Public Notices

HILLSBOROUGH PAGES 17-28 PASCO PAGES 29-36

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

JANUARY 10 - JANUARY 16, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

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 NoHo Que located at 1500 W. Cass St in the City of Tampa, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of December, 2024.NoHo Junction LLC Randall Knowles January 10, 2025 25-00048H

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 Sunshine Dye Dream located at 4207 N Branch Ave in the City of Tampa, Hillsborough County, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this	28th	day	of	December,
2024.				
Russell E Phill	ips II	I		
January 10, 20	25		2	5-00049H

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 Ora Hotel and Private Residences located at 205 N. Brush Street in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of December, 2024.ARC Tampa Development LLC Abid Chaudry

January 10, 2025 25-00050H

FIRST INSERTION

NOTICE OF PUBLIC SALE: U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday January 22, 2025 @ 10:00 AM. A-9 India Johnson

January 10, 17, 2025 25-00090H

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 January 21, 2025 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 requir-ing 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

January 10, 2025

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 Back2Back Travels located at 9717 Long Meadow Dr in the City of Tampa, Hillsborough County, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 2nd day of January, 2025. Lakeisha Banks

January 10, 2025 25-00071H

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

25-00060H

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Vera's Homemade located at 125 Baltic Circle in the City of Tampa, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 2nd day of January, 2025.

Vera Farmen January 10, 2025 25-00070H

Notice Under Fictitious According to Florida Number 865.0 NOTICE IS HEREBY

FIRST INSERT

the undersigned, desiring business under the Fictitio Senior Habitation Advisors located at 18119 Sugar Brooke Dr in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 2nd day of January, 2025 Senior Navigation LLC

January 10, 2025 $25\text{-}00072\mathrm{H}$

--- PUBLIC SALES ---

FIRST INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 09:30 AM Sale to be held at www.storagetreasures.com.

0040 - Crews, Sabria; 0131 - Glover, Yvonne; 0298 - Williams, Gabrielle; 1028 - Johnson, Erin; 1034 - gude, Qwenton; 1053 - Beemer, Natalie; 2024 - BEEMER, Natalie G; 3001 - Brandon, Carl; 3014 - Sanchez, Jackelinne; 3015 - Cabrera, Leidy; 3042 - mathieu, Melissa; 3050 - Hargrove, Carlette; 3054 - Maynard, Lamar

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

0285 - Behnowski, Jennifer; 0338 - Thomas, Gloria; 0351 - Harvey, Roy; 0419 - Harden, Dennis; 0452453 - Charpentier, Amy; 0702 - Anderson, Christopher PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM Sale to be held at www.storagetreasures.com.

01005 - Holcomb, Bobbyjoe; 01093 - Cooper, Stefanie; 02040 - Wright, Iesha; 02043 - Bradley, Fredresa; 02114 - Rivera, William; 02166 - Frazier, Bernard; 02179 -Morgan, Joseph Lee; 02213 - King, George; 02217 - Lazu, William; 03004 - Bell, Brittany; 03005 - Beal, Kimberly; 03106 - Rosell, Alicia; 03236 - Manuel, Lashonda Q; 03245 - Beal, Kimberly; 03279 - Cruz, Pablo; 06003 - Harris, Mark; 07005 - Wheeler, Ja'net; 07011 - Powell, Mark A; 07020 - Buemer, Remesa; 07028 - Maskrey, Ronald ; 07034 - Mcclairen, Kenyatta; 08003 - Prescott, Herman; 09022 - Fleurival, Jeremiah

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 10:30 AM

Sale to be held at www.storagetreasures.com. 0422 - Clark, Latoya; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2004 - Mendoza, Jonathan; 2026 - Peeples, Detreanna; 3119 - UM Design Group Dockendorff, Tracey: 3175 - Avesh, Ibtisam: 3223 - Hires, Danielle

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

1016 - Tillman, Khadijah; 1068 - Graham, Jamiah; 1072 - Haley, Franklin; 1087 - Andino, Richard; 1092 - Barnes, Aaron; 1159 - Griffin, Yolanda; 2005 - Borseth, Deanna Fay; 2008 - Axon, Sharhonda; 2037 - Richardson, Janet; 214 - Carver, Allyson; 3029 - Parker, Stephen
Yariza; 3122 - Ragland, Precious; 3124 - Dallas, Velisha; 3138 - Harris, Latalityse; 3190 - Parker, Stephen

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:45 AM

Sale to be held at www.storagetreasures.com. A037 - Merino, Nilo; A060 - Bonilla, Walenda; B032 - Larkin, Robert; B132 - Williams, Edward; C012 - Clark Arosemena, Robert; C032 - Williams, Brittany; C047 - Gonzalez - Yague, Milagros; D019 - ESQUILIN, WILFREDO; D062 - Sackie, Deenia; D085 - Maynard, Curtis; D103 - Stone, Maxine; D119 - Zanders, Laura; J012 - miranda, Bella; J026 - Smith, Desiree; J081 - Hansell, Yetta; K005 - buie, Starr; L009 - Valencia, Alexander PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 12:00 PM Sale to be held at www.storagetreasures.com.

0079 - Evans, Christopher; 0125 - Bunting, Ronnie; 0128 - Williams, Erika; 0209 - Hardy, Yusuf; 0270 - Watson, Dionna; 0276 - Rodriguez, Hector; 0322 - Johnson, Rojander; 0350 - Ohara, Tamesha; 0403 - Philon, Lamont; 0435 - Jones, Helena; 0438 - Rentz, Herman; 0441 - Daiels, Arian; 0464 - Killeen, Ashlee; 0546 - coleman, latasha; 0549 - perez, Aleysha; 0613 - Sanchez, Ana; 0625 - Woodbourn, Kalyx; 0687 - Waters JR, Donald; 0726 - Best Choice Software Mcfarland, Jerry; 0758 - Parker, Tyshambrea; 0765 - butler, felicia; 0778 - Prawl, Renee; 0829 - Howard, Yvette; 0857J - Simon, Sade; 0881 - Creaser, Brandy; 0889 - Baxter, Kitt PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 12:15 PM Sale to be held at www.storagetreasures.com.

1009 - hall, yolanda; 1014 - chavez, Jonathan; 1154 - Dunn, Michael; 1155 - Mitchell, Courtney; 1167 - Harvey, Johnasha; 1247 - Brewton, Vonteka; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1315 - Floyd, Sabra; 1317 - Kappes, Nikita; 1321 - Kinney, Nekeyla; 1428 - Kenon, Vandolyn; 1467 - Puryear, Antron; 1486 - Resetar, Andrea; 1505 - Drawdy, John; 168 - Gideon, Brenda; 259 - Quinones, Vigie ; 329 - Nichols, Jennifer; 410 - Rodgers, Sade; 455 - STORM CONTRACTING Storm, Donald; 479 - Bowie, Tyrell; 487 - Milledge, Genalder; 569 - Forgie, Lawrence; 625 - Chumenti, Zoei; 652 - crognale, Jayde; 682 - Solomon, Camille; 726 - Thompson, Shanique; 847 - canty, Trayvious; 912 - Caster, Marlon; 920 - McTye, Sean; 940 - Webb, Bejay; 951 - Forgie, Lawrence; 955 - Herndon, Airaca; 957 - Rodriguez, Kathie; 967 - Johnson, Briana PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

Time: 12:45 PM

Sale to be held at www.storagetreasures.com. A016 - Chandler, Sharon; B007 - DuBose, Kameeka; B027 - Olivo, Tania; B028 - Battle, Shakur Moore; B035 - Rivera, John; B058 - mcbride, Jamesha; C002 - Monroe, Tameka; C013 - Hazard, Alicia; C026 - johnson, Shikeema; C033 - House, Kenise; C037 - McNeil, Jerry; C039 - Nevarez, Javier; C043 - Heggs, Angelina; C051 - Jackson, Cheyrron; E042 - Williams, Heaven; E073 - anderson, moses; E078 - Jackson, Laquita; E124 - Grace, Kenny; E131 - Jones, Araneisa; E179 - Hall, Meghan; E186 - Maddox, Jennifer M; F013 - Guerline, Mode; F054 - slaughter, jermain; G003 - Girven, Treaca; G008 - adisme, Nadia; G023 - smith, Jazmin; G041 - Moore, Amy; H009 - Middleton, Darise; H018 - Williams, Lekevis; H027 - Gonzalez, Yahaira; H032 - Worthy, Mianca; H045 - hernandez-miranda, johao; H058 - Jimenez, Hector; J034 - Monlin, Alexis; J045 - Morgan, Tommeka; J050 - Scott, Maya

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. January 10, 17, 2025

25-00057H

ΓΙΟΝ	FIRST INSERTION
s Name Law	NOTICE OF PUBLIC SALE
a Statute	To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2025, the personal property in
09	the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The
GIVEN that	public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online
g to engage in	auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the
tious Name of	time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1027 - Talavera, Ashley; 1067 - Katje, Kristy; 1090 - Blair, Pennie; 1099 - Blair, Pennie; 1105 - Talavera, Ashley; 1131 - Raaheim, Felix; 2002 - Perez, Alejandra; 2023 - Ward, Dylan; 2028 - Jackson, Victoria; 2071 - Roberts, Ashlynn; 2087 - weston, Courtney; 2124 - RANDALL, JEFFERY; 2189 - Rossi, Michael; 3054 - Pryor, LaTrell; 3062 - Brown, Scott; 3093 - Hernandez, Walter; 3122 - Gantt, Eugene: 3138 - Brookins, Tynesha; 3163 - Hill, Macie; 3171 - Peuriot, Martha; 3196 - Cruzado, John; 3208 - Jillette, Thomas

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM

Sale to be held at www.storagetreasures.com. 1082 - toro, Kailani; 1138 - Gonzalez, Kiroska; 2008 - Nash, John; 3022 - Mreisy, Sharlotte; B203 - Olivares, Andrea; B204

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Thomas Martin Foglesong will engage in business under the fictitious name VERONA CONSULTING SERVICES. with a physical address 7320 EAST FLETCHER AVENUE TAMPA, FL 33637, with a mailing address 7320 EAST FLETCHER AVENUE TAMPA, FL 33637, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 10, 2025 25-00078H 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 GetLocalLeads located at 9130 Grant Line Ln, in the County of Hillsborough, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview, Florida, this 30th day of December, 2024. JACOBEJONES MARKETING LLC January 10, 2025 $25\text{-}00064\mathrm{H}$ 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 NOLAN AIR HEATING & COOLING located at 5008 W LINEBAUGH AVE STE 40 in the City of TAMPA, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of January, 2025. NOLAN AIR CONDITIONING & HEATING, LLC January 10, 2025 25-00083H - Matera, Carolyn; B207 - Thomas, Elyse; D406 - harris, franklin; D417 - merchan, Ender; D448 - Malone, Cynthia; D454 - Santiago, Erika; F627 - OConner, Donald; F637 - WEBB JR, FRANKLIN; F651 - Gracia, Benigno; H804 - sforza, michael; RV07 - BLAYLOCK, Fred PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1070 - Sevilla, Liza; 1113 - williams, Arkadi; 1335 - Brewer, David; 1338 - Smith, Ramirez; 205 - Garcia, Wilmer; 219 - dalda, Meyli; 258 - King, Kris; 266 - LUCAS, LAINEY; 309 - Williams, Brian; 324 - mowatt, Kevin; 701 - Dalton, Colette; 813 - Vinagera, Alexis; 854 - Tozian, Terry; 865 - Romans, Ainsworth; P005 - Nelson, Dolly

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. 25-00059H

January 10, 17, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE:

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Wednesday, January 29, 2025 after 10:00 AM 38 Gold Scherri Cooper 114 Marilyn Gonzalez 165 Kyle Harrell 182 Jimmy Sustache January 10, 17, 2025 25-00103H FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of BARBARA NOLAN, will, on January 22, 2025, at 10:00 a.m., at 127 Coral Crest Drive, Lot #160, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes,

1973 CAME MOBILE HOME, VIN: 0763700H, TITLE NO.: 0011112749 and all other personal property located therein PREPARED BY: 2 North Tamiami Trail, Suite 500

FIRST INSERTION

NOTICE OF DISSOLUTION:

Chernin Ventures, Inc., a incorpora-tion, is hereby dissolved. Creditors with claims against the company should contact Aharon Chernin at 17350 Gunn Hwy. Odessa, FL 33556 within 10 days of this publication. 25-00062H January 10, 2025

CHECK OUT YOUR LEGAL NOTICES \mathbb{Q} ٢î٦ floridapublicnotices.com

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/24/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 NEWD mobile home bearing vehicle identification numbers GB1CS28823A and GB1C-S28823B and all personal items located inside the mobile home. Last Tenant: Oscar Ernesto Pereira-Zapata a/k/a Oscar Pereira and Ana Pereira. Sale to be held at: Fountainview Estates, 8800 Berk-shire Lane, Tampa, Florida 33635, 813-884-3407.

January 10, 17, 2025 25-00101H

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 Koenig Building and facilities located at 10122 Iris Bridge Way 102, in the County of Hillsborough, in the City of TAMPA, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at TAMPA, Florida, this 7th day of January 2025. CJ koenig

25-00105H

January 10, 2025

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 Dobler Refrigeration and HVAC Services located at 1849 Kim Acres Ln. in the County of Hillsborough, in the City of Dover, Florida 33527 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Dover, Florida, this 7th day

of January 2025. DOBLER MECHANICAL, LLC January 10, 2025 25-00104H

Section 715.109: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A. Sarasota, Florida 34236

(PO#3326-3613)

25-00076H January 10, 17, 2025

--- PUBLIC SALES ----

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time

of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:30 AM

Sale to be held at www.storagetreasures.com

1046 - Interstruct Tampa, LLC Gardner, Avonlea; 2027 - Anthony, Tierra; 3001 - lynch, margaret; 6026 - Holloway, Marshall; 6054 - mitchell, kevin; 6059 - Bryant, Maurice; 6082 - Johnson, Willie; 6085 - Metzer, Jay; 7092 - Broomall, Alistair; 8016 - Hollins, Aaron; 8033 - AquaBlue Business Solutions Dobson, Tina; 8086 - copeland, joanthan

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

Time: 09:45 AM

Sale to be held at www.storagetreasures.com

0103 - vogt, Valerie; 0309 - Crockett, Robert; 0508 - Alfonso, Anthony; 0714 - pedroni, Paulo; 0802 - Way, Bernetta; 0822 - erisan, Seibert; 0839 - Rankin, Damon; 1240 -Phillips, Lianee; 1273 - Reed, Nancy; 1354 - Sheffield, Vanesa; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1444 - Stanley, Tiffany; 1446 - Kerr, Allison; 1525 - Rankin, Damon; 1631 - Jackson, Brittany

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

A009 - Ragano, Anthony; B009 - Miller, Amanda; B045 - Palacio, Jairo; B047 - Sipa, Joello; B096 - Brathwaite, Ciara; B107 - Thomas, Joann; B116 - Gray, Kyler; C007 - sheffield, allynson; E040 - Duzdar, Ciara; E049 - Blake, Krystall; E052 - Rivera, Ailin; E057 - Cherkas, Matthew; E088 - Hayes, Dionne; E094 - Price, Justin; F005 -Spooner, Bernard; F041 - Mcintire, Colin; F083 - Barber, Luz; G002 - Comas, Ben; G008 - McCrae, Brian; G016 - cande, joseph; G020 - Shartz, Ken; G037 - schwartz, Somer; G067 - Mccullough, katrina; G089 - McCrae, Brian; G100 - Aviles, Bluette; G102 - Ayesh, Ibtisam; G113 - Arango, Alexander; J026 - Ricks, Darren; K029 - Cruz, Eli; K071 - Satcher Jr., Benjamin

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

1032 - Barnhart, Jason; 1237 - St Philip The Apostle Orthodox Church Inc Ciarciaglino Jr, Joseph; 1313 - Anderson, Vanilla; 1339 - Gomez, Elizabeth; 1343 - Hall, Iyana; 1401 - Thompson, Porchae; 2114 - Cruz, Patricia; 2117 - Ramos, Amaya; 2123 - Keesler, Brittany; 2144 - WILSON, JOSEPH; 2148 - tandy, Noah; 2258 - Colon, Efrain; 2296 - Amiel, Nichole; 2329 - Ramos, Amaya; 3052 - AMAzing Youth LLC Polite, Barry; 3056 - Williams, Julia; 3064 - sconiers, Johniela; 3163 - Davis, De Azia; 3168 -LARKINS, RODNEY; 3250 - Brown, Teresa; 3258 - Goldsborlugh, David; 3282 - Carrington, Lisa; 3301 - The R Taylor Law Firm Taylor Jr, Robert; 3308 - Aguilar Jr, Felix; 3380 - sanchez, Alan; 3410 - Honor, Freddy; 3450 - Carter, Stevie; B151 - Johnson, Ray; D099 - APPLE, JEFFREY; D118 - Moreno, Yosleydi; E022 - Jackson, Sandra; E028 - Rodriguez, Mirta; E036 - Mcginnis, Terrance; E097 - Wilks, Kenneth; F096 - ruiz, jose; F099 - hunt, devontae; F103 - Melendez pizarro, Jose; F112 - Rodriguez, Passion; F114 - Smith, Natalie; F157 - Brunson, Jeanette; F174 - Catalan Felipe, Oscar

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A005 - Johnson- Streater, Herbrinia; A007 - johnson, herbert; A018 - Moore, Maia; A045 - woods, Shanese; A047 - Hall, Mikecia; A054 - Lyons, Jessica; B006 - furman, Shanice; B029 - Goldsmith, Annie; B051 - Judge, Adrian; B053 - Kelly, Mary; C028 - Otero, Jorge Oliva; C059 - Rios, Erick; C061 - Buckley, Christopher; C068 - Huntoon, Kara; C085 - Putnam, Tavona; C100 - Soto, Liz; C112 - Puntiel, Johnny; D004 - Smith, Chisa; D005 - wammock, Halle; D032 - Greene, Anthony; D070 - Ford, Ashley; D080 - Morris, Wayne; D087 - Williams, Janae; D092 - Tran, Trung; D100 - mellema, tara; D121 - Morris, Wayne; D127 - Harris, Golden; D130 - garcia, steven; D131 - Shepherd, Marshanee; E014 - Delgado, Natasha; E025 - Sparrow, Jada; E060 - Haren, Ashley; E066 - Jules, Vasthie PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

1004 - Mcauley, Mystie; 1012 - Giroux, Christina; 1021 - Weaver, Elise; 1108 - andino, Jennifer; A015 - zimmerman, Rashad; B014 - Little Girl Lost, LLC Vidal, Bernadette; B024 - Beltran, Reinier; C006 - Barnes, James; C014 - Reed, Carly; C015 - Wilson, Kathleen; C048 - Fernandez, Cristina Mercedes; C057 - Jackson, Jahmil; C062 - Tedesco, Marciano; D007 - Gonzalez, Lymari; D008 - Rodriguez, Caridad; D013 - Arencibia, Yerandy ; D021 - Fleites, Elisa; F016 - Sudney, Brian; F040 - Ptash, Georgiy; F041 -Dotson, Denise; F043 - serkez, Mark

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 11:00 AM

Sale to be held at www.storagetreasures.com

A014 - Hannoche, Peter; A026 - Qarles, John; B004 - Shear, Julia; B042 - Grimberg, Roger; B073 - Delva, Wisly; C030 - Garza, Ricardo; D035 - Ingram, TKeyah; D045 -MILLER, CARLOS; D046 - algarin, Idalisss; E104 - Lowe, Brie; E116 - hawley, rebecca; E117 - Lowe, Brie; E160 - Reed, Floyd ; G011 - Scurlocck, John; G067 - BROXTON, HERMAN: G120 - Mitchell, Thomas

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

Time: 11:15 AM

Sale to be held at www.storagetreasures.com

A015 - hernandez, Eric; A016 - myers, Jeffrey; A022 - Johnson, Amya; A026 - Roser, Jeffrey; A041 - Vazquez, Jeishkalee; A047 - bethea, Felecia; A057 - Nadeem, Sayyed; B035 - Vazquez, Pedro; B058 - Thomas, Nicole; C002 - mccoy, olaudah; C005 - Fleur, Minette St; C007 - Dupree, Dathan; C013 - Bradshaw, Rico; D002 - mcduffie, Lamecia; F011 - Dixon, Makisha; F020 - Raiford, Eukiela Daniels; G013 - Harper, Erica; G015 - Ottley, Sheryl; G029 - Byron, Anya; H016 - Todd, Edward; H047 - Gonzalez, Edelmarie; H057 - Hernandez, Kimberly; H062 - young-lindsey, Chevon; H066 - Velez, Maribel; H080 - Cuellar, Dayluisa; H082 - Larry, Caroline; H087 - Larson, Tyler; I015 - Turner, Belinda; I034 - Gonzalez, Harry; J005 - Robles, Naomi; J036 - kates, Damajae; J076 - seymour, Jeffery; J087 - Ragins, Rasean; K007 - Hernandez Sanchez, Christian; K029 - lavar, Joel; P053 - Pautsch, Jared

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

0111 - LaVallee, Guy; 0122 - Williams, Jalynne; 0129 - Rogers, Darious; 0217 - Quinteros, Maria; 0218 - garcia, Luis; 0235 - Baker, Parish; 0250 - Bryant, Ronunique; 0259 - Frasier, Terrance; 0308 - Pierre, Michael; 0329 - Eleam, Candis; 0330 - Mayo, Irene; 0340 - Norton, Andy; 0359 - Williams, Sabrina; 0372 - Chambers, Patrick; 0402 - Jackson, Eugene; 0413 - Johnson, Trevon; 0417 - Moore, Christy; 0432 - Machride, Evelyn; 0443 - Tewey, Justin; 0451 - gulledge, Robert; 0455 - Joseph, Bethsy; 0460 - Osuji, Ndidi; 0531 - Coleman, Travin; 0537 - Thaler, Fred; 1023 - Williams, Whitney; 1065 - neloms, Tillman; 1088 - Carr, Girlie; 1120 - Barber, TySean; 1126 - Chatman, Jamariah; 1131 - Hymes, Kelvin; 1144 - Pressley, Dedra; 1160 - grimes, Terry; 1168 - Brown, Brian; 1176 - Candela, Sitrena A; 1186 - Wells, Janeka; 1193 - Betties, Shantina; 1204 - Rosario, Judy; 1206 - Jason, Jessica; 1251 - Porter, Aiyana; 1261 - Smith, Nola; 1267 - petit, Marc; 1276 - Diaz, Carla; 1292 - Muhammad, Havilah; 1300 - Mercedes, Vanessa ; 1303 - Erinle, Edward; 1343 - Baldivia, Tamara; 1351 - Willis, Darius; 1354 - Ezzahi, Francheska; 1380 - Jordan, Darryl; 1400 - Rodas, Yalexia; 1410 - Daniels, Valerie; 1430 - Wright, Jaron; 1437 - hernandez, Abilo; 1447 - Chery, Esaie; 1472 - Fanfan, Karl; 1523 - Howard, Teranisha; 1544 - Dye, Amelia; RV012 - Watson, Tamica; RV017 - durga, aravind

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

0009 - Rodgers, Uniqua; 0119 - Hoeksema, Justin; 0149 - Carr, Mark; 0161 - Andrews, Dominique; 0163 - Harris, Ariyanna; 0170 - Cleveland, William; 0233 - Manzano, Laura; 0318 - Arioza, Ileana Fellove; 0427 - Jackson, Kee; 0442 - oneil-Bell, Tina; 0553 - Baker, Pamela; 0608 - Sosa, Steven; 0612 - Loyola, Celia; 0660 - Haladay, Stephen; 0668 - Serrano, Elizabeth; 0678 - Perry, Cleveland; 0680 - Ordonez, Damaris; 0681 - Ka, Martrine; 0702B - mendieta, Albert; 0706 - Jefferies, Kamillia; 0708B - Perez, Joshua; 0709 - Guerrero, Kaylin; 0907 - Arroyo, Ana; 1052 - Herrera, Norberto; 1110 - navarro, Neycha PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

A0216 - Alqahtani, Mutlaq Fahad; A0232 - Woodard, NJimi; A0243 - Clark, Robert; A0251 - Daniels, Shandrieka; A0258 - Osborn, Larry; A0269 - Camble, Richard; A0289 - cotera, Alyssa; A0314 - Wilson, Ruby; A0328 - Soulios, Eliana; A0329 - Sandven, Michael; A0351 - Baptiste, Cecil; A0356 - Baptiste, Cecil; A0419 - Milton, Gayle; A0451 - Rivera, Clarisol; A0479 - Granacki, Cori; A0495 - Carlson, Alexander; A0527 - McCaskill, Gary; B0158 - Vera La Cruz, Carla Andreina; C0635 - Simpson, Tamera; C0648 - Farlow, Theodore; C0660 - Mannella, Michael

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

Time: 12:15 PM

Sale to be held at www.storagetreasures.com. 1033 - Hale, Ryemio; 1126 - Smith, Brittania; 1183 - Berry, Sylvester; 1200 - Montsdeoca, Lydia; 1213 - Rodriguez, Rosa; 1224 - chapman, Isas; 1254 - Vega, Elaine; 1259 - Calvin, Valerie; 1410 - Smith, Bree; 2073 - langston, sharrod; 2093 - Walsh, Joseph; 2140 - Artiles, Gloria; 2150 - POTOCHNEY, ROBERT; 2164 - Acosta, Ramon; 2171 - Kay, Riley; 2174 - Sanchez Gonzalez, Jhoan; 2229 - Navarro Pupo, Yuneisis; 3010 - meregildo, Richard; 3014 - tomljanovich, Joseph; 4101 - LaVoie, Lara; 4103 - hogg, Paul; 5405 - Hale, Mercedes; 5411 - Mendez, Stephen; 5504 - De Los Santos, Ysmael; 5509 - moore, Jarvis

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Develop-ment District (the "District") will hold a regular meeting of the Board of Supervisors on January 28, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be 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 published notice to a time, date and location stated on the record at the meeting. A copy of the agenda may be obtained at the office of the District Manager, Rizzet-

ta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 35778 (813) 533-2950, during normal business hours. Pursuant to provisions Americans with Disabilities Act, any person requiring spe-

cial accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, 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 meetings is advised that this same 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.

Triple Creek Community Development District Matt O'Nolan

District Managerr January 10, 2025

25-00082H

FIRST INSERTION 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 their regular meeting of the Board of Supervisors on **January 16, 2025, at 11:00 a.m.**, at the Offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida, 33606. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL $32817\,\mathrm{or}$ by phone at $(407)\,723\text{-}5900.$ Additionally, a copy of the agenda, along with

any meeting materials available in an electronic format, may be obtained at http:// newporttampabayedd.com/. 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 to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least 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. Each 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 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.

Jane Gaarlandt

District Manager January 10, 2025

25-00088H

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 32.23 acres known as Barrington Subdivision.

The project is located in Hillsborough County, Section(s) 1, Township 30 South, Range 20 East. The permit applicant is <u>Barbara B. Provenzano</u>, <u>Trustee</u> whose address is <u>16315 Dunlindale Dr., Lithia, FL 33547</u>. The Permit No. is <u>43046965.001</u>.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Admin-istrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substan-

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471 Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

1007 - Larsen, Calvin; 2110 - Pender, Amy; 2162 - Sussman, Terri; 3004 - Hatchett, Raymond; 3052 - Howard, Derek; 3066 - Adams, Cristina; 3072 - davis, gregory; 3133 - Howell, Jaquada; 4006 - McGahan, Ann; 4017 - parks, Daisha; 4050 - Watkins, Lindsey; 4080 - Stupay, Douglas; 4096 - Gomez, Yvonne; 4108 - jacobi, lee; 4140 - Ortiz, Joselyn; 5003 - Guerra, Ricardo; 5016 - Smith, Jamieka; 5040 - wojtylak, Michael; 5073 - Watts, Justin; 5086 - Morales, Juan; 5133 - Betts, Julia; 5195 - Dannelevitz, Suzy; 5201 - Dannelevitz, Suzy: 5214 - Fathi, Benaissa

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:45 PM

Sale to be held at www.storagetreasures.com

1041 - Mathis, Paula; 1049 - VARGAS, MELANIA; 1088 - Cooper, Mary Lee; 1099 - Pena, Richard; 1109 - Sanchez, Odalys; 1119 - Cooper, Mary Lee; 1141 - VARGAS, MELANIA; 1150 - Weaver, Roger; 2145 - caizaguano, ivan; 2211 - Oman, Yan; 2212 - Merchant, Kiara; 2359 - Wardlaw, Janay; 2375 - Mehl, Candyce; 2376 - Greene, Kevonna: B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. January 10, 17, 2025

25-00058H

NOTICE OF PUBLIC SALE: Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JANUARY 27, 2025 SPEEDWAY CAR CARE CENTER 123 W LINEBAUGH AVE 2016 HYUN KMHCT4AE3GU119892 \$2,086.65 SALE DATE: FEBUARY 10, 2025 AFFORDABLE AUTO OF TAMPA 5909 JOHNS RD STE 301 2017 DODG 2C3CDXHG7HH504424 \$10,382.34

FIRST INSERTION

tial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. January 10, 2025

25-00100H

FIRST INSERTION

PUBLIC NOTICE

APC Towers, LLC is proposing to construct a 104-foot overall height monopole tower telecommunications structure located near US Highway 41, Apollo Beach, Hillsborough County, Florida (27° 46' 24.3" N, 82° 23' 28.9'

APC Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Reg-ister of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 24-004027 CLS 8H

	January 10	2025	25-00068
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sell these vehicles on 02/11/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. 2T3W1RFV7MW119115

2021 TOYOTA RAV4 XLE/XLE PREMIUM JTHBK262672052477 2007 LEXUS IS 250 02/11 25-00089H January 10, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC gives No-

tice of Foreclosure of Lien and intent to

January 10, 2025

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



of State.

January 10, 2025

with its principal place of business in the State of Florida in the County of Call **941-906-9386** Hillsborough, intends to file an Ap-

and select the appropriate County name from the menu option

YOUR

or email legal@businessobserverfl.com

PUBLISH

LEGAL NOTICE

Business Observer



25-00106H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that PRI As-

phalt Technologies, LLC, 6408 Bad-

ger Dr, Tampa, FL 33610, desiring

to engage in business under the fic

titious name of Certerra Analytical.

plication for Registration of Fictitious

Name with the Florida Department

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that PRI Construction Materials Technologies, LLC, 6408 Badger Dr, Tampa, FL 33610, desiring to engage in business under the fictitious name of Certerra PRI Building Products, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. 25-00107H

January 10, 2025 25-00063H FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003894

Division: A

IN RE: ESTATE OF

JOSEPH DOMINGO BAIRAN

Deceased.

The administration of the estate of JOSEPH DOMINGO BAIRAN, de-

ceased, whose date of death was Octo-

ber 20, 2024, is pending in the Circuit

Court for Hillsborough County, Florida,

Probate Division, the address of which

is 800 E. Twiggs St, Tampa, FL 33602.

The names and addresses of the personal representative and the personal

representative's attorney are set forth

All creditors of the decedent and 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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

ZONIA PRATS

8114 N. Clark Ave

Tampa, FL 33614

Attorney for Personal Representative:

Attorney for Personal Representative

trwalser@floridaprobatefirm.com

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101,

FIRST INSERTION

NOTICE OF ADMINISTRATION

(intestate) IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

Probate Division

File No. 24-CP-003460

IN RE: ESTATE OF

ROBERT A. MCDONALD

Deceased

25-00074H

THOMAS R. WALSER, ESQ.

E-mail Addresses:

Florida Bar No. 116596

Boca Raton, FL 33487

January 10, 17, 2025

Telephone: (561) 210-5500

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 10, 2025.

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

below.

NOTICE.

BARRED.

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 Artemis Consulting Collective located at 9428 Roberts Road 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, Florida

Dated this 7th day of January, 2025. Cvnthia Grizzle Cynthia Grizzle

January 10, 2025 25-00113H

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 PowerTech Rentals located at 12094 Anderson Rd Unit 119 in the City of Tampa, Hillsborough County, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of January, 2025. Expedited Digital LLC

25-00114H



--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR

HILLSBOROUGH COUNTY PROBATE, GUARDIANSHIP AND TRUST DIVISION Case No. 24-CP-004018 Div. A

IN RE: ESTATE OF CLYDE LAURENS (LARRY) RINALDI, III

DECEASED. The administration of the estate of Clyde Laurens (Larry) Rinaldi, III, deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No. 24-CP-004018, the address of which is 800 Twiggs Street, Rm. 206, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorneys 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 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 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 SO FILED 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. DATE OF FIRST PUBLICATION

of this Notice to Creditors: January 10, 2025 JANE W. EDMONDSON 3501 Bayshore Boulevard, Unit 502 Tampa, Florida 33629

Personal Representative Merritt A. Gardner Florida Bar No. 210900 Miles C. Gardner Florida Bar No. 1012063 GARDNER LAW FIRM Kennedy Square, Suite 600 4950 W. Kennedy Square Tampa, Florida 33609 Tele: (813) 288-9600 Email: MGardner@MAGardner.com Miles@MAGardner.com Attorneys for Personal Representatives January 10, 17, 2025 25-00039H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003910 IN RE: ESTATE OF MARY LINDA LORTON,

aka LINDA LORTON Deceased.

The administration of the estate of MARY LINDA LORTON, also known as LINDA LORTON, deceased, whose date of death was October 9, 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: January 10, 2025. MARY BETH LORTON Personal Representative 15911 Countrybrook St. Tampa, FL 33624 ARLENE LUIS A/K/A CARIDAD ARLENE LUIS Personal Representative 6604 Thoroughbred Loop Odessa, FL 33556

Attorneys for Personal Representatives Hines Norman Hines, P.L. 315 South Hyde Park Avenue Email: jhinesjr@hnh-law.com Secondary Email: afriedrich@hnh-law.com January 10, 17, 2025 25-00046H

FIRST INSERTION

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

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

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

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

The date of first publication of this

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA Case Number: 2024-CA-008142 IN RE: FORFEITURE OF: One (1) 2016 BMW Motorcycle (VIN #: WB10D2102GZ355267)

ALL PERSONS who claim an interest in the following property: One (1) 2016 BMW Motorcycle (VIN #: WB-10D2102GZ355267), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about September 27, 2024, in Hillsborough County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause deter-mination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, FL 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. 25-00081H January 10, 17, 2025

> FIRST INSERTION INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to re-BID #24-06

Friday, January 24, 2025 at 10am Rocky Point Golf Course

BID DUE DATE

Tuesday, February 18, 2025 not later than 10am Tampa Sports Authority Office

B/C off Himes Avenue) Bid packages will be available for available for download on our website via com. Further details can be obtained by calling (813) 350-6511.

reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

/ss/ Deltecia Jones Procurement Manager

January 10, 2025 25-00061H

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the of Corporations of the Department of

State, Tallahassee, Florida. Dated this 3rd day of January, 2025.

--- PUBLIC SALES ---

NOTICE OF SALE BY HILLSBOROUGH

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

To be sold at public auction, Saturday, January 11, 2025 at 9:00 a.m. on the premises of JJ Kane Auctioneers (Li-censed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting JJ Kane Auctioneers at (813) 986-2485 or visiting (www.tmauction.com) The sale is open to the public, however you must be sixteen or older with proper I.D. to attend. All items are sold AS IS, with no warranty of any kind. The Sheriff's Office, Hillsborough County BOCC & Hillsborough County Aviation Authority reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Hillsborough County Sheriff 's Office, Hillsborough County BOCC, & Hillsborough County Aviation Authoritv.

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

Aviation Authority Mike Merrill County Administrator January 10, 2025 25-00067H

FIRST INSERTION

NOTICE OF PUBLIC SALE Master Collision Repair, Inc. gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 2/10/2025 at 8:30 AM at 2558 E State Road 60, Valrico, FL 33594. Phone (813) 685-5585 for \$5,842.14 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 2016 BMW

VIN# 5UXWY3C5XG0N87456 January 10, 2025 25-00077H

FIRST INSERTION NOTICE OF BOARD MEETING **BELMONT COMMUNITY**

DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Development District Community ("District") will hold a regular meet-ing of the Board of Supervisors on January 22, 2025, at 10:00 AM 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 tele-phone at (813) 344-4844, or by visiting the District's website at belmontcdd. 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 instruc-

NOTICE TO CREDITORS

PROBATE DIVISION File No. 24-CP-001238 Division B IN RE: ESTATE OF

Deceased. The administration of the Estate of ROBERT A. MCDONALD, deceased, The administration of the estate of SAMUEL DOUGAS CARLSON, deis pending in the Circuit Court for Hillceased, whose date of death was Nosborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601, file Number 24-CP-003460. The estate is intestate. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth Any interested person on whom a

ney are set forth below.

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

SAMUEL DOUGAS CARLSON

vember 2, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 419 N. Piece St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attor-

All creditors of the decedent and oth-

James P. Hines, Jr. Florida Bar No. 061492 Ashley G. Friedrich Florida Bar No. 1007955 Tampa, FL 33606 Telephone: 813-251-8659

ceive bids for Rocky Point Golf Course Clubhouse Renovation. Rocky Point Golf Course Clubhouse Renovation MANDATORY PRE-BID CONFERENCE

> 4151 Dana Shores Drive, Tampa, FL 33634

Raymond James Stadium (Entrance

distribution on Friday, January 3, 2025 after 10am. Documents are also https://www.tampasportsauthority. com/procurement-services, https:// www.myvendorlink.com and via DemandStar https://www.demandstar.

The TAMPA SPORTS AUTHORITY

Dated at Tampa, Florida this 17th Day of December 2024.

TAMPA SPORTS AUTHORITY

FIRST INSERTION

undersigned, desiring to engage in business under the Fictitious Name of Vibrant Life Coaching located at 2810 N. Mitchell Ave in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division

copy of the notice of administration is served who challenges the qualifications of the Personal Representative, venue, or jurisdiction of this Court is required to file any objection with this Court in the manner provided in the Florida Probate Rules WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM or that objection is forever barred.

below.

Any person entitled to exempt property is required to file a petition for determination of exempt property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. A surviving spouse seeking an elective share must file an election to take elec-tive share WITHIN THE TIME PRO-VIDED BY LAW.

ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

PATRICIA A. SANCHEZ, Personal Representative 403 Chillington Court Rockwall, TX 75032-0199 Attorney for Personal Representative: Cynthia E. Orozco Florida Bar No. 449709 P.O. Box 47277 St. Petersburg, FL 33743-7277 727-346-9616 email: cattorney1@tampabay.rr.com 25-00093H January 10, 17, 2025

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

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,

notice is January 10, 2025.

Personal Representative: /s/ Samuel Dean Carlson SAMUEL DEAN CARLSON

292 Winding Creek Dr. Lillington, North Carolina 27546 Attorney for Personal Representative: /s/ Tiffany M. Cerniglio TIFFANY M. CERNIGLIO Attorney Florida Bar Number: 121791 HARRIS BARRETT MANN & DEW 1700 66th Street N., Ste. 502 St. Petersburg, FL 33710 Telephone: (727) 892-3100 Fax: (727) 898-0227 Email: tiffany@hbmdlaw.com

Secondary Email: laura@hbmdlaw.com January 10, 17, 2025 25-00075H

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 01/28/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

C-5371	Sean Walker
16-202	Don Waters

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)599-1430. 25-00111H January 10, 17, 2025

tools electronics furniture

lamps furniture boxes

Lena Kimberley M 25-00091H January 10, 2025

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for trash/recycling containers for use at Raymond James Stadium.

BID #24-03

Trash/Recycling Containers BID DUE DATE Tuesday, January 28, 2025 not later

than 10am

Bid packages will be available for distribution on Friday, January 3, 2025 after 10am. Documents are available for download on our website (at no cost) https://www.tampasportsauthority. com/procurement-services, https:// www.myvendorlink.com and via www.myvendorlink.com DemandStar https://www.demandstar. com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 31st Day of December 31, 2024.

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY January 10, 2025 25-00069H

tions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.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 to conduct this meeting is asked to advise the District Office at least forty-eight (48) 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.

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC January 10, 2025 25-00110H



---- ESTATE ----

FIRST INSERTION

20

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3528 **Division Probate** IN RE: ESTATE OF EMMA JEAN DENNEY, Deceased.

The administration of the estate of Emma Jean Denney, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no discover whether any property duty to 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, 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 January 10, 2025. Personal Representative: Jerry Niles Denney 2712 Chambray Lane Tampa, FL 33611 Attorney for Personal Representative: Robert E. Highsmith Esq. E-Mail Addresses: bobby@hvl-law.com danielle@hvl-law.com Florida Bar No. 0030333 Highsmith & Van Loon, PA 3158 Northside Drive Kev West, FL 33040 Telephone: 305-296-8851 ext. 1 January 10, 17, 2025 25-00066H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3935 Division Probate IN RE: ESTATE OF RAYMOND A. BERARD, Deceased.

FIRST INSERTION

The administration of the estate of Raymond A. Berard, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

discover whether any property duty to 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 January 10, 2025.

Personal Representative: Tammy C. Berard 18721 Birchwood Groves Dr Lutz, FL 33558 Attorney for Personal Representative: Robert E. Highsmith Esq. E-Mail Addresses: bobby@hvl-law.com danielle@hvl-law.com Florida Bar No. 0030333 Highsmith & Van Loon, PA 3158 Northside Drive Kev West, FL 33040 Telephone: 305-296-8851 ext. 1 January 10, 17, 2025 25-00065H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 24-CP-003983 IN RE: ESTATE OF KALPNA P. PATEL AKA KALPANA PATEL,

FIRST INSERTION

DECEASED. The administration of the estate of KALPNA P. PATEL AKA KALPANA PATEL, deceased, whose date of death was November 19, 2024, is pending in the Circuit Court for HILLSBOR-OUGH County, Florida, Probate Divi-sion, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as speci fied under s. 732.2211.

All 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 January 10, 2025. **Co-Personal Representatives:**

Shiddhi P. Patel and Suyash P. Patel 5858 Central Ave St. Petersburg, FL 33707 Attorney for Personal Representative: Bruce Marger, Esq. BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Ave. St. Petersburg, FL 33707 (727) 381-2300 FBN: 50380 Primary Email: bmarg@brdwlaw.com January 10, 17, 2025 25-00045H

NOTICE TO CREDITORS IN THE CIRCUIT COURT. THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 2024-CP-003030 DIVISION: A IN RE: ESTATE OF NANCY JANE SCHLINGMAN Deceased.

FIRST INSERTION

The administration of the estate of Nancy Jane Schlingman, deceased, whose date of death was May 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division: File No. 2024-CP-003030: 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 January

10, 2025. Personal Representative Liza L. Reed 6602 Riverside Bluffs Dr. Riverview, FL 33578 Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 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

25-00044H

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

File No. 24-CP-003731 Division A IN RE: ESTATE OF JOSEPH GREGORY BERSANO Deceased.

The administration of the estate of Joseph Gregory Bersano, deceased, whose date of death was October 3, 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.

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

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

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

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

The date of first publication of this notice is January 10, 2025. Personal Representative:

Joseph Gregory Bersano, Jr.

15423 Brushwood Dr Tampa, Florida 33624 Attorney for Personal Representative: J. Frazier Flasher, Attorney Florida Bar Number: 1024903 Brown, Huff, Zohar, PLLC 6547 Gunn Hwv Tampa, FL 33625 Telephone: (813) 776-0031 E-Mail: Frazier@BHZLaw.com Secondary E-Mail: Frazier@brownzoharlaw.com January 10, 17, 2025 25-00047H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-004319 Division: B IN RE: ESTATE OF CAROLYN M. CLARK Deceased.

The administration of the estate of CAROLYN M. CLARK, deceased, whose date of death was November 16. 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 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 MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is January 10, 2025.

Personal Representative: Terry Clark 2009 Plantation Palms Drive

Apartment 102 Brandon, Florida 33511

Attorney for Personal Representative: Sean White Attorney Florida Bar Number; 1044113

710 Oakfield Drive, Suite 127 Brandon, Florida 33511 Telephone: (813) 425-4373

E-Mail: seanw@pantherlawfl.com January 10, 17, 2025 25-00041H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-003968 IN RE: ESTATE OF SUSAN G. SERVICE a/k/a SUSAN S. SERVICE a/k/a SUSAN SAURWEIN SERVICE

Deceased. The administration of the estate of Susan G. Service a/k/a Susan S. Service a/k/a Susan Saurwein Service, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which

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 de-

as described in ss. 732.216-732.228,

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003622 **Division Probate** IN RE: ESTATE OF LESLIE ANN MORAN

Deceased. The administration of the estate of Leslie Ann Moran, deceased, whose date of death was April 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce Street, Tampa, Florida 33602. The names and

FIRST INSERTION

January 10, 17, 2025

creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003864 Division A IN RE: ESTATE OF CODY JAMES EDWARDS

Deceased. The administration of the estate of Cody James Edwards, deceased, whose date of death was November 13, 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. 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.

FIRST INSERTION

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 OF MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 10, 2025.

is 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 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

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 January 10, 2025.

Personal Representative: Harold Phillip Lamont

5828 Tennessee Avenue New Port Richey, Florida 34652 Attorney for Personal Representative: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatetrustlaw.com Secondary-E-Mail: stacey@flprobatetrustlaw.com January 10, 17, 2025 25-00042H 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

DATE OF DEATH IS BARRED. The date of first publication of this notice is January 10, 2025.

Personal Representative: Lisa V. Moran 22 Oaklands Grove London W120JA ENGLAND Attorney for Personal Representative:

FRANKLIN KARIBJANIAN & LAW PLLC Attorney for Personal Representative

150 East Palmetto Park Road, Suite 800 Boca Raton, Florida 33432 Telephone: 561-208-1272 Fax: 202-463-3060 George D. Karibjanian Florida Bar No. 0775975 Email: gkaribjanian@fkl-law.com Secondary Email: sfoster@fkl-law.com 25-00040H January 10, 17, 2025

Personal Representative: /s/ Spiro J. Verras Spiro J. Verras 31640 US Hwy 19 N, Suite 4 Palm Harbor, Florida 34684 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 Verras Law, P.A. 31640 US Hwy 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: contact@verras-law.com January 10, 17, 2025 25-00043H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No.: 24-CP-004040 Division: B IN RE: ESTATE OF JASON MICHAEL KILLIAN. Deceased.

The administration of the Estate of JA-SON MICHAEL KILLIAN, deceased, whose date of death was October 22,

2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Steet, Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' 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.

FIRST INSERTION

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 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 January 10, 2025. Personal Representatives: Michael Killian

71404 Lucille Drive Richmond, Virginia 48062 Cvnthia Killian

71404 Lucille Drive Richmond, Virginia 48062 Attorney for Personal Representatives: Elaine N. McGinnis, Esq. Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com January 10, 17, 2025 25-00092H ---- ESTATE ----

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003880 Division B IN RE: ESTATE OF LINC DENISE MARIE BENKERT Deceased.

The administration of the estate of LINC DENISE MARIE BENKERT, deceased, whose date of death was November 1, 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.

The personal representative has no discover whether any property duty to 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 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 January 10, 2025.

Personal Representative: Julie M. Goddard P.O. Box 273792 Tampa, FL 33688 Attorney for Personal Representative: Dax O. Nelson, Attorney Florida Bar Number: 52767 2309 S. MacDill Avenue, Suite 102 Tampa, FL 33629 Telephone: (813) 739-6695 Fax: (813) 739-6696 E-Mail: dnelson@daxnelsonlaw.com Secondary E-Mail: nswart@daxnelsonlaw.com

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003946

Division Probate

IN RE: ESTATE OF

THOMAS W. SHEFFIELD

Deceased.

The administration of the estate of

Thomas W. Sheffield, deceased, whose

date of death was September 15, 2024,

is pending in the Circuit Court for Hill-

sborough County, Florida, Probate Di-

25-00086H January 10, 17, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003759 Division: Probate IN RE: ESTATE OF **KELLY JOSEPH FORMUS,**

FIRST INSERTION

Deceased. The administration of the estate of KELLY JOSEPH FORMUS, deceased, whose date of death was September 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.

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

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

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

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

The date of first publication of this notice is January 10, 2025. Personal Representative: BARRY FORMUS

39 Lambert Street

Washington, NJ 07882 Attorney for Personal Representative: CHEYENNE R. YOUNG Florida Bar Number: 0515299 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkvlaw.com January 10, 17, 2025 25-00087H

may apply, unless a written demand is

made by a creditor as specified under

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-

WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES

SECTION 733.702 WILL BE FOR-

FILED

All other creditors of the decedent

s. 732.2211, Florida Statutes.

TION OF THIS NOTICE.

EVER BARRED.

ALL CLAIMS NOT

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-003886 DIVISION B IN RE: THE ESTATE OF SYLVIA H. EWERTS,

FIRST INSERTION

NOTICE TO CREDITORS

Deceased The administration of the estate of SYL-VIA H. EWERTS, deceased, whose date of death was June 26, 2024, File Number 24-CP-003886, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa 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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the estate of the decedent, 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 personal representative or curator has no duty to discover held at the whether any property time of the decedent's death by the decedent or the decedent's survivspouse is property to which ing the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228. Florida Statutes. applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is January 10, 2025.

Kristin E. Preston

Personal Representative 6610 Colonial Lake Drive Riverview, FL 33578 GARY M. FERNALD, Esquire FBN #395870 SPN #00910964 gf@thompsonfernald.com THOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative

January 10, 17, 2025

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-000045 IN RE: ESTATE OF LUCAS ORELLANO Deceased.

The administration of the estate of Lucas Orellano, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for HILLS-BOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

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 TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

Personal Representative: /s/ Nora Medina Nora Medina 946 Wicketrun Drive Brandon, Florida 33510 Attorney for Personal Representatives Email: ed@spinkslawfirm.com Attorney for Petitioner

FIRST INSERTION

25-00094H

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-33 IN RE: ESTATE OF VICKIE MARIE HROMALIK Deceased.

The administration of the estate of Vickie Marie Hromalik, deceased, whose date of death was December 7, 2024 is pending in the Circuit Court

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

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 TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 24-CP-003563 Division Probate IN RE: ESTATE OF JACK DAVID SNYDER Deceased.

The administration of the estate of Jack David Snyder, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 North Albany Ave., Tampa, Florida, 33606. 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

Division Probate

IN RE: ESTATE OF

Deceased.

was June 12, 2024, is pending in the

Circuit Court for Hillsborough County, Florida, Probate Division, the address

of which is PO Box 3360, Tampa, FL

33601. The names and addresses of the

personal representative and the per-

forth below.

TICE ON THEM.

sonal representative's attorney are set

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 ON OR BEFORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST

PUBLICATION OF THIS NOTICE

OR 30 DAYS AFTER THE DATE OF

SERVICE OF A COPY OF THIS NO-

duty to discover whether any prop-

The personal representative has no

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 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 January 10, 2025.

Personal Representative:

James T. Snyder 2771 Curryville Road

Chuluota, Florida 32766 Attorney for Personal Representative:

Margaret R. Hovt Attorney for James T. Snyder Florida Bar Number: 0998680 The Law Offices of Hoyt & Bryan, LLC 254 Plaza Drive Oviedo, Florida 32765 Telephone: (407) 407-977-8080 Fax: (407) 977-8078 E-Mail: peggy@hoytbryan.com Secondary E-Mail:

logan@hoytbryan.com January 10, 17, 2025 25-00117H

FIRST INSERTION

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 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 January 10, 2025.

Personal Representative: Margaret "Peggy" R. Hoyt, Esq. 254 Plaza Drive Oviedo, Florida 32765

Attorney for Personal Representative: Margaret "Peggy" R. Hoyt, Esq. Attorney Florida Bar Number: 0998680 The Law Offices of Hoyt & Bryan, LLC 254 Plaza Drive Oviedo, Florida 32765 Telephone: (407) 977-8080 Fax: (407) 977-8078 E-Mail: peggy@hoytbryan.com Secondary E-Mail:

logan@hoytbryan.com 25-00116H January 10, 17, 2025

FIRST INSERTION

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

NOTICE.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC TION 733.702 WILL BE FOREVER BARRED.

SPINKS LAW FIRM /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553

OF THIS NOTICE ON THEM.

Florida Statutes. All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN

The personal representative has no

BARRED.

The date of first publication of this notice is January 10, 2025.

25-00102H January 10, 17, 2025

erty 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 Disposi-Florida Statutes, applies, or may apply, tion of Community Property Rights at Death Act as described in ss. 732.216-

All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN

PROBATE DIVISION File No. 24-CP-003424 BRUCE LEE RAMSTAD A/K/A BRUCE L. RAMSTAD The administration of the estate of Bruce Lee Ramstad a/k/a Bruce L. Ramstad, deceased, whose date of death

vision, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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 January 10, 2025.

Personal Representative: Carol Lynn Sheffield

940 W. Canton Ave. #B437 Winter Park, Florida 32789 Attorney for Personal Representative: Michelle Adams Gumula Attorney Florida Bar Number: 110015 Hovt & Brvan, LLC 254 Plaza Dr. Oviedo, Florida 32765 Telephone: (407) 977-8080 Fax: (407) 977-8078 E-Mail: michelle@hoytbryan.com Secondary E-Mail: patti@hoytbryan.com January 10, 17, 2025 25-00108H for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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 January 10, 2025. Personal Representative:

/s/ Joseph Hromalik Joseph Hromalik 15517 Ramblebrook Lane Tampa, Florida 33624 Attorney for Personal Representative: SPINKŠ LAW FIRM /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553

Email: ed@spinkslawfirm.com January 10, 17, 2025 25-00095H

File No. 24-CP-004070 Division B IN RE: ESTATE OF SANDRA LYNN FEUERSTEIN a/k/a SANDRA L. FEUERSTEIN

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

Deceased.

The administration of the Estate of SANDRA LYNN FEUERSTEIN a/k/a SANDRA L. FEUERSTEIN, deceased, whose date of death was October 8. 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 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 AF-TER 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

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 January 10, 2025.

Personal Representative: KATHLEEN J. BELMONTE, CTFA, AEP SABAL TRUST COMPANY

4211 West Boy Scout Boulevard, Suite 190 Tampa, Florida 33607 Attorneys for Personal Representative: DEBRA L. BOJE, ESQUIRE Florida Bar Number: 949604 GUNSTER, YOAKLEY & STEWART, P.A. 401 East Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 222-6614 Fax: (813) 314-6619 E-Mail: dboje@gunster.com Secondary E-Mail: eservice@gunster.com Secondary E-Mail: mjaquez@gunster.com ACTIVE:35381696.1 January 10, 17, 2025 25-00096H

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 ----

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 20-CA-002571 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF

THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12, Plaintiff. vs.

MARIA E. MARMOLEJOS, et al., Defendants. NOTICE IS HEREBY GIVEN pursu-

ant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 19th day of December 2024, in Case No. 20-CA-002571, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUST-EE FOR THE CERTIFICATEHOLD-ERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12, is the Plaintiff and MARIA E. MARMOLEJOS; UNKNOWN SPOUSE OF MARIA E. MARMOLE-JOS; LOGAN GATE VILLAGE HOMEOWNERS ASSOCIATION, INC.; PLANNING & GROWTH MANAGEMENT DEPARTMENT BUILDING SERVICES DIVISION; ULL SPODOJOUL COUNTY DO HILLSBOROUGH COUNTY PO-LITICAL SUBDIVISION OF THE STATE OF FLORIDA; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this 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 5th day of February 2025, the fol-

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA Case No: 23-CA-013302 Division: K RHONDA ECCLESTON Plaintiff, v. CM PROPERTIES TAMPA LLC, a Florida Limited Liability Company

Defendant. NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, November 14, 2023, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hills-

borough County, Florida, described as: Lot 7, Block 6; together with the West 1/2 of vacated Fulton St. abutting on the East thereof; and Lot 8, Block 6, Baybridge Revised, according to the map or play thereof as recorded in Plat Book 10, Page 30, Public Records of Hillsborough County, Florida. Property Address: 4905 Price Avenue, Tampa, FL 33611 and 4909 Price Avenue, Tampa, FL 33611.

at public sale, to the highest and best bidder for cash at www.hillsborough. realforeclose.com; at 10:00 a.m. on FEBRUARY 7, 2025 in accordance with

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CC-038265 BLISSFUL TIMES INC., a

lowing described property as set forth in said Final Judgment, to wit: LOT 18, BLOCK 2, LOGAN GATE VILLAGE, PHASE IV, UNIT 1, ACORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 56, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA. Property Address: 6801 ROSE-MARY DRIVE, TAMPA, FL

33625 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 WITH THE CLERK 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.

Dated this 31st day of December, 2024. By: /s/ MICHELLE MASON /s/ Michelle Mason, Esq. Bar Number: 864773 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 19-04397 January 10, 17, 2025 25-00056H

FIRST INSERTION

Section 45.031 Florida Statutes. 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 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 im-

paired, call 711. YESNER LAW, P.L. Shawn M. Yesner, Esq. FBN: 0155225 Lauryn V. Fabrizio, Esq. FBN: 1015838 Countryside Colonial Center 2753 S.R. 580, Suite 106 Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950 Email: Shawn@YesnerLaw.com Email: Lauryn@YesnerLaw.com Email: Julia@YesnerLaw.com January 10, 17, 2025 25-00085H

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 Statute, Section 45.031. AMERICANS WITH DISABILITY

ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated December 30, 2024 /S/ Kimberly Garno Kimberly L. Garno, Esq.

Florida Bar # 84538

Odessa, FL 33556

9104 Brindlewood Dr

January 10, 17, 2025

E-Service: kimberlygarno@gmail.com

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 24-CA-007275 Division C NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff. vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ROBERT LLOYD HOWARD A/K/A **ROBERT L. HOWARD, SR.,** DECEASED, ROBERT LLOYD HOWARD II, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT LLOYD HOWARD A/K/A ROBERT L. HOWARD, SR., DECEASED, ROBERT LLOYD HOWARD II, KNOWN HEIR OF THE ESTATE

FIRST INSERTION

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

OF ROBERT LLOYD HOWARD

CIVIL DIVISION: I CASE NO.: 24-CA-007665 PENNYMAC LOAN SERVICES,

LLC,

Plaintiff. vs. GARY DARWIN TILDEN, II A/K/A GARY TILDEN, II A/K/A GARY D. TILDEN, et al., Defendants.

TO: GARY DARWIN TILDEN, II A/K/A GARY TILDEN, II A/K/A GARY D. TILDEN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-lowing described property:

Lot 5, of Collins Estates, according to the plat thereof, as recorded in Plat Book 115, Page(s) 168 through 171, of the Public Records of Hills-

borough 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 02/10/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-006960 LOANDEPOT.COM, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS. CREDITORS, DEVISEES, **BENEFICIARIES, GRANTEES,** ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ARCHIE WILLIAMS, DECEASED; JACQUELYN WILLIAMS; CHATHAM WALK HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; AQUA

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 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 31st day of December, 2024. /s/ Eric Knopp, Esq. Bar. No.: 709921 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.: 22-00709 LND V6.20190626 January 10, 17, 2025 25-00055H

FIRST INSERTION

A/K/A ROBERT L. HOWARD, SR., DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ROBERT LLOYD HOWARD A/K/A ROBERT L.HOWARD, SR., DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UN-KNOWN

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 7, BLOCK 3, GOLF AND SEA VILLAGE UNIT ONE, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 47, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 802 BUNKER VIEW DR, APOLLO BEACH, FL 33572 has been filed against you and you are required to serve a copy of your

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: 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 3 day of January, 2025. CINDY STUART As Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

CORAL SPRINGS, FL 33310 24-02715 January 10, 17, 2025

written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Feb 10th 2025 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800

E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: 1/3/25.

CLERK OF THE COURT Honorable Cindy Stuart 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Marquita Jones Deputy Clerk Jennifer M. Scott of Kass Shuler. P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601. (813) 229-0900 328202/2426743/wlp January 10, 17, 2025 25-00097H

entered against you for the relief de-

manded 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 cer-

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-diately 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

As Clerk of the Court

As Deputy Clerk

25-00073H

(SEAL) By: Marquita Jones

Impaired Line 1-800-955-8770.

Dated on 12/30/, 2024.

ALDRIDGE PITE, LLP,

Delray Beach, FL 33484

January 10, 17, 2025

5300 West Atlantic Avenue

Plaintiff's attorney,

Suite 303

1457-1048B

Ref# 10189

FIRST INSERTION

PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before February 4th 2025, and file the original with the clerk of this court either before service

CASE NO .: 24-CA-009549 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,

TO: 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 Carol Liss, Deceased Last Known Residence: Unknown

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

LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

defenses, if any, to it on ALDRIDGE

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA on Plaintiff's attorney or immediately thereafter; otherwise a default will be

YOU ARE NOTIFIED that an action

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

CHAPTER 45

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CASE NO.: 24-CA-004207

GITSIT SOLUTIONS, LLC,

BENEFICIARIES, LEGATEES.

CREDITORS AND ANY OTHER

ALFRED G. SCHOONMAKER.

DECEASED, ALL UNKNOWN

THROUGH, UNDER OR AGAINST

PERSONAL REPRESENTATIVES,

CREDITORS AND ANY OTHER

ALL UNKNOWN HEIRS,

DEVISEES, PERSONAL

PERSON CLAIMING BY,

HEIRS, BENEFICIARIES,

LEGATEES, DEVISEES,

PERSON CLAIMING BY

REPRESENTATIVES,

Plaintiff, v.

NOTICE OF SALE PURSUANT TO sell to the highest bidder for cash at

FIRST INSERTION

http://www.hillsborough.realforeclose. com, on February 19, 2025, at 10:00 a.m. the following described real property as set forth in said Final Judgment, to wit:

LOT 13 IN BLOCK "B" OF MIL-WOOD ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2917 W CLIFTON ST, TAMPA, FL 33614 (the "Property"). ANY PERSON CLAIM-ING AN INTEREST IN THE SUR-PLUS 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 im-

(COURT SEAL) By Isha Tirado-Baker As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026. 25-00084H best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on January 27, 2025, the follow-

ing described property as set forth in said Final Judgment, to wit: LOT 64, BLOCK 3, WYNN-MERE WEST PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE(S) 160 THROUGH 171, INCLUSIVE, 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

UNDER, OR AGAINST THE ESTATE OF CAROL LISS, DECEASED; et al., Defendant(s).

Florida corporation PLAINTIFF, VS. BAM32, INC. a Florida corporation LIVING INTERIOR PLANT SERVICE, INC., A Florida corporation. DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated September 18, 2024 and entered in 24-CC-38265 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Blissful Times Inc., is the Plaintiff and BAM32, Inc. and Living Interior Plant Service Inc. are the Defendants. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose. com at, 10:00 am on January 23, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

LOT 13, Block 6, WINSTON PARK UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 46, Page 42, Public Records of Hillsborough County Florida.

Property Address: 1008 S. 70th Street, Tampa, FL 33619.

Any person claiming an interest in the

FINANCE, INC.: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CORINA LASHAWN WILLIAMS, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 23, 2024 and entered in Case No. 22-CA-006960, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and ALL UNKNOWN HEIRS. CREDITORS, DEVISEES, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ARCHIE WILLIAMS, DECEASED; JAC-QUELYN WILLIAMS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CORINA LASHAWN WILLIAMS; CHATHAM WALK HOMEOWNERS ASSOCIA-TION, INC.; GOODLEAP, LLC; AQUA FINANCE, INC.; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and

THROUGH, UNDER OR AGAINST LUCILLE F. SCHOONMAKER AND DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 19, 2024, and entered in Case No. 24-CA-004207 in the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein GITSIT SOLUTIONS, LLC, is the Plain-tiff, and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DE-VISEES, PERSONAL REPRESEN-TATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED G. SCHOONMAKER, DE-CEASED, ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DE-VISEES, PERSONAL REPRESEN-TATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LUCILLE F. SCHOONMAKER AND DECEASED, are the Defendants. The Clerk of the Court, Cindy Stuart, will

paired, call 711. WITNESS my hand and the seal of the court on December 30, 2024. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/Chrtistophal Hellewell Christophal Hellewell, Esq. Florida Bar No. 114230 fcpleadings@ghidottiberger.comJanuary 10, 17, 2025 25-00053H

Busine

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices

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25-00052H



--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 24-CA-001809 DIVISION: E **RF**-Section I REPUBLIC BANK & TRUST COMPANY, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED: SWEETWATER CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; **UNKNOWN TENANT NO. 2: and** ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 18, 2024 and an Order on Plaintiff's Motion to Vacate Foreclosure Sale and Stop the Issuance of the Certificate of Sale, The Certificate of Title and Reset Sale and Disburse Sale Deposit Resetting Sale dated January 6, 2025 and entered in Case No. 24-CA-001809 of the Circuit Court in and for Hillsborough County, Florida, wherein REPUBLIC BANK & TRUST COMPANY is Plaintiff and THE UNKNOWN SPOUSES,

CASE NO.

DIVISION: J

RF-Section II

THE CWABS, INC.,

SERIES 2006-22,

ALL UNKNOWN PARTIES

CLAIMING INTERESTS BY,

A NAMED DEFENDANT TO

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED.

NOTICE IS HEREBY GIVEN pursu-

ant to an Order or Summary Final

Judgment of foreclosure dated August

5, 2022 and an Order Resetting Sale

dated December 30, 2024 and entered

in Case No. 292019CA011725A001HC

of the Circuit Court in and for Hills-

borough County, Florida, wherein THE

BANK OF NEW YORK MELLON

FKA THE BANK OF NEW YORK, AS

TRUSTEE FOR THE CERTIFICATE-

Plaintiff. vs.

Defendant(s).

HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEETWATER CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose. com, 10:00 a.m., on February 5, 2025 the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT 2-16 OF SWEETWATER TOWNHOMES CONDOMIN-IUM PHASE TWO, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RE-CORDED IN OFFICIAL RE-CORD BOOK 4292, PAGE 283, AND AS AMENDED, AND AS PER PLAT THEREOF RE-CORDED IN CONDOMINIUM BOOK 7, PAGE 18, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

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

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY 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 ACCOMMO-DATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 7236-199599 / BJB January 10, 17, 2025

FIRST INSERTION

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

Case No. 24-CA-007378 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, PATIENCE A. GREEN A/K/A PATIENCE GREEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, PATIENCE A. GREEN A/K/A PATIENCE GREEN. KNOWN HEIR OF THE ESTATE OF WALDEN GREEN A/K/A

WALDEN A. GREEN, DECEASED, et al. Defendants.

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

RIVER ESTATES, UNIT IIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 51, PAGE 28. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

DR, TEMPLE TERRACE, FL 33637 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M.

IN THE CIRCUIT COURT FOR FLORIDA PROBATE DIVISION File No. 24 CP 002999 **Division Probate** IN RE: ESTATE OF MAXIMO COLLADO Deceased.

Maximo Collado, deceased, whose date of death was December 23, 2023, 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 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 ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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

TION OF THIS NOTICE. ALL CLAIMS NOT FILED torney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before January 27, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: December 17, 2024. CLERK OF THE COURT Honorable Cindy Stuart 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: /s/ Mustafa Divan Deputy Clerk

Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 011150/2426644/and 25-00051H January 10, 17, 2025

NOTICE OF ACTION COUNTY, FLORIDA CASE NO.: 24-CA-008818

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the Clerk of the Court and to serve a copy on or before FEBRUARY 10, 2025, on Lazaro J. Gonzalez, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134. To be published for 4 consecutive

DATED on 1/3/2025

As Clerk of the Court Hillsborough County Courthouse

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-003820 Division: W IN RE: ESTATE OF BERT FRANKLIN DULL Deceased.

The administration of the estate of Bert Franklin Dull, deceased, whose date of death was April 24, 2024, is pending in the Circuit Court for Hillsborough 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 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228 applies or may apply, unless a written demand is made by a creditor as speci-fied under s. 732.2211, 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 date of first publication of this

notice is January 10, 2025. Personal Representative:

Bert F. Dull II

5805 Wrenwater Dr. Lithia, FL 33547 Attorney for Personal Representative: Christina C. Hebert Florida Bar Number: 0065005 Christina Hebert Law 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618 Telephone: (813) 240-2468

E-Mail: christina@chebertlaw.com January 10, 17, 2025 25-00112H

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 24-CC-053711 CECILE DURAND,

Plaintiff, v. AUGUSTINE WARPINSKI A/K/A GUS WARPINSKI,

Defendant.

TO: AUGUSTINE WARPINSKI A/K/A GUS WARPINSKI RESIDENCE: PINELLAS COUNTY,

FLORIDA LAST KNOWN ADDRESS: 13554 88th Avenue, Seminole FL 33776

YOU ARE NOTIFIED that a Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication to Jesse L. Ray, Esq., Plaintiff's Attorney, whose address is 13014 N. Dale Mabry Hwy. #315, Tampa, Florida 33618. and file the original with the clerk of this court either before service on Plaintiff's attornev or immediately after service: otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Dated this day of DEC 30 2024. CINDY STUART Clerk of the Circuit Court (SEAL) By: /s/ Marquita Jones As Deputy Clerk January 10, 17, 24, 31, 2025

FIRST INSERTION RE-NOTICE OF SALE HOLDERS OF THE CWABS, INC., PURSUANT TO CHAPTER 45 ASSET-BACKED CERTIFICATES, SE-IN THE CIRCUIT COURT OF THE RIES 2006-22 is Plaintiff and RANDY THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION 292019CA011725A001HC THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ASSET-BACKED CERTIFICATES, RANDY KISER A/K/A RANDALL KISER; AMANDA KISER; **UNKNOWN TENANT NO. 1:** to-wit: UNKNOWN TENANT NO. 2; and

9 AND 10, LESS THE EAST 60 FEET THEREOF. BLOCK 11. APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RE-CORDS 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE

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

least 5 days prior to the sale. DATED 1/8/2025. 25-00115H

KISER A/K/A RANDALL KISER: AMANDA KISER; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose. com, 10:00 a.m., on February 6, 2025 , the following described property as set forth in said Order or Final Judgment,

THE EAST 45 FEET OF LOTS

OF THE CHANGED TIME OF SALE

ED HEREIN. to Florida Statute Pursuant 45.031(2), this notice shall be published twice, once a week for two consecutive

weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE.

TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SER-VICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODA-TIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG.

DATED December 31, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-174948 / SR4 January 10, 17, 2025 25-00099H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE sure Sale filed November 19, 2024 and SALE entered in Case No. 18-CA-007385, of THE CIRCUIT CO RT OF THE

THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 254, OF THE PUBLIC RECORDS

SHALL BE PUBLISHED AS PROVID-

commonly known as 8505 WAKULLA

Scott of Kass Shuler, P.A., plaintiff's at-

FLORIDA.

TO: UNKNOWN HEIRS. DEVISEES.

LOT 8, BLOCK 9, ORANGE

FIRST INSERTION NOTICE TO CREDITORS

HILLSBOROUGH COUNTY,

The administration of the estate of

TICE ON THEM.

FIRST INSERTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH DIVISION: J GRANADA INSURANCE COMPANY, Plaintiff, vs. SCORPION CONSTRUCTION LLC; BERNABE MONDRAGON VELASQUEZ; DELMA M VELASQUEZ; JAVIER RAUL FERNANDEZ; SAHER AKRAM ZIKRY; and JULIA AMGED HANNA,

Defendants

TO: SAHER AKRAM ZIKRY, 11248 Paddock Manor Avenue, Riverview, FL 33569

weeks

CINDY STUART

13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 18-CA-007385 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS DEVISEES BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WAR-**REN, DECEASED; DOMINIQUE DUNCAN-WALKER: PORTFOLIO RECOVERY ASSOCIATES, LLC AS-**SIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL **DUNCAN A/K/A DARRELL** DUNCAN A/K/A DARRYL **DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,** Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclo-

the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMING-TON SAVINGS FUND SOCIETY, FSB. AS TRUSTEE OF STANWICH MORT-GAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WAR-REN, DECEASED; DOMINIQUE DUNCAN-WALKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A DARRELL DUN-CAN A/K/A DARRYL DUNCAN: UN-KNOWN SPOUSE OF DARREL DUN-CAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN PORTEO-LIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOTY TANGLEWOOD PRESERVE HOMEOWNER'S ASSO-CIATION, INC.; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.; are defendants. CINDY STU-ART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on January 23, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 19, BLOCK 10 OF TAN-GLEWOOD PRESERVE, AC-CORDING TO THE PLAT

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 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 31st day of December, 2024.

/s/ Eric Knopp, Esq. Bar. No.: 709921 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.: 18-01243 CMS V6.20190626 January 10, 17, 2025 25-00054H

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 January 10, 2025. Personal Representative: Gisela Collado

2902 Magdalene Woods Drive Tampa, Florida 33618 Attorney for Personal Representative: Willie Roy Wilkes

Attorney Florida Bar Number: 608475 1622 Grand Heritage Blvd. Valrico, FL 33594 Telephone: (863) 414-8424 Fax: (813) 798-5981 E-Mail: wilkes.wroy@gmail.com January 10, 17, 2025 25-00109H



legal@businessobserverfl.com

800 E. Twiggs St. Tampa, FL 33602 (SEAL) By Isha Tirado-Baker As Deputy Clerk January 10, 17, 24, 31, 2025

25-00098H



and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



25-00080H



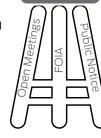
What is a public notice?

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.

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





Publishing notices on the internet is neither cheap nor free



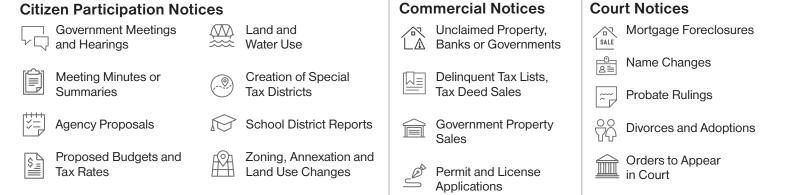
Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices

BUSINESS OBSERVER



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 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.selfstorageauction.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	IT MAY CONCERN:	Fountainbleau Rd, Tampa, Flor-
TO QUIET TITLE	YOU ARE HEREBY NOTIFIED	ida 33634
IN THE CIRCUIT COURT OF THE	that an action to quiet title has been	
THIRTEENTH JUDICIAL CIRCUIT	filed against you to confirm the rights	You are required to serve a copy of your
IN AND FOR HILLSBOROUGH	and ownership of the below described	written defenses, if any, to the action on
COUNTY, FLORIDA	property and remove clouds of title.	Erik B Espinosa, Esq, The Law Offices
	Rights need to be adjudicated pursuant	of Erik B Espinosa, PA, Plaintiff's attor-
Case Number: 2024-CA-008174	to alleged errors in the recorded deeds,	ney, whose address is PO Box 453007
Erick Benjamin Perez	alternatively by adverse possession, for	Sunrise, FL 33345 (alternatively via
Plaintiff(s), vs.	that particular property in Hillsbor-	email: ebe@espilaw.com), on or before
Estate of Miles Leonard Cromwell,	ough County described as:	28 days after first publication date, and
Unknown Heirs of the Estate of		file with the Clerk of this Court either
Miles Leonard Cromwell, Estate of	Lot Eleven (11), Block Four (4),	before service on Plaintiff's attorney or
Buddy Leonard Cromwell, Unknown	Rocky Point Village Unit No. 1,	immediately thereafter; otherwise, a
Heirs of the Estate of Buddy Leonard	according to map or plat thereof	default will be entered against you for
Cromwell, Estate of Patricia Ann	recorded in Plat Book 34, Page	the relief demanded in the Complaint of
Bryant, Unknown Heirs of the Estate	100, of the Public Records of	the Petition.
of Patricia Ann Bryant, Antoinette	Hillsborough County, Florida.	Dated: 12/3/2024
Bryant	[LEGAL DESCRIPTION OF	Clerk of the Circuit Court
Defendant(s)	PROPERTY ABOVE]	(SEAL) /s/ Mustafa Divan
TO THE ABOVE NAMED DEFEN-		Dec. 20, 27, 2024; Jan. 3, 10, 2025
DANTS AND ALL OTHERS WHOM	Commonly known as: 4509	24-03660H

THIRD INSERTION RICHARD A. WOODS v. RAYMOND E. HUGHES (Deceased), RUTH J.

HUGHES (Deceased), AND ANY AND

ALL UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, BENEFI-

CIARIES, OR OTHER CLAIMANTS,

CLAIMING BY, THROUGH, UN-

DER OR AGAINST RAYMOND E.

HUGHES (Deceased), and ANY AND ALL UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, BENEFI-CIARIES OR OTHER CLAIMANTS,

CLAIMING BY, THROUGH, UNDER

OR AGAINST RUTH J. HUGHES (Deceased); ESTATE OF DONNA

DANIELSON; AMANDA BETH CALDWELL; DWAYNE CALDWELL; ANTHONY TERRENCE DANIEL-

SON; and SHEILA HUGHES MAT-

NEY, relative to the real property lo-

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, Hillsbor-

ough County, FL 33619 (here-

inafter referred to as the "Prop-

AMANDA

BETH

DANIELSON;

cated at:

erty")

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, GRANTEES, 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, GRANTEES, 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,

PARCEL ID: A-10-29-19-4BX-000015-00018.0 You are required to serve a copy of

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



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.



Defendants

TO: DWAYNE CALDWELL, unknown address, AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFI-CIARIES, 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

SAVE

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

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

Email your Legal Notice

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

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



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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-CA-012411 Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through,

26

under or against the Estate of Shirley A. Mulnix a/k/a Shirley Ann Mulnix a/k/a Shirley Mulnix, Deceased, et al.. Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012411 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Shirley A. Mulnix a/k/a Shirley Ann Mulnix a/k/a Shirley Mulnix, Deceased ; Brenda Gail Main a/k/a Brenda Randall Main f/k/a Brenda York f/k/a Brenda Gail Randall f/k/a Brenda Randall: Roy Lee Burke-Randall a/k/a Roy Lee Burke Randall a/k/a Burke Randall; Ryan Mitchell Burke-Randall a/k/a Ryan Mitchell Burke Randall a/k/a Ryan Burke Randall; Autumn Rose Burke-Randall; Goodleap, LLC. are the Defendants, that Cindy Stuart, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at. http://www.hillsborough.realforeclose. com, beginning at 10:00 AM on the 17th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 21 AND 22, BLOCK

155, REVISED PLAT OF TER-RACE PARK, UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE(S) 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: 139823-0000 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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. 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 24th day of December, 2024.BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq Florida Bar No. 32106 File # 23-F00044 January 3, 10, 2025 25-00009H

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

GENERAL JURISDICTION DIVISION CASE NO. 23-CA-000559 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. TOBY CHURCH AND ANGELA DAVIDOVICH A/K/A ANGELA M. DAVIDOVICH A/K/A ANGELA CHURCH, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2023, and entered in 23-CA-000559 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and TOBY CHURCH; ANGELA DAVI-DOVICH A/K/A ANGELA M. DAVI-DOVICH A/K/A ANGELA CHURCH: FISHHAWK RANCH HOMEOWN-ERS ASSOCIATION, INC. 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 January 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 74, FISH-

HAWK RANCH PHASE 2 PAR-CEL "DD-1A". ACCORDING TO MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 97, PAGES 47 THRU 60, INCLU-SIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Address: 16123 Property BRIDGEDALE DR, LITHIA, FL

33547 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 23 day of December, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-046476 - NaC January 3, 10, 2025 25-00026H

SECOND INSERTION 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 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY. THROUGH, UNDER, OR AGAINST THE ESTATE OF AMPARO NOWLAIN, DECEASED; ESTANISLADO MEDRANO; RICHARD MEDRANO; ELIZABETH BAERTSCHI: MATTIE PHILON; MARY STUART; AQUA FINANCE, LLC; HILLSBOROUGH COUNTY. FLORIDA; UNKNOWN TEN-ANT #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 an Order Resetting Foreclosure Sale entered on December 16, 2024 of the Circuit Court of the Thir-teenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Cindy Stuart, the Clerk of Court will on JANU-ARY 21, 2025 at 10:00 a.m. EST at

http://www.hillsborough.realforeclose. com offer for sale and sell at public outcry 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: December 26, 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: (954) 640-0294 x 3163 Facsimile: (404) 745-8121 Email: adeluca@mtglaw.com E-Service: servicefl@mtglaw.com January 3, 10, 2025 25-00031H

SECOND 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-012028 LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS. CREDITORS, DEVISEES.

BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH WILLIAMS, DECEASED; ANTONIO WILLIAMS: JANITA WILLIAMS: JOSEPH WILLIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS: DOMINIQUE NICOLE FRAISER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; COURTNEY CAPRI WILLIAMS; TYNIA SHANTE WILLIAMS UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Canceling Foreclosure Sale filed November 22, 2024 and entered in Case No. 23-CA-012028, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES. LIENORS. TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ES-TATE OF JOSEPH WILLIAMS, DE-CEASED; ANTONIO WILLIAMS; JANITA WILLIAMS; JOSEPH WIL-LIAMS, JR.; JOANNA HERBERT; MARLENA CAMILLE PHILLIPS; DOMINIQUE NICOLE FRAISER; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY;

COURTNEY CAPRI WILLIAMS; TYNIA SHANTE WILLIAMS; UNIT-ED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on January 21, 2025, the following described property as set forth in

said Final Judgment, to wit: LOT 10, BLOCK 22, WEST MADISON PARK, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 30, PUB-LIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 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 23rd day of December 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.: 23-00292 CLNK V6.20190626 January 3, 10, 2025 25-00008H

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 2024-CA-002099-A001HC RAIN CITY CAPITAL, LLC,

Plaintiff, v. 27TH STREET LAND TRUST #4004, DATED SEPTEMBER 28. 2023 A/K/A 27TH STREET LAND TUST#4004, DATED SEPTEMBER 28, 2023, SHERRY ISLEY,

Defendants. NOTICE OF SALE IS HEREBY GIVEN, pursuant to the order of the Final Judgment of Foreclosure, dated December 12, 2024, and entered in 24-CA-002099 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 27TH STREET LAND TRUST #4004, DATED SEPTEMBER 28, 2023 A/K/A 27TH STREET LAND TUST#4004, DATED SEPTEMBER 28, 2023, and SHERRY ISLEY are the Defendants. The office of Cindy Stuart, the Hillsborough County Clerk of the Court. will sell to the highest bidder for cash via electronic sale at the following https://www.hillsborough. website: realforeclose.com/ at 10:00 AM on the 7th day of January 2025, the following described property as set forth in said

Final Judgment of Foreclosure to wit: THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC-TION 27, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 33.00 FEET FOR ROAD RIGHT-OF-WAY. SAID PAR-CEL BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST COR-NER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89 DEGREE 56 MINUTES 18 SECONDS EAST, 33.00 FEET ALONG THE NORTH BOUNDARY OF

SECOND INSERTION

SAID SOUTHWEST 1/4 TO THE EAST RIGHT-OF-WAY LINE OF 27TH STREET SE FOR A POINT OF BEGIN-NING: THENCE NORTH 89 DEGREE 56 MINUTES 18 SECONDS EAST, 640.79 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF SAID SOUTH-WEST 1/4: THENCE SOUTH 00 DEGREE 09 MINUTES 36 SECONDS EAST, 167.19 FEET ALONG THE EAST BOUND-ARY OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DE-GREE 53 MINUTES 46 SEC-ONDS WEST, 640.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF 27TH STREET SE; THENCE NORTH 00 DEGREE 00 MINUTES 24 SECONDS WEST, 167.67 FEET ALONG

surplus funds from the sale, if any, must file a claim with the Clerk no later than 60 days after this sale. If you fail to file

a claim, you will not be entitled to any remaining funds. 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 NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24-CA-003490 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. REENU RAI AND

HARINDER PAL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 24-CA-003490 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and REENU RAI; HARINDER PAL 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 January 24, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 14, HAVEN ESTATES, AC-CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 74 THROUGH 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

SECOND INSERTION

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

Dated this 23 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-170560 - NaC January 3, 10, 2025 25-00027H

SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGIN-NING

Property Address: 4004 27th St. SE, Ruskin, Florida 33570.

Any person claiming an interest in the

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 undersigned signature on December 23, 2024. /s/ Nardo Dorsin, Esq. Nardo Dorsin, Esq. Florida Bar No. 126301 100511063.1 January 3, 10, 2025 25-00007H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/23/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

013	Hadi Prawoto	
411	William Kyle	
445	Kevin Garriel	
545	Tobias Thompson	
731	Melissa Lyons	
821	Luis Davila	

Electronics, boxes	
Furniture, boxes, bike	
Safe, Tools, Bike	
Boxes	
Boxes, furniture, electronics	
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 pur-chase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348. 25-00023H January 3, 10, 2025

Property Address: 12542 CAN-DLEBERRY CIRCLE, TAMPA, FL 33635

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

SECOND 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 1/23/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

G-820	Megan Peterson	artwork, electronics, outdoors
C-605	Teresa Hodge	tools, toys, appliances
1-4	Michael Townsend	furniture, electronics, kitchenware
15-211	Crystal Kautsky-Davis	furniture, appliances, mattresses
A-285	Tia Forte	clothing, furniture, mattresses
B-404	Frank Murrow	electronics, boxes, artwork
B-444	Mavis Rozier	furniture, clothing, fire place
B-449	Christopher Thomas	toys, tools, appliances
B-458	Abijah Johnson	clothing, electronics, totes
A-337	Claude Mason	bags, mattresses
C-545	Ivelisse Pintor	clothing, furniture, electronics
C-570	Michelle Stallings	furniture, lamps, bedding

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 pur-chase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430. 25-00025H January 3, 10, 2025



and select the appropriate County name from the menu.

or email or email legal@businessobserverfl.com

--- ACTIONS / SALES / ESTATES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE THIRTEENTH IUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 19-CA-005467 AMIRHOUSES.COM LLC,

Plaintiff, vs. HENRY LEWIS, et al Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Order Granting Motion to Reschedule Foreclosure Sale dated December 18th, 2024, and entered in 2019-CA-005467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Amirhouses.com, LLC, is the Plaintiff and Henry Lewis, et al is the Defendant. Cindy Stuart as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com, on January 21st, 2025, at 10:00 A.M., the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

Lot 22 and the West 1/2 of Lot 23, Block 3, MAP OF CAMPO-BELLO, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County, Florida More commonly known as: Property Address: 2620 E. 33rd Ave, Tampa, FL 33610 ("Property")

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

the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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

Dated 20th day of December, 2024. IVANOV & WOLF, PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D. Wolf, Esq. Florida Bar Number 92611 25-00010H January 3, 10, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-002527 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR

THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES. SERIES 2006-25, Plaintiff, vs.

EDDIE L RUSSELL, JR., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 26, 2023 in Civil Case No. 23-CA-002527 of the Circuit Court of the THIRTEENTH JU-DICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SE-RIES 2006-25 is Plaintiff and EDDIE L RUSSELL, Jr., 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 21st day of January, 2025, at 10:00 AM on the following described

property as set forth in said Summary Final Judgment, to-wit: LOT 34, Block 2, SUGAR-CREEK SUBDIVISION, UNIT NO. 2, according to the map or

plat thereof as recorded in Plat Book 51, Page 53, 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.: 0146803 23-08151FL January 3, 10, 2025 25-00004H

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-006292 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI-VIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST Plaintiff(s), vs. ANITA NEWTON; EDGEWATER PLACE HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF ANITA NEWTON: THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: ANITA NEWTON LAST KNOWN ADDRESS: 8400 AN-GELS DR APT 211, PLANO, TX 75024 CURRENT ADDRESS: 8400 ANGELS DR APT 211, PLANO, TX 75024 TO: THE UNKNOWN SPOUSE OF ANITA NEWTON LAST KNOWN ADDRESS: 8400 AN-GELS DR APT 211, PLANO, TX 75024

CURRENT ADDRESS: 8400 ANGELS

NOTICE OF SALE PURSUANT TO

CHAPTER 45

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292024CA006160A001HC DIVISION: **RF**-Section I J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. CATHERINE L. FOX A/K/A CATHERINE FOX; CKS PRIME INVESTMENTS LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 12, 2024, and entered in Case No. 292024CA006160A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and CATHERINE L. FOX A/K/A CATHERINE FOX; CKS PRIME INVESTMENTS LLC; UN-KNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, Clerk of the Circuit Court, will sell to the highDR APT 211, PLANO, TX 75024 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: LOT 5, BLOCK 5, EDGEWATER PLACE, ACCORDING TO MAP

SECOND INSERTION

OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 90, PAGE 73 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 8517 Edgewater Place Boulevard, Tampa, FL 33615 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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

SECOND INSERTION com, 10:00 a.m., on February 13, 2025 , the following described property as set

forth in said Order or Final Judgment, towit: A PART OF LOT 8 AND A PART OF LOT 9, BLOCK 15, GROVE PARK ESTATES, UNIT NO. 7, AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF THE SAID LOT 8, (WESTERN MOST CORNER OF THE SAID LOT 9) AND RUN NORTH 62° 46' 45" WEST 50.64 FEET ALONG THE SOUTHWESTERLY BOUND-ARY OF THE SAID LOT 8; THENCE RUN NORTH 27° 13' 15" EAST 108 FEET TO THE NORTHEASTERLY BOUND-ARY OF THE SAID LOT 8; THENCE RUN SOUTH 62° 46' 45" EAST 67 FEET ALONG THE NORTHEASTERLY BOUNDARIES OF THE SAID LOTS 8 AND 9 TO A POINT 16.36 FEET SOUTHEASTER-LY FROM THE NORTHERN MOST CORNER OF THE SAID LOT 9; THENCE RUN SOUTH 27° 13' 15" WEST 108 FEET TO A POINT ON THE SOUTH-WESTERLY BOUNDARY OF AND 67 FEET NORTHWEST-ERLY OF THE SOUTHERN MOST CORNER OF THE SAID LOT 9, THENCE RUN NORTH 62° 46' 45" WEST 16.36 FEET ALONG THE SAID SOUTH-WESTERLY BOUNDARY OF LOT 9 TO THE POINT OF BEGINNING AND IN HILLS-BOROUGH COUNTY, FLOR-IDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

SECOND INSERTION

30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS THE FOLLOWING DE-SCRIBED TRACT OF LAND: COMMENCE AT THE NORTH

QUARTER CORNER OF SECTION 8, TOWNSHIP 30

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this the 18th day of December, 2024.

CLERK OF THE CIRCUIT COURT As Clerk of the Court Deputy Clerk

Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-005975-1 January 3, 10, 2025 25-00001H

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

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

least 5 days prior to the sale. DATED December 23, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-205115 / SR4 January 3, 10, 2025 25-00006H

FEET; THENCE S 89 DE-GREES 57' 02" W, AND PAR-ALLEL TO THE NORTH LINE OF THE. SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUAR-TER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 180.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD: THENCE N 00 DEGREES 00' 02" E, ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 24-CP-003927 IN RE: ESTATE OF **ROBERT JOHN HENDERSON,**

Deceased. The administration of the estate of ROBERT JOHN HENDERSON, deceased, whose date of death was September 21, 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors if the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

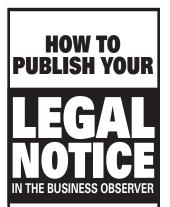
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 - 732.228,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

notice is January 3, 2025.

Ellen McKee Henderson. Personal Representative 16333 Birkdale Drive Odessa, Florida 33556 /s/ Christina Green Rankin Christina Green Rankin, Esq. FLA BAR 0651621 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 Email: cgrankin@greenlawoffices.net Email: zcreamer@greenlawoffices.net January 3, 10, 2025 25-00029H



SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROLIGH

A/K/A 5608 NEAL DR, TAMPA, FL 33617 claiming an interest in ny person

FLORIDA

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-001638

est and best bidder for cash online at

http://www.hillsborough.realforeclose.

COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2012-CA-011003 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR YALE MORTGAGE LOAN TRUST, SERIES 2007-1, Plaintiff, vs. ELLA JACKSON, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 18, 2024, and entered in Case No. 2012-CA-011003 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association. As Trustee For Yale Mortgage Loan Trust, Series 2007-1, is the Plaintiff and, Tampa Postal District Federal Credit Union, Ella Jackson, Nathanial Jackson, Unknown Tenant(S), 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 21, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 31 RIVER HAVEN ES-

TATES SUBDIVISION AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31 PAGE38 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this 23 day of December, 2024.ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie

Florida Bar # 106621	
Justin Ritchie, Esq.	
CT - 16-015976	
January 3, 10, 2025	25-00003H

Plaintiff, vs. ONE HOUR HOUSE SOLUTIONS LLC, et al.,

Defendant

FTF LENDING, LLC,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 06, 2024 in Civil Case No. 24-CA-001638 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillshorough County Tampa Florida wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, 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 28th day of January, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTH 48 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTH 198 FEET OF THE SOUTH 246 FEET OF THE EAST 1/2 OF THE NORTH-WEST 1/4 OF THE NORTH-WEST 1/4 OF THE NORTH-EAST 1/4, LESS ROAD RIGHT-OF-WAY; ALL LYING IN SECTION 8, TOWNSHIP

SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO THE INTERSECTION OF THE NORTH LINE OF THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUAR-TER; THENCE ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE NORTHER-LY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 48.00 FEET TO THE NORTH LINE OF THE SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING;

THENCE N 89 DEGREES 57' 02" E, ALONG SAID NORTH LINE, A DISTANCE OF 380 FEET; THENCE S 00 DE-GREES 03' 06" E, A DISTANCE OF 177.30 FEET; THENCE S 89 DEGREES 57' 02" W, A DISTANCE OF 200.61 FEET; THENCE N 00 DEGREES 11' 42" E, A DISTANCE 132.03

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 dis-ability 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.: 0146803 23-08563FL January 3, 10, 2025 25-00005H





SECOND 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-2020 IN RE: ESTATE OF STEPHEN MARSHELL MCELYEA,

Deceased. The administration of the estate of STEPHEN MARSHELL MCELYEA, Deceased, whose date of death was May 21, 2024, is pending in the Cir-cuit Court for HILLSBORO County, Florida, Probate Division, the address of which is 2233. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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 January 3, 2025. CHRISTINA MORRISON,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawvers.com January 3, 10, 2025 25-00032H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-004044 IN RE: ESTATE OF LORREE JEAN STRAWN-HOLMESLY,

Deceased. The administration of the estate of LORREE JEAN STRAWN-HOLMES-LY, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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

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

PROBATE DIVISION File No.: 24-CP-003081 Division: A IN RE: ESTATE OF CHERYL LAMB NEW

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

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

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

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

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

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

notice is January 3, 2025. Attorney for Personal Representative: Melinda L. Budzynski, Attorney Florida Bar Number: 97831 11256 Boyette Rd. Riverview, FL 33569 Telephone: (813) 850-0025 Fax: (813) 850-0040 E-Mail: mindy@summerfieldlaw.com January 3, 10, 2025 25-00033H

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001342 Division A ADVERSARIAL PROCEEDING IN RE: ESTATE OF GUY A. WILLIAMS Deceased. JOHANNA WILLIAMS Petitioner,

CASEY A. WILLIAMS, KARA A. JOHNSON, and TYLER B. WILLIAMS

--- ESTATE ----

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

GENERAL CIVIL DIVISION CASE NO.: 20-CC-068931 RUSTIC CONDOMINIUM ASSOCIATION, INC.,

Plaintiff, v. BEVERELY E. SHERARD and UNKNOWN TENANT(S),

Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Amended Final

Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 20-CC-068931 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

UNIT 3 OF RUSTIC CON-DOMINIUM (PHASE 1), AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 4034, PAGE 574 AND AMENDMENT RE-CORDED IN OFFICIAL RE-CORD BOOK 4051, PAGE 1357 AND RECORDED IN CON-DOMINIUM PLAT BOOK 5. PAGE 26, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3426 Town-house Court, Unit 3, Tampa,

Florida 33614 ("Property") at public sale, to the highest and best bidder for cash at 10:00 a.m. on February 7, 2025. The sale

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-003919 IN RE: ESTATE OF

THOMAS EDWARD BERRY, JR.

Deceased.

SECOND INSERTION

shall be conducted online at http:// www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim

within 60 days after the sale. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 20th day of December,

2024. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley. Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No.: 118857 10200-014 January 3, 10, 2025 25-00002H

SECOND INSERTION

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

notice is January 3, 2025.

The Bank of Tampa

By: Print Name: Sarah Schelling Peet

Attorney for Personal Representative: Linda D. Hartley, Attorney Florida Bar Number: 0951950 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900 E-Mail: linda.hartley@hwhlaw.com Secondary E-Mail: probate.efile@hwhlaw.com January 3, 10, 2025

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

PROBATE DIVISION File No. 24-CP-003702 Division A IN RE: ESTATE OF

C. MAUREEN MCNAMARA LEVY **Deceased.** The administration of the Estate of C.

MAUREEN MCNAMARA LEVY, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Room 430, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER 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

SECOND INSERTION

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: MARY LISA RUPERTO VICENCIO

15408 Carrollton Lane Tampa, Florida 33624 Attorney for Personal Representative: /s/ Debra L. Boje DEBRA L. BOJE Florida Bar Number: 949604 GUNSTER, YOAKLEY & STEWART 401 East Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 Primary E-Mail: dboje@gunster.com Secondary E-Mail: eservice@gunster.com Secondary E-Mail: snieder@gunster.com ACTIVE:35166568.1 January 3, 10, 2025 25-00028H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003993

SECOND INSERTION

Division A IN RE: ESTATE OF ROBERT W. LUTZ Deceased.

The administration of the estate of ROBERT W. LUTZ, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Hill-sborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216may 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

732.228, Florida Statutes, applies, 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 January 3, 2025.

Personal Representative: Michael P. Lutz 5574 S. Kenton Court

Englewood, CO 80111

Attorney for Personal Representative: Dax O. Nelson Attorney Florida Bar Number: 52767 2309 S. MacDill Avenue, Suite 102 Tampa, FL 33629 Telephone: (813) 739-6695 Fax: (813) 739-6696

E-Mail: dnelson@daxnelsonlaw.com Secondary E-Mail: nswart@daxnelsonlaw.com

January 3, 10, 2025 25-00012H

SECOND INSERTION

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

SECOND INSERTION

Personal Representative:

601 Bayshore Boulevard, Suite 960 Tampa, Florida 33606

Title: Vice President and Senior

Trust Officer 25-00037H

The date of first publication of this

The administration of the estate of Thomas Edward Berry, Jr., deceased, whose date of death was October 26, 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

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

OF THIS NOTICE ON THEM.

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

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: January 3, 2025.

STEPHEN STRAWN Personal Representative

1450 E. Pebble Rd. Apt. 3030 Las Vegas, NV 89123 James P. Hines, Jr. Florida Bar No. 061492 Ashlev G. Friedrich Florida Bar No. 1007955 Attorneys for Personal Representative Hines Norman Hines PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: afriedrich@hnh-law.com January 3, 10, 2025 25-00038H

Respondents.

TO: CASEY A. WILLIAMS, Unknown YOU ARE NOTIFIED that a Petition to Vacate Portion of Order of Summary Administration has been filed in this court regarding certain real property originally described as:

"Agricultural property located at 20089 Ayers Rd, Brooksville, FL 33604, with legal description of: W1307 FT MOL OF W1/4 LYING N."

You are required to serve a copy of your written defenses, if any, on peti-tioner's attorney, whose name and address are:

John M. Hemenway, Bivins & Hemenway, P.A., 1060 Bloomingdale Avenue, Valrico, FL 33596

on or before 01/29, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter.

Failure to serve and file written defenses as required may result in a judg-ment or order for the relief demanded, without further notice.

Signed on this 26 day of DECEM-BER, 2024.

CLERK OF THE COURT (SEAL) By: /s/ RYAN MARSH

As Deputy Clerk John M. Hemenway Bivins & Hemenway, P.A. 1060 Bloomingdale Avenue, Valrico, FL 33596 January 3, 10, 17, 24, 2025 25-00035H

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003961 Division A IN RE: ESTATE OF JEAN MAURICE RINCON Deceased.

The administration of the estate of Jean Maurice Rincon, deceased, whose date of death was November 17, 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 below

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: Jennie Illas Rincon 18702 Hillstone Drive Odessa, Florida 33556

Attorney for Personal Representative: Emily B. Weeks Attorney Florida Bar Number: 95904

Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Fax: (813) 221-2900 E-Mail: emily.weeks@hwhlaw.com Secondary E-Mail: probate.efile@hwhlaw.com 25-00011H January 3, 10, 2025

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003529 **Division:** Probate IN RE: ESTATE OF WILLIAM RUSSELL BURKE, IV A/K/A WILLIAM R. BURKE, IV A/K/A WILLIAM BURKE, IV

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

Deceased.

The administration of the estate of William Russell Burke, IV a/k/a William R. Burke, IV a/k/a William Burke, IV, deceased, whose date of death was May 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 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 Comunless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes.

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

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

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

The date of first publication of this notice is January 3, 2025

Personal Representative: David Burke

1605 Washington Street Holliston, MA 01746 Telephone: 774-217-9865

d_burke53@yahoo.com

Attorney for Personal Representative: Sarah Voss, Esq. Florida Bar Number: 1025128 Sarah Voss Law, PLLC 2555 Enterprise Road, Suite 11-1 Clearwater, Florida 33763 Telephone: (727) 487-9455 sarah@sarahvosslaw.com molly@sarahvosslaw.com January 3, 10, 2025 25-00036H