACTOUGH,** Deceased.

The administration of the estate of RONALD NATHAN MACTOUGH, deceased, whose date of death was October 27, 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 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002466 Division B IN RE: ESTATE OF JOHN B. CURCIO Deceased.

The administration of the estate of John B. Curcio, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THIS NOTICE ON THEM. 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 Com-munity 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

FLORIDA PROBATE DIVISION File No. 24-CP-003678 Deceased.

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.

## FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

### IN RE: ESTATE OF JAMES ARTHUR TURNER III,

The administration of the estate of JAMES ARTHUR TURNER III, deceased, whose date of death was October 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

# FIRST INSERTION

and the personal representative's attor-ney are set forth below:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. The date of the first publication of

this Notice is November 29, 2024. Personal Representative: Sabrina Billuns 1906 W. St. John Street Tampa, FL 33607 Attorney for Personal Representative: Karen C.D. Gabbadon, FBN: 0002471 Quintairos, Prieto, Wood & Boyer, P.A. 1410 N. Westshore Boulevard,

2nd Floor Tampa, Florida 33607 PH: (813) 286-8818 / (813) 286-9998 - Facsimile E-Mail: kgabbadon@qpwblaw.com Nov. 29; Dec. 6, 2024 24-03476H

The date of first publication of this notice is November 29, 2024.

### Personal Representative: MARY BETY REISH 12 Morning Meadow Lane Blythewood, SC 29016 Attorney for Personal Representative: LORI VELLA Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 North Dale Mabry Highway Suite 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: AttorneyLori@lorivella.com 24-03464H Nov. 29; Dec. 6, 2024

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 29, 2024.

### Personal Representative ANN S. TURNER 220 Blanca Avenue

Tampa, Florida 33606 Attorney for Personal Representative JAMIL G. DAOUD, ESQ. Florida Bar No. 25862 Foley & Lardner LLP 100 North Tampa Street, Suite 2700 Tampa, Florida 33602 Telephone: 813-225-4188 Email: jdaoud@foley.com Secondary Email: lgarrard@foley.com 24-03477H Nov. 29; Dec. 6, 2024

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 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 decedent's death by the decedent the or the decedent's surviving spouse property to which the Florida is 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.

The date of first publication of this notice is: November 29, 2024.

**ROBBIN KIMBROUGH** Personal Representative 4430 Snapper St

Tampa, FL 33617 MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239.434.0840 / F: 239.434.0940 matthew@dickmanlawfirm.org Nov. 29; Dec. 6, 2024 24-03467H

3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 the first publication of this Notice is November 29, 2024.

### **Personal Representative**

Brent Jones 2432 Crestview Road Wimauma, FL 33598 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 (813) 634-5566 Florida Bar Number 265853 donald@linskylaw.com Nov. 29; Dec. 6, 2024 24-03507H

### 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 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 29, 2024.

### DANIEL J. MACTOUGH Personal Representative 3700 Dunlop St.

Chevy Chase, Maryland 20815 James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 South Hvde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: afriedrich@hnh-law.com Nov. 29; Dec. 6, 2024 24-03473H

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 24-CP-003369 IN RE: ESTATE OF JOHN ANTHONY TEMPONE, Deceased.

The administration of the Estate of JOHN ANTHONY TEMPONE, deceased, whose date of death was 6/19/2024, Case Number 24-CP-003369, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF 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 PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 29 day of November, 2024. Personal Representative:

### Katherine Cowart,

10059 E. 59th North Place. Denver, Colorado 80238 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666 Counsel for Personal Representative Law Office of Elizabeth Devolder. PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) elizabeth@elizabethdevolder.com casemanager@elizabethdevolder.com Nov. 29; Dec. 6, 2024 24-03502H

> FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

PROBATE DIVISION

Case No. 23-CP-004215

Division: B

IN RE: ESTATE OF

DAVID PETER JOHN BATTIATO,

Deceased.

The administration of the estate of

DAVID PETER JOHN BATTIATO,

deceased, Case No: 23-CP-004215 is pending in the Circuit Court for Hills-

borough County, Florida, Probate Di-

vision, the address of which is 800 E.

Twiggs Street, Tampa, Florida 33602.

The names and addresses of the Per-

sonal Representatives and the Personal

Representative's attorney are set forth

below

### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO: 23-CP-3902 DIVISION: A IN RE: ESTATE OF ROBERT G. BRONSON, JR.,

FIRST INSERTION

# **Deceased.** The administration of the estate of

ROBERT G. BRONSON, JR., deceased, Case No: 23-CP-3902 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 Representatives and the Personal Representative's attornev are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is November 29, 2024. /s/ Jennifer L. Bronson JENNIFER L. BRONSON 5006 Ruth Morris Rd, Wimauma, FL 33598 (813) 309-0551 Poohbear195746@yahoo.com Personal Representative

### /s/ Derek t. Matthews DEREK T. MATTHEWS

Fla. Bar No: 1000992 Kaitlyn N. Beasley, Esquire Florida Bar No.: 1044518 David H. Page, Esquire Florida Bar No.: 1049323 Daniel A. Alvarez, Esquire (of counsel) Fla. Bar No. 54475 Matthews Law & Associates 1091 E Brandon Blvd Brandon, FL 33511 813/588-5305 Email: dmatthews@matthewslawpa.comand denise@matthewslawpa.com Attorneys for Petitioner 24-03492H Nov. 29; Dec. 6, 2024

FIRST INSERTION NOTICE OF SALE PURSUANT

--- ESTATE ----

TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT,

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2023-CA-017513 KINGSWAY ESTATES

HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.

### ZACKARY A. JAMES, et al.,

Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated November 9th, 2024, in Case No.: 2023-CA-017513 of the Circuit Court in and for Hillsborough County, Florida, wherein KINGSWAY ESTATES HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ZACKARY A. JAMES, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.real foreclose.com, in accordance with Section 45.031, Florida Statutes, on March 5th, 2025, the following described property set forth in the Final Judgment of Foreclosure:

LOT 16, BLOCK 10, KING-SWAY PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 162, 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 ANY AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED NG, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIA-TION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE

VOICE IMPAIRED, AND CALL-1-800-955-8770. DATED: November 25, 2024 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Nov. 29; Dec. 6, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 23-CP-003370 IN RE: ESTATE OF

LYDIA MARTINEZ-LAMBOY The administration of the estate of Lydia Martinez-Lamboy, deceased, whose date of death was February 6, 2021, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough – Probate Division, the address of which is the George E. Edgecomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the 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 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 publication of this notice is November 29, 2024.

**Personal Representative: Omarys Soto Martinez** 25118 Geddy Drive Land O' Lakes, FL 34639 Personal Representative's Attorney Shane K. Warner - Of the Firm Notice of Jud. R. Ad. 2.516 designated

Email: swarner@swarnerlaw.com Nov. 29; Dec. 6, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 24-CP-002748 IN RE: ESTATE OF

STEPHEN EVERETT HULBERT a/k/a STEPHEN E. HULBERT, Deceased. The administration of the estate of STEPHEN EVERETT HULBERT

a/k/a STEPHEN E. HULBERT, deceased, whose date of death was Octo-ber 29, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of Court Probate Division

800 E. Twiggs Street Tampa, FL 33602 The names and addresses of the per-sonal 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 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 29, 2024.

JUDITH LYNNE HULBERT a/k/a JUDITH L. HULBERT **Personal Representative** 5 Whitney Street Westborough, MA 01581 DAINTRIA McCLURE, ESQ. Attorney for Personal Representative Florida Bar No. 0618217 212 Worcester Street, North Grafton, Ma 01536 Telephone: (774) 275-0158 Email: Daintria@McClure-law.com Secondary Email: ProParalegalSolutions@gmail.com Nov. 29; Dec. 6, 2024 24-03475H

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003252

IN RE: ESTATE OF AJA L. SIMMONS, Deceased. The administration of the estate of AJA

L. SIMMONS, deceased, whose date of death was MAY 29, 2024, is pending in the Circuit Court for HILLSBOR-OUGH 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 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 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 cura-tor 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.

The date of first publication of this notice is: November 29. 2024 AMANDA SIMMONS

Personal Representative 3715 Cat Mint St.

Tampa, FL 33619 MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239-434-0840 F: 239-434-0940 matthew@dickmanlawfirm.org Nov. 29; Dec. 6, 2024 24-03466H

FIRST INSERTION

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

CASE NO.: 24-CA-004629 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs.

JAMES PATRICK COLLIER; UNKNOWN SPOUSE OF JAMES PATRICK COLLIER; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 19, 2024, entered in Civil Case No.: 24-CA-004629 of the

### you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit. Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your

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-002749 HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST F. C. MILLER, DECEASED; GERALD WAYNE MILLER; BONNIE SUE

### FIRST INSERTION

at public sale, to the highest and best bidder, for cash, online at www.hillsborough.realforeclose.com, at 10:00 a.m. on December 9, 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

ity who needs any accommodation in order to participate in this proceed-ing, 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 wen da 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

voz. llame al 711.

45.031(1)(a), FLORIDA STATUTES. "If you are a person with a disabil-PURPOSE. 2024 Primary E-mail: Nov. 29; Dec. 6, 2024

programado es menos de 7 días; si usted tiene discapacitación del oído o de la DEMANN POU AKOMODASYON

POU MOUN KI GEN ENFIMITE Si ou se von 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, Kodonatris 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 konvokasvon an si dat ou gen pou w parèt nan tribinal la mwens pase

Suite D 24-03491H

Attorney for the Personal Representative FSB # 92131 Warner Legal 3401 W. Cypress St., Suite 204 Tampa, FL 33607 Ph: (813) 470-6341 Fax: (888) 900-2630 emails

24-03501H

All creditors of the decedent and oth-er persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, inclusing 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 SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is November 29, 2024.

/s/ Sarah Battiato SARAH BATTIATO n/k/a Sarah Maravelias Personal Representative

/s/ Derek t. Matthews GLEN R. LANSKY, ESQUIRE Fla. Bar No: 985392 DEREK T. MATTHEWS, ESQUIRE Fla. Bar No: 1000992 LANSKY LAW GROUP 5476 Lithia Pinecrest Rd. Telephone: 813-657-1995 Email: litigation@lanskylawgroupfl.com Attorneys for Personal Representative Nov. 29; Dec. 6, 2024 24-03490H

### DEVELOPMENT: GEICO GENERAL INSURANCE COMPANY A/S/O LANTZ HOLLEY: UNKNOWN TENANT 1. Defendant,

GOODWIN; THE SECRETARY OF

JD URB

**REUTHER: BRENDA LEE** 

DUSING

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure en-tered 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:

LOTS 3, 4 AND 5, BLOCK 7, TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO. 3, FOREST HILLS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 27, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 12113 MID-LAKE DR., TAMPA, FL 33612

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byen oswa pou w pale klè, rele 711." NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OB-TAINED WILL BE USED FOR THAT

DATED this 13th day of November,

Jeffrey C. Hakanson, Esquire For the Court /s/ Jeffrey C. Hakanson JEFFREY C. HAKANSON, ESQUIRE Florida Bar No. 0061328

Jeff@mcintvrefirm.com Secondary E-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 24-03482H Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC-ING, Plaintiff, and JAMES PATRICK COLLIER, is Defendant. CINDY STUART, The Clerk

of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 21st day of January, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 1, BLOCK 5, FIRST ADDI-TION TO WEST RIVERSIDE. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim

scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@ fljud13.org.

Dated: November 20, 2024 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51277 Nov. 29; Dec. 6, 2024 24-03461H



FIRST INSERTION

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

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-007251 DIVISION: J U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

### MARIAEFIGENIA HERNANDEZ, et al.,

Defendants. TO: MARIAEFIGENIA HERNANDEZ UNKNOWN SPOUSE OF MARIAEFI-

GENIA HERNANDEZ YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

LOT 4, BLOCK 3, TOWN-HOMES AT SABAL POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 104, PAGE 53, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before DECEMBER 27, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

the complaint. If you are a person with a disability

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

WITNESS my hand and the seal of this Court this 21 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-02688 Nov. 29; Dec. 6, 2024 24-03500H

### FIRST INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 23-CA-012711 U.S. Bank Trust National

Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Plaintiff, -vs.-Larry L. Gunning; Claressa A. Gunning; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-012711 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, Plaintiff and Larry L. Gunning are defendant(s). I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose. com beginning at 10:00 a.m. on January 16, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 18, RIVER BLUFFS, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 75, PAGE

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 21-CA-008610 DIVISION: H

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOA-QUIN ABREU, DECEASED 2820 SILVER LAKE AVENUE, TAM-PA, FLORIDA, 33614 SILVIA ABREU 2820 SILVER LAKE AVENUE, TAM-

TER BEACH, FL 33767

FL 33614

ABREU 2820 SILVER LAKE AVENUE, TAM-

720 MANDALAY AVE, CLEARWA-

FL 33614

TER BEACH, FL 33767 320 ISLAND WAY APT 503 CLEAR WATER BEACH, FL 33767 4006 CORTEZ DR APT C, TAMPA, FL 33614 30543 LANESBOROUGH CIR, WES-LEY CHAPEL, FL 33543 UNKNOWN SPOUSE OF ADRIANA ABREU 720 MADALAY AVENUE, CLEARWA-TER BEACH, FL 33767 320 ISLAND WAY APT 503, CLEAR-WATER BEACH, FL 33767 4006 CORTEZ DR APT C, TAMPA, FL 33614 30543 LANESBOROUGH CIR, WES-

13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Telephone: (561) 998-6700 Ext. 55139 For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 23-328762 FC01 SLE Nov. 29; Dec. 6, 2024

24-03483H

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

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO .: 2024 CA 002722

MAGED BARSOUM, Plaintiff, vs. ANDREA M. OROSCO and

HILLSBOROUGH COUNTY, **Defendants.** NOTICE IS HEREBY GIVEN that pur-

suant to an Order Granting Final Judgment of Foreclosure, dated November 20, 2024, and entered in case # 2024-CA-002722 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MAGED BARSOUM is the Plaintiff, and ANDREA M. OROSCO is the Defendant. 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 De-cember 5, 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 https://www.hillsborough.realfor eclose.com.

The subject property is described as set forth in the said Order, to wit: Lot 18, MAP OF GIBSONTON-ON-THE-BAY 5TH ADDI-TION, as the same is recorded in Plat Book 2890 at Page 496, of the Public Records of Hillsborough County, Florida. U-23-30-19-Parcel ID:

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 22-CA-009924

TRUSTEE OF PRL TITLE TRUST I,

CREDITORS, TRUSTEES AND ALL

OTHER UNKNOWN PERSONS OR

THROUGH, UNDER, OR AGAINST

MATTIE PHILON; MARY STUART;

UNKNOWN HEIRS, DEVISEES,

BENEFICIARIES, GRANTEES,

ASSIGNEES, LIENORS,

SPOUSES CLAIMING BY,

THE ESTATE OF AMPARO

ESTANISLADO MEDRANO;

ELIZABETH BAERTSCHI;

NOWLAIN, DECEASED;

**RICHARD MEDRANO:** 

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS I

NDIVIDUAL CAPACITY, BUT

SOLELY AS LEGAL TITLE

Plaintiff, vs.

1R9-000000-00018.0 Physical address: 9908 Califor-

nia Street, Gibsonton, FL 33534 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 PEN-DENS, 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 Office of the Court Administrator, (963) 534-4690, within two (2) days of your receipt of this Notice of Sale; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 771.

Dated this 21st day of November 2024.

/s/Robert Salta

By: Robert Salta, FLORIDA BAR NO.: 1022665 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578 Nov. 29; Dec. 6, 2024 24-03484H

### FIRST INSERTION

http://www.hillsborough.realforeclose. com offer for sale and sell at public outcrv to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida

LOT 7, BLOCK 15, TIMBER-LANE SUBDIVISION UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 6715 Willow Spring Court, Tampa, FL 33615

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 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: November 21, 2024

/s/ Audrey J. Dixon Audrey J. Dixon, Esq Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com Nov. 29; Dec. 6, 2024 24-03481H

### NOTICE OF ACTION CONSTRUCTIVE SERVICE -

FIRST INSERTION

PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 2024-CA-008351 Division: F OMARYS SOTO MARTINEZ

Plaintiff, vs YISELLA MARTINEZ, LIZEIDA SOTO MARTINEZ, ERIC CUEVAS, and ERVIN CUEVAS DEJESUS, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described Defendant.

To: YISELLA MARTINEZ, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unsigns successors in interest known trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Hillsborough Property, Florida:

Lot 20, Block 11, Town'n Country Park Unit No. 3 according to the map or plat thereof, recorded in Plat Book 35, Page 81, of the Public Records of Hillsborough County, Florida. Commonly known as: 4926

Murray Hill Drive, Tampa, FL 33615 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Shane K. Warner, Plaintiff's attorney whose address is 3401 W. Cypress St., Šuite 204, Tampa, FL 33607, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appear-ance 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 November 19, 2024. CINDY STUART CLERK OF THE COURT (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courhouse 800 E. Twiggs St.

Tampa, FL 33602

### REVERSE MORTGAGE FUNDING LLC. Plaintiff vs UNKNOWN HEIRS. DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOAQUIN ABREU,

DECEASED, et al., **Defendants** TO: UNKNOWN HEIRS, DEVISEES,

PA, FLORIDA, 33614 720 MANDALAY AVE, CLEARWA-

2702 W COMANCHE AVE, TAMPA,

UNKNOWN SPOUSE OF SILVIA

PA, FLORIDA, 33614

TER BEACH, FL 33767 2702 W COMANCHE AVE, TAMPA,

ADRIANA ABREU

720 MADALAY AVENUE, CLEARWA-

LEY CHAPEL, FL 33543 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

Hillsborough County, Florida: THE WEST 62.1 FEET OF THE WEST 124.2 FEET OF LOTS 24, 25 AND 26, BLOCK 6, SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE 7, OF THE PUBLIC RE-

COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before DECEMBER 20, 2024, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 14 day of NO-VEMBER, 2024

CINDY STUART

As Clerk of said Court (SEAL) By: Isha Tirado-Baker

following described property located in

CORDS OF HILLSBOROUGH

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

AQUA FINANCE, LLC: HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL **OTHER UNKNOWN PARTIES** 

CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on September 17, 2024 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Cindy Stuart, the Clerk of Court will on DEC-MBER 16, 2024 at 10:00 a.m. EST at

### Boca Raton, Florida 33487 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com

Shane K. Warner, Attorney for Petitioner FSB# 92131 Warner Legal 3401 W. Cypress St., Suite 204 Tampa, FL 33607 Ph: (813) 470-6341 Fax: (888) 900-2630 Notice of Jud. R. Ad. 2.516 designated emails Email: swarner@swarnerlaw.com Nov. 29; Dec. 6, 13, 20, 2024 24-03460H

As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (954) 491-1120; gmforeclosure@gmlaw.com (58341.1107) Nov. 29; Dec. 6, 2024 24-03485H

# PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 19-CA-002328 BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-23CB, MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2007-23CB, PLAINTIFF, VS. ADAM LAMBERT, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 27, 2022 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 13, 2025, at 10:00 AM, at

www.hillsborough.realforeclose.com for the following described property: Lot 3, Block 7, Palma Ceia Park, according to the Plat thereof, as recorded in Plat Book 4, at Page 58, of the Public Records of Hillsborough County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

FIRST INSERTION

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Marlon Hyatt, Esq. FBN: 72009 Nov. 29; Dec. 6, 2024 24-03463H

### HILLSBOROUGH COUNTY

BusinessObserverFL.com

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

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

DIVISION CASE NO. 29-2021-CA-002987 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF W. R. REDISH, DECEASED, et al.

**Defendant**(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 09, 2024, and entered in 29-2021-CA-002987 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Flor-ida, wherein BANK OF NEW YORK

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE** SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-011869 FEDERAL HOME LOAN MORT-GAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED

TRANSACTION TRUST, SERIES 2019-1, Plaintiff, vs. MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; STATE OF FLOR-**IDA DEPARTMENT OF REVENUE:** 

BARCLAYS BANK DELAWARE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursu-

ant to an Order Rescheduling Foreclosure Sale filed September 30, 2024 and entered in Case No. 23-CA-011869, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPO-RATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 is Plaintiff and MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPER-TY; STATE OF FLORIDA DEPART-MENT OF REVENUE; BARCLAYS BANK DELAWARE; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC

FIRST INSERTION MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF W. R. REDISH, DECEASED; CHARLENE L. REDISH ; KATELYNN D. REDISH; TAYLOR REDISH; KENDAL CHEY-ENNE REDISH; W.S. BADCOCK CORPORATION; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. hillsborough.realforeclose.com. at 10:00 AM, on December 18, 2024, the

following described property as set forth in said Final Judgment, to wit: LOTS 1 AND 2, IN BLOCK 2 OF HOOKER SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 OF

SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on December 26, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 2, OF THE ROLLING MEADOWS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 45, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en-titled, 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 25th day of November 2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00254 SPS V6.20190626 Nov. 29; Dec. 6, 2024 24-03505H

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA. Property Address: 2301 MOODY

AVE, PLANT CITY, FL 33563 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 appear-ance 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

FIRST INSERTION

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

CASE NO.: 22-CA-006638 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. EARL R. DIXON A/K/A EARL DIXON; UNKNOWN SPOUSE OF EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE **PROPERTY HEREIN DESCRIBED;** UNKNOWN TENANT #1; UN-KNOWN TENANT #2, Defendant(s),

County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIXON; AN-TION, INC.; SYSCO CENTRAL FLOR-IDA, INC.; UNKNOWN TENANT #1 Cindy Stuart, Clerk of Court, will sell the property at public sale at www. hillsborough.realforeclose.com beginning at 10:00 AM on December 19, 2024 the following described property as set forth in said Final Judgment, to-

LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORD-ING TO THE MAP OR PLAT

### FIRST INSERTION

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

COUNTY, FLORIDA CASE NO.: 23-CA-000650 WELLS FARGO BANK, N.A., Plaintiff, VS. LINDA RAMROOP; UNKNOWN

TENANT #1 N/K/A MARGARITA

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@fljud13.org Dated this 25 day of November, 2024.

many questions. You may contact the

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 20-079916 - MiM Nov. 29; Dec. 6, 2024 24-03506H

THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 61, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 5648 Tughill Drive, Tampa, FL 33624 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 PUB-LISHED 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 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 Coordina-tion Help Line (813) 272-7040; Hear-ing 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M22143-JMV Nov. 29; Dec. 6, 2024 24-03462H

www.hillsborough.realforeclose.com on January 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: RAMROOP SUBDIVISION LOT 4, ACCORDING TO THE

MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 237, PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.







CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2023-CA-001844 Division H RESIDENTIAL FORECLOSURE Section II SUNCOAST CREDIT UNION, A

AMENDED NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE THIRTEENTH JUDICIAL

FIRST INSERTION OUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDI-VIDED SHARE IN THE COM-MON ELEMENTS APPURTE-

NANT THERETO. and commonly known as: 4702 MI-CHAEL COURT, #139, TAMPA, FL 33614; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough ounty auction website at http://www. hillsborough.realforeclose.com., on January 23, 2025 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before vour 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 : November 25, 2024 Bv: /s/ Rvan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 29-2023-CA-001844 011150/2321044/wll Nov. 29; Dec. 6, 2024 24-03486H

NOTICE IS HEREBY GIVEN pursuant

to an Agreed Order dated November 14, 2024 entered in Civil Case No. 22-CA-006638 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough DOVER HOMEOWNERS' ASSOCIA-NKA LUCILLE FACEY are defendants, wit:.

### FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff. vs.

### ALBO A. D'AVANZO A/K/A ALBO D'AVANZO, AS KNOWN HEIR OF MERCEDES D'AVANZO, DECEASED; DIANA PIEROLA, AS KNOWN HEIR OF MERCEDES D'AVANZO, DECEASED, SUNCOAST SCHOOLS FEDERAL CREDIT UNION; HABANA PARK CONDOMINIUM ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALBO A. D'AVANZO A/K/A ALBO D'AVANZO: UNKNOWN SPOUSE OF DIANA PIEROLA, DLJ MORTGAGE CAPITAL, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 21, 2024, in the Circuit Court of Hillsborough County, Florida, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County Florida described as:

UNIT 139 OF HABANA PARK, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM AS RE-CORDED IN O.R. BOOK 3579, PAGE 1639 AND AMEND-MENT TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4069, PAGE 41, AND ACCORDING TO THE CONDOMINIUM PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOR-

SERRANO; UNKNOWN TENANT #2 N/K/A SHILOH BROWN; 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 February 26, 2024 in Civil Case No. 23-CA-000650, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and LINDA RAMROOP; UNKNOWN TENANT #1 N/K/A MARGARITA SERRANO; UNKNOWN TENANT #2 N/K/A SHI-LOH BROWN; 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

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

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

Dated this 21st 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: Zachary Ullman Digitally signed by Zachary Ullman 2024.11.21 14:30:23-05'00' FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1113-14445B Nov. 29; Dec. 6, 2024 24-03487H

### **Email your Legal Notice**

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

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



# 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





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.

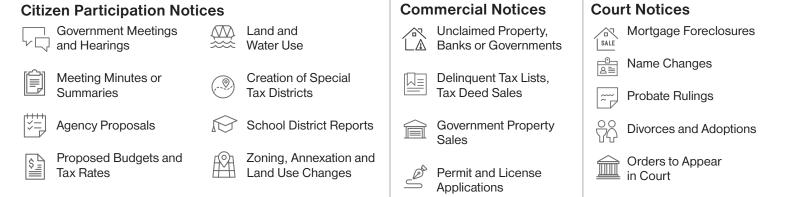
Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states





### 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



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



# **vpes Of Public Notices**

### 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.



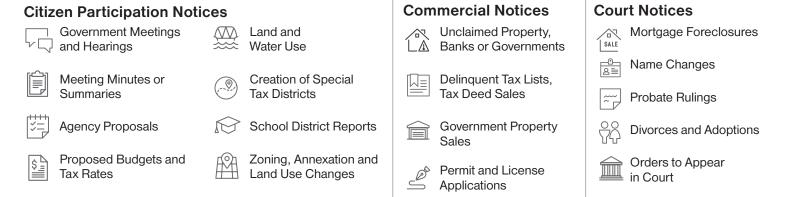
# Moreover, the real digital divide for public notice is growing

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

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

| Grade | F |
|-------|---|
|       | _ |
|       |   |

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



### 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

### HILLSBOROUGH COUNTY



### What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

### Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

### 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.

### Who benefits from legal notices?

## **SUBSEQUENT INSERTIONS**

### --- 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-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: 2020 Ram 3500 VIN 3C63RRRL5LG260745

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

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

THIS NOTICE ŴILL BE PUB-

WITNESS my hand and seal of said

CLERK OF THE CIRCUIT COURT

(SEAL) BY: Isha Tirado-Baker

Hillsborough County Courthouse

CINDY STUART

Deputy Clerk

24-03278H

800 E. Twiggs St.

Tampa, FL 33602

LISHED ONCE PER WEEK FOR

FOUR (4) CONSECTUTIVE WEEKS.

Court on the 29 day of OCTOBER,

demanded in the Complaint.

### FOURTH 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,

**Defendant.** To: NORTH TAMPA LAND COM-PANY, and as to any and all unknown cortice of average defendent whether

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,

### THIRD INSERTION

DHW Law, P.A.,

Lutz, FL 33559

24714 State Road 54,

Nov. 8, 15, 22, 29, 2024

2024.

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

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

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 STUART 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

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.

### How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www. floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com 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 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



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

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



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

SECOND INSERTION

### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN 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**

### AL, 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-

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

Plaintiff, v. GIOVANY BERRIO AKA GIOVANY

PEREZ-CENTENO, and DANIELA

To the following Defendant: 1) GIOVANY BERRIO AKA GIOVANY

Last Known Address: 6511 Yosemiote

2) ANDY GARCIA AKA ANDREW

Last Known Address:8006 Hearthone

YOU ARE NOTIFIED that an ac-

tion for declaratory relief has been filed

against you regarding a motor vehicle

accident occurring on or about March

27, 2024, near Woodbridge Elemen-

tary 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 thir-

ty (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 thereafter; otherwise a default will be

BERRIO-NORIEGA SR., ANDY

Division: J U-HAUL CO. OF FLORIDA AND

U-HAUL CO. OF ARIZONA,

GARCIA AKA ANDREW

ALVAREZ-PEREZ,

**BERRIO-NORIEGA SR.** 

Dr, Tampa, FL 33634

Ct, Tampa. FL 33615

GARCIA-VIERA

Defendant.

GARCIA-VIERA, DANIEL

ALVAREZ-PINA, DAMARIS

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

### SECOND INSERTION

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, 2024.

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

### SECOND 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

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.

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, Plaintiff, vs. CARMEN F. CASSIDY F/K/A CARMEN F. GLYE, et. al.

Defendant(s), TO: CARMEN F. CASSIDY 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

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 HOMEOWNERS ASSOCIATION,

### Defendants.

INC.

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:

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-

### SECOND INSERTION

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

### 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 attorney or immediately thereafter; otherwise a default will be entered against vou 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 PUB-LISHED 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 24-232756 November 22, 29, 2024 24-03429H

### SECOND INSERTION

LO BEACH, FL 33572-3332 at public sale, to the highest and best bidder, for cash, online at http://www.

cember 23, 2024 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

hillsborough.realforeclose.com, on De-

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 activ-ity 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 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 Isabel López Rivera FL Bar: 1015906 888150389 November 22, 29, 2024 24-03450H

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

### SECOND 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 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 to discover whether any prop 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 writ-ten 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.

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

Florida, Less Road Right of Way.

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, 2024.

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 24-03457H

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

### 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 Foreclosure:

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 Bv: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. IN - 24-002625 November 22, 29, 2024 24-03431H

### 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 Cir-cuit 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

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 BARRED. 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/Markus S. Bynum 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

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 November 22, 29, 2024 24-03408H

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 November 22, 29, 2024 24-03432H --- ESTATE ----

### SECOND INSERTION

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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 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 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 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 Ashlev 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 Secondary Email:

afriedrich@hnh-law.com November 22, 29, 2024 24-03415H

### SECOND 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 Identification 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

SECOND INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the al 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, TV, 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

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

SECOND INSERTION

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 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 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 22, 2024.

ALAN CHASTAIN Personal Representative 4212 Imperial Eagle Dr. Valrico, FL 33594

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

### SECOND 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 below.

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

VICE OF A COPY OF THIS NOTICE

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

TIME PERIODS SET FORTH

ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

THE

WILL BE FOREVER BARRED.

NOTWITHSTANDING

All other creditors of the decedent

ON THEM.

SECOND 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 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:** 

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 E-mail: john@jsaklaw.com November 22, 29, 2024 24-03417H

SECOND 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.

SECOND 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 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:

Diana A. Drier 302 Glenway Street Madison, WI 53705 Attorney for Personal Representative: Attorney Wyon F. Wiegratz Email Addresses: wwiegratz@remleylaw.com mlemmens@remlevlaw.com Florida Bar No. 0341622 2 Neenah Center,. Suite 100 Neenah, WI 54956 Telephone: 920-725-2601 November 22, 29, 2024 24-03412H

SECOND 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 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.

SECOND 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 292024CP003635A001HC, 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 THEM.

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. THE 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 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

SECOND 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 addresses 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

### SECOND 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 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 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:** 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

November 22, 29, 2024 24-03407H

SECOND 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-3632 IN RE: The Estate of: JEFFREY MARTIN MILLS,

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 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 this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAVS 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.

The date of first publication of this notice is Friday, November 22, 2024. Personal Representative: Dyana Rochelle 4351 Melton Road Milton, FL 32583

BARRED

Attorney for Personal Representative: /s/ Nicholas R. Medley Nicholas R. Medley Attorney for Personal Representative FL Bar #: 107194 Medley 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

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 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, PLLC 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@johnawilliamslaw.com Secondary E-Mail: service@johnawilliamslaw.com November 22, 29, 2024 24-03442H

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: 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 24-03434H

November 22, 29, 2024 24-03437H

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 Fave 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

Personal Representatives 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

SECOND 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 attor-

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

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,

unless a written demand is made by a

creditor as specified under s. 732.2211,

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

NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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:

Veronica Olms

3810 W. San Carlos St., Apt. 307

Tampa, Florida 33629

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is November 22, 2024.

Florida Bar Number: 55477

Telephone: (813) 434-0570

Tampa, Florida 33607

Fax: (813) 422-7837

E-Mail:

3249 W. Cypress Street, Ste. A

BBuchert@BuchertLawOffice.com

Brian P. Buchert

NOTWITHSTANDING THE TIME

All other creditors of the decedent

Florida Statutes.

BARRED.

The personal representative has no

OF THIS NOTICE ON THEM.

ney are set forth below.

### --- SALES ----

### SECOND INSERTION

**RE-NOTICE OF FORECLOSURE** to wit:

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 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 subse-

quently 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 hear-ing 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

SECOND INSERTION

A/K/A708 BRENTON LEAF

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.

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

IN - 23-006175 November 22, 29, 2024 24-03430H

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

SECOND INSERTION

---- ESTATE ----

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 below.

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 22, 2024. al Donnocontativ

| 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       |
|                                       |

### SECOND INSERTION

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. The names and addresses of the per-

November 22, 29, 2024 24-03455H

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 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 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003607 Division A IN RE: ESTATE OF

SECOND INSERTION

LILLIAN LAMB WILLIAMS a/k/a LILLIAN 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 Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 November 22, 29, 2024 24-03446H

### SECOND 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.

The administration of the estate of CAROL ANN HILL CARTER, deceased, whose date of death was August 21, 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. 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH BARRED.

TIME PERIOD SET FORTH (2) YEARS OR MORE AFTER THE BARRED.

notice is: November 22, 2024.

November 22, 29, 2024 24-03447H

2024 MARTHA ELLEN B. STEM Personal Representative 3905 Shoreside Circle Tampa, FL 33624

Secondary Email: mlh@macfar.com

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.

SECOND INSERTION

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 Di-

vision, 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 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

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.

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE ABOVE, ANY CLAIM FILED TWO DECEDENT'S DATE OF DEATH IS

### The date of first publication of this Signed on this 21 day of November,

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

ski 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-

NOTICE OF SALE

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

NOTICE OF SALE PURSUANT TO

CHAPTER 45

IN THE CIRCUIT COURT OF THE

# OWSINSKI, et al,

**Defendant**(s). NOTICE IS HEREBY GIVEN Pursuant 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 Owsin-

IDA DRIVE RUSKIN FL 33570

Any person claiming an interest in the surplus from the sale, if any, other than

Dated is 15 day of November, 2024.

Silver Jade Bohn, Esq.

sonal 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,

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/ Amanda Laine Napier (Nov 12, 2024 12:34 EST) AMANDA LAINE NAPIER 706 W. Saunders St. Plant City, Florida 33563 Attorney for Personal Representative: /s/ Cela Webster Cela Delgado Webster, Esq., Attorney Florida Bar Number: 275300 17425 Bridge Hill Ct, Suite 202

Tampa, FL 33647 Telephone: (813) 524-6393 Fax: (813) 524-6343 E-Mail: cwebster@chapellegal.com Secondary E-Mail: service@chapellegal.com November 22, 29, 2024 24-03436H 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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL ACTION CASE NO.: 24-CA-06422 EQUITY TRUST COMPANY, CUSTODIAN F.B.O. LEONARD H. MARKS IRS Plaintiff, vs. Antillas Group Inc. Defendants, NOTICE IS HEREBY GIVEN, pur-

suant 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 Patri-

cian 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

### SECOND INSERTION

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 Tampa, Fl 33614 (813) 495-5429 (813) 385-1620 Lmarks813@gmail.com 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.

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

### SECOND INSERTION

### **RE-NOTICE OF FORECLOSURE**

SALE 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; Defendants

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

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

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, oubven imedvatman apre ou fin resevva 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

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

### SECOND 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 Amazon Basin Road Lutz, Florida 33559

Court ADA Coordinator, 800 E. Twiggs hearing or voice impaired, call 711. Si usted es una persona minusválida

1239 E. Newport Center Drive,

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 least ten (10) judicial days in advance of

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 en-tered 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,

Plaintiff, v.

### SECOND INSERTION 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 disabil-ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 acomoda-miento 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, llame al 711. DEMANN POU AKOMODASYON

POU MOUN KI GEN ENFIMITE Si ou se yon moun ki enfim ki bez-

wen 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,

2024

Jeffrey C. Hakanson, Esquire For the Court /s/ Jeffrey C. Hakanson JEFFREY C. HAKANSON, ESQUIRE Florida Bar No. 0061328 Primary E-mail: Jeff@mcintvrefirm.com Secondary E-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

### SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT property: IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CC-024273 WESTCHASE COMMUNITY ASSOCIATION, INC., Florida. **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

SECOND INSERTION

#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 Fa-vor 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

SOLELY AS TRUSTEE FOR IBIS

SOCIETY, FSB, NOT IN ITS

HOLDINGS A TRUST,

INDIVIDUAL CAPACITY BUT

at 10:00 A.M, the following described 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,

in the Association at 10510 Roches-ter 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.com Secondary Email: afinipoggi@shumaker.com Counsel for Plaintiff SLK\_TAM:#2833163v1 November 22, 29, 2024 24-03423H NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

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.,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Forethe following described property as set forth in said Summary Final Judgment, to-wit:

Lot 8, Block 6, EVERINA

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-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 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 wit: 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. PROPERTY ADDRESS: 1245 COOLMONT DRIVE, BRAN-

DON, FL 33511 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, cost to you, the provisio certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa. FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 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

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

realforeclose.com, on January 3, 2025

and improvements thereon, located

Defendant.

closure 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

SECOND INSERTION HOMES FIFTH ADDITION, THIRTEENTH JUDICIAL CIRCUIT

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

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 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?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.  $\tilde{S}$ Rarely do consumers specifically search online for public notices.

### A MARYLAND CORPORATION A/K/A RAD DIVERSIFIED REIT, INC.: BRANDON D.

RAD DIVERSIFIED REIT, INC.,

### MENDENHALL A/K/A BRANDON MENDENHALL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

### Defendants.

Plaintiff. vs.

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 07 day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

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 WAY

PROPERTY ADDRESS: 9601 CARR RD, RIVERVIEW, FL 33569

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 13 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 24-02353 November 22, 29, 2024 24-03405H