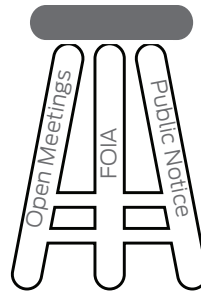


Why Public Notice Should Remain in Newspapers

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

essential elements of public notice:



Accessibility



Independence

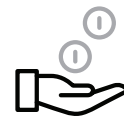


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfs-storageauction.com on 1/23/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A019	Danielle Weber	Artwork, Bedding, Boxes, Clothing, Furniture
Unit # A230	Jessica Long	Bedding, Boxes, Toys
Unit # A257	April Tucker	Boxes, Books, Furniture, Toys
Unit # A264	Dion Fry	Boxes, Books, Electronics, Furniture, Lamps, Toys
Unit # A355	Demetre Vereen	Boxes, Books, Clothing, Furniture, Tools
Unit # B023	Sherniky Boogs	Baby Items, Bedding, Boxes, Furniture, Toys
Unit # B047	Jon Papay	Bedding, Clothing, Kitchenware, Furniture, Toys
Unit # B097	Dennis Mendoza	Boxes, Tools
Unit # B133A	Nickole Bowman	Books, Boxes Clothing
Unit # B170B	Jessica Long	Boxes, Clothing, Kitchenware, Furniture
Unit # B198	Melissa Durant	Boxes, Baby Items, Clothing, Furniture, Lamps
Unit # B201	Melissa Durant	Boxes, Clothing, Furniture, Toys
Unit # B205	Pedro Marmolejo	Bedding, Furniture, Toys
Unit # B209	Melissa Durent	Baby Items, Bedding, Clothing, Furniture, Toys
Unit # B226	Wanda Richardson	Bedding, Books, Boxes, Clothing, Furniture
Unit # B240	Crystal Velasquez	Appliances, Bedding, Boxes, Clothing, Furniture
Unit # B242	Ervin Willie JR	Boxes, Baby items, Clothing, Collections
Unit # B254	Sheppard James	Baby Items, Boxes, Clothing, Collectible, Toys
Unit # B257	Rafael Cosme	Furniture
Unit # B269	Kate Noble	Boxes, Clothing, Toys
Unit # D219	Michael Allen	Boxes, Furniture

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)344-7390
January 3, 10, 2025 25-00024H

FOURTH INSERTION

NOTICE OF ACTION TO QUIET TITLE

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

Case Number: 2024-CA-008174
Erick Benjamin Perez Plaintiff(s), vs.
Estate of Miles Leonard Cromwell, Unknown Heirs of the Estate of Miles Leonard Cromwell, Estate of Buddy Leonard Cromwell, Unknown Heirs of the Estate of Buddy Leonard Cromwell, Estate of Patricia Ann Bryant, Unknown Heirs of the Estate of Patricia Ann Bryant, Antoinette Bryant Defendant(s)
TO THE ABOVE NAMED DEFENDANTS AND ALL OTHERS WHOM

IT MAY CONCERN: YOU ARE HEREBY NOTIFIED that an action to quiet title has been filed against you to confirm the rights and ownership of the below described property and remove clouds of title. Rights need to be adjudicated pursuant to alleged errors in the recorded deeds, alternatively by adverse possession, for that particular property in Hillsborough County described as:

Lot Eleven (11), Block Four (4), Rocky Point Village Unit No. 1, according to map or plat thereof recorded in Plat Book 34, Page 100, of the Public Records of Hillsborough County, Florida. [LEGAL DESCRIPTION OF PROPERTY ABOVE]
Commonly known as: 4509

Fountainbleau Rd, Tampa, Florida 33634

You are required to serve a copy of your written defenses, if any, to the action on Erik B Espinosa, Esq, The Law Offices of Erik B Espinosa, PA, Plaintiff's attorney, whose address is PO Box 453007 Sunrise, FL 33345 (alternatively via email: ebe@espiaw.com), on or before 28 days after first publication date, and file 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 of the Petition.
Dated: 12/3/2024
Clerk of the Circuit Court (SEAL) /s/ Mustafa Divan
Dec. 20, 27, 2024; Jan. 3, 10, 2025
24-03660H

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No. 24-CA-003003
Division: H

RICHARD A. WOODS, Plaintiff, v. RAYMOND E. HUGHES (Deceased), RUTH J. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RAYMOND E. HUGHES (Deceased), and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH J. HUGHES (Deceased); ESTATE OF DONNA DANIELSON; AMANDA BETH CALDWELL; DWAYNE CALDWELL; ANTHONY TERRENCE DANIELSON; and SHEILA HUGHES MATNEY, Defendants.
TO: DWAYNE CALDWELL, unknown address, AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
YOU ARE NOTIFIED that an action for quiet title has been filed in Hillsborough County, Florida, Circuit Court against you in the matter of

RICHARD A. WOODS v. RAYMOND E. HUGHES (Deceased), RUTH J. HUGHES (Deceased), AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RAYMOND E. HUGHES (Deceased), and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH J. HUGHES (Deceased); ESTATE OF DONNA DANIELSON; AMANDA BETH CALDWELL; DWAYNE CALDWELL; ANTHONY TERRENCE DANIELSON; and SHEILA HUGHES MATNEY, relative to the real property located at:
Lot 20 in Block 15 of Grant Park Subdivision as per map or plat thereof, recorded in Plat Book 6, Page 30, of the Public Records of Hillsborough County, Florida; more commonly known as 3615 N. 52nd Street, Tampa, Hillsborough County, FL 33619 (hereinafter referred to as the "Property").
PARCEL ID: A-10-29-19-4BX-000015-00018.0
You are required to serve a copy of your written defenses, if any, within thirty (30) days from the date of the first publication of this Notice on Plaintiff's attorney, Mark C. Mann, Esquire, Berlin Patten Ebling, PLLC, whose address is 324 S. Hyde Park Avenue, Suite 325, Tampa, FL 33606, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be

entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Office of the Courts, Hillsborough County ADA Coordinator, whose office is located at the Hillsborough County Courthouse, 800 E. Twiggs Street, Room 605, and whose telephone number is (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.
Date of First Publication: December 27, 2024.
WITNESS my hand and the seal of said Court on DECEMBER 19, 2024.
CINDY STUART
CLERK OF CIRCUIT COURT (SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
By: /s/ Mark C. Mann
Mark C. Mann, Esquire
Florida Bar No. 0040118
Berlin Patten Ebling, PLLC
324 S. Hyde Park Ave., Suite 325
Tampa, FL 33606
Telephone: (813) 467-7500
Facsimile: (813) 251-1662
Primary E-Mail: servicebpetpa@berlinpatten.com;
Secondary E-Mail: kwilson@berlinpatten.com
Counsel for Plaintiff
{07286220-1}
Dec. 27, 2024; Jan. 3, 10, 17, 2025
24-03700H



Q 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.

Q Are internet-only legal notices sufficient?

A 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 fulfill all of those standards.

Q Are there different types of legal notices?

A 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.

Q Who benefits from legal notices?

A 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.

Q How much do legal notices cost?

A 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.

SAVE TIME



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

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



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

