

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Christine Berlet-Kern / TESORI BLU BOX will engage in business under the fictitious name BERLET & CO. LLC, with a physical address 19706 Angel Ln. Odessa, FL 33556, with a mailing address 19706 Angel Ln. Odessa, FL 33556, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
January 17, 2025 25-00122H

**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 PINCH A PENNY located at 8241 NECTAR RIDGE CT 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 9th day of January, 2025.  
AQUA POOLS TAMPA LLC  
January 17, 2025 25-00128H

**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 Kava Tribe located at 2718 N Florida Avenue 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 9th day of January, 2025.  
Bulala Botanical Coffee Company, LLC Safa Qassam  
January 17, 2025 25-00127H

**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 Vortex Doors of Tampa located at 7701 Ann Ballard Road in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 9th day of January, 2025.  
Vortex Industries, LLC  
January 17, 2025 25-00126H

**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 The Lenox Apartments located at 11311 N 22nd Street in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
Lenox Apartments, LLC  
January 17, 2025 25-00142H

**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 Hite Apartments located at 6006 N Florida Avenue in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
The Hite and Notch Apartments, LLC  
January 17, 2025 25-00144H

**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 TLR Group located at 601 N Ashley Drive 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 9th day of January, 2025.  
TLR Property Management, INC  
January 17, 2025 25-00143H

**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 Notch Apartments located at 6307 N Nebraska Avenue in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
The Hite and Notch Apartments, LLC  
January 17, 2025 25-00145H

**FIRST INSERTION**  
**Notice of Joint CDD/POA Meeting of the Board of Supervisors of the Cory Lakes Community Development District**  
The Board of Supervisors ("Board") for the Cory Lakes Community Development District ("District") will hold a special JOINT meeting with the Cory Lakes Property Owners Association (POA) on Tuesday, January 28, 2025, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647. The purpose of the meeting is to discuss the speeding violations, parking violations/towing, boat registrations, garage hardship (legal issues and existing agreements with homeowners) and any other business that may properly come before it.  
The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://www.corylakescdd.net/> The meeting may be continued to a date, time, and place to be specified on the record at the meeting.  
Members of the public may attend the meeting via Zoom at <https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZkM17G0awKuNvUyO6jcgasUc1&omn=88209573470>, Dial In: +1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.  
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.  
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at [larry@breezeshome.com](mailto:larry@breezeshome.com), at least 48 hours before the meeting. 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 Manager's office.  
Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.  
Larry Krause, District Manager  
4859-6942-2728, v.1  
January 17, 2025 25-00164H

**FIRST INSERTION**  
**Notice of Joint CDD/POA Meeting of the Board of Supervisors of the Cory Lakes Community Development District**  
The Board of Supervisors ("Board") for the Cory Lakes Community Development District ("District") will hold a special JOINT meeting with the Cory Lakes Property Owners Association (POA) on Tuesday, January 28, 2025, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647. The purpose of the meeting is to discuss the speeding violations, parking violations/towing, boat registrations, garage hardship (legal issues and existing agreements with homeowners) and any other business that may properly come before it.  
The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://www.corylakescdd.net/> The meeting may be continued to a date, time, and place to be specified on the record at the meeting.  
Members of the public may attend the meeting via Zoom at <https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZkM17G0awKuNvUyO6jcgasUc1&omn=88209573470>, Dial In: +1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.  
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.  
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at [larry@breezeshome.com](mailto:larry@breezeshome.com), at least 48 hours before the meeting. 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 Manager's office.  
Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.  
Larry Krause, District Manager  
4859-6942-2728, v.1  
January 17, 2025 25-00164H

**FIRST INSERTION**  
**NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING AND AUDIT REVIEW COMMITTEE MEETING FOR THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT**  
The Board of Supervisors of the Carlton Lakes Community Development District will hold their regular monthly meeting on Thursday, February 6, 2025, at 6:00 p.m. at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, FL 33579. There will be a Second Audit Committee meeting immediately prior to the onset of the regular meeting at 6:00 p.m. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.  
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.  
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.  
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.  
Kristee Cole, District Manager  
January 17, 2025 25-00163H

**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 Gentle Paws House Calls located at 3207 W San Pedro St in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 13th day of January, 2025.  
Tampa Bay Veterinary Services P.A.  
Kate Fischman  
January 17, 2025 25-00159H

**SHORTLIST MEETING NOTICE**  
RFP #24-05 (Event Security Services, Raymond James Stadium)  
  
Shortlist Meeting Will Be Held On Friday, January 31, 2025 At 10:00am At the Tampa Sports Authority 4201 N. Dale Mabry Highway Tampa, FL 33607 (Entrance B/C off Himes Avenue)  
  
Contact [djones@tampasportsauthority.com](mailto:djones@tampasportsauthority.com) for attendance instructions, if interested.  
January 17, 2025 25-00136H

**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 Tanner Consultants located at 11508 Quiet Forest Dr, in the County of Hillsborough, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 10th day of January, 2025.  
TANNER BUSINESS SERVICES LLC  
January 17, 2025 25-00137H

**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 Creative Solutions 2 Go located at 13405 White Sapphire Rd, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Riverview, Florida, this 8th day of January, 2025.  
Douglas Simpson  
January 17, 2025 25-00123H

**FIRST INSERTION**  
**REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR STONEBRIER COMMUNITY DEVELOPMENT DISTRICT Hillsborough County, Florida**  
Notice is hereby given that the Stonebrier Community Development District (the "District") will accept proposals from qualified firms interested in providing landscape and irrigation maintenance services. The proposal package, including instructions to proposers, evaluation criteria, contract documents, project scope, and any technical specifications ("Project Manual"), will be available for public inspection and may be obtained beginning January 17, 2025, at 10:00 a.m. (Eastern Time) from Vesta District Services ("District Manager") by email request only sent to [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com).  
There will be an optional pre-proposal on-site meeting on January 24, 2025, at 10:00 a.m. (Eastern Time) at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. Proposer is encouraged to attend the meeting in order to visit the project site and fully inform itself as to all existing conditions and limitations.  
Firms desiring to provide services for this project must submit one (1) original and five (5) hard copies as well as one electronic PDF copy on a flash drive of the required proposal on February 5, 2025, no later than 10:00 a.m. (Eastern Time) ("Response Deadline") to the District Manager at 250 International Pkwy Suite 208, Lake Mary, Florida 32746. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals received after the Response Deadline will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.  
The District Manager will conduct a public meeting to publicly open the proposals on February 6, 2025, at 10:00 a.m. (Eastern Time) at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at 321-263-0132 extension 749 or [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com). If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Manager's office.  
Any protest regarding the Project Manual, including but not limited to protests relating to the notice, instructions, forms, contract form, scope of work, maintenance map, specifications, evaluation criteria, evaluation process, or any other issues or items relating to the RFP, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Proposal Pick-Up Time. A protest bond must be included with the notice of protest. The formal protest setting forth with particularity the facts and law upon which the protest is based must be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest, protest bond, or formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual.  
Ranking of proposals will be made based on qualifications according to the Evaluation Criteria set forth in the Project Manual. The District has the right to reject any and all proposals and waive any informalities or irregularities if it determines in its discretion it is in the best interest to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com) with a copy to District Counsel, Ryan J. Dugan at [ryan.dugan@kutakrock.com](mailto:ryan.dugan@kutakrock.com).  
4923-3635-6878.1  
January 17, 2025 25-00148H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Matthew Sweet will engage in business under the fictitious name 3EFF, with a physical address 2609 E OKARA RD. Tampa, FL 33612, with a mailing address 2609 E OKARA RD. Tampa, FL 33612, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
January 17, 2025 25-00138H

**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 The Rio Apartments located at 7011 San Ramon Place in the City of Tampa, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
Heritage Apartments, LLC  
January 17, 2025 25-00139H

**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 The Bahia Apartments located at 2902 Sycamore Court in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
Park Aberdeen Apartments, LLC  
January 17, 2025 25-00141H

**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 The Linx Apartments located at 14207 Les Palms Cir #103 in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
The Linx Apartments Tampa, LLC  
January 17, 2025 25-00146H

**FIRST INSERTION**  
**Public Notice The Well Training Center ERP Notice**  
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 888617 from The Well Training Ministry, INC, PO Box 272, Odessa FL 33556. Application received: 05/28/2024. Proposed activity: Church. Project name: THE WELL TRAINING CENTER. Project size: 1.96 Location: Section 05 Township 27 S, Range 19 E, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
January 17, 2025 25-00121H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 02/13/2025 at 08:00 AM the following vehicle(s) may be sold at public sale at 217 SHERYL LYNN DR, BRANDON, FL 33510 pursuant to Florida Statute 713.585. WBANV93588CW51449 2008 BMW 1172.12 Lienor Name: FINAL TOUCH AUTO CARE LLC Lienor Telephone #: 813-697-1791 MV License #: MV112615 Location of Vehicles: 217 SHERYL LYNN DR, BRANDON, FL 33510  
January 17, 2025 25-00149H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 2/13/25 at 8:00 AM the following vehicle(s) may be sold at public sale at 4223 W WATERS AVE TAMPA, FL pursuant to Florida Statute 713.585. JTD-JT4K39B5340697 2011 TOYT 1421.51 Lienor Name: LOBO TIRES SERVICES INC Lienor Telephone #: 813-697-1791 MV License #: MV96779 Location of Vehicles: 4223 W WATERS AVE TAMPA, FL 33614  
January 17, 2025 25-00150H

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice Is Hereby Given that INSIGHT GROUP, LLC, 3359 Meeting St Ste101, North Charleston. NC 29405, desiring to engage in business under the fictitious name of Certerra Insight Group, 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.  
January 17, 2025 25-00124H

**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 The Linx Apartments located at 14207 Les Palms Cir #103 in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 10th day of January, 2025.  
The Linx Apartments Tampa, LLC  
January 17, 2025 25-00146H

**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 Darling Cookies located at 2413 Bayshore Blvd., #705 in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of January, 2025.  
CMOW, LLC  
January 17, 2025 25-00165H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that Moving-Place LLC, desiring to engage in business under the fictitious name of Moving-Place located at 411 First Avenue South STE 501 Seattle, WA 98104 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
January 17, 2025 25-00125H

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003481  
Division PROBATE  
IN RE: ESTATE OF  
JANNIE C. HOUSEWRIGHT  
Deceased.

The administration of the estate of JANNIE C. HOUSEWRIGHT deceased, whose date of death was SEPTEMBER 12, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 EAST TWIGGS STREET, TAMPA, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

**Personal Representative:**

/s/ **Pattie Housewright**

**Pattie Housewright**

Attorney for Personal Representative:

/s/ Mariel Lanza

Attorney for Petitioner

Florida Bar Number: 97992

1453 W. Busch Boulevard

Tampa, FL 33612

Telephone: (813) 813-7180

E-Mail: mxlanza4046@yahoo.com

January 17, 24, 2025 25-00167H

FIRST INSERTION

**Notice of Workshop of the Board of Supervisors of the K-Bar Ranch Community Development District**

The Board of Supervisors ("Board") of the K-Bar Ranch Community Development District ("District") will hold a workshop on Monday, January 27, 2025, at 6:00 p.m. at the K-Bar Ranch II Amenity Center, 10820 Mistflower Lane, Tampa, FL 33647.

The workshop is being held to discuss potential amenity enhancements for the District. No decisions will be made at the workshop. The workshop is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: <https://www.kbaranchcdd.com/> or by contacting the District Manager via email at [heather@breezehome.com](mailto:heather@breezehome.com).

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager's office via the email above or via phone at 813-565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at its meetings is advised that they will need a record of the proceedings and that accordingly, they 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.

Heather Dilley, District Manager

January 17, 2025 25-00169H

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 Go-MediDirect located at 509 S Hyde Park Ave 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 15th day of January, 2025.

MediDirect Newco, LLC

January 17, 2025 25-00172H

FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that US MARKETING, LLC, OWNER, desiring to engage in business under the fictitious name of SIMPLE CASH TITLE LOANS located at 100 S ASHLEY DR STE 600, TAMPA, FLORIDA 33602 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 17, 2025 25-00151H

FIRST INSERTION

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

PROBATE DIVISION

Case No.: 24-CP-003747

IN RE: ESTATE OF

DOUGLAS DEE BIGGS

Deceased.

The administration of the estate of DOUGLAS DEE BIGGS, deceased, whose date of death was September 30, 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 and whose mailing address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

**Personal Representative(s):**

**Chad Biggs**

316 Assembly Drive

Bolingbrook, IL 60440

Attorney for Personal Representative:

/s/ Felix Montanez, Esq.

Montanez Law Firm

Felix G. Montanez, Esq.

Fla. Bar # 99892

Ameriah S. Bonds, Esq.

Fla. Bar # 1054174

Eric J. Hall, Esq.

Fla. Bar # 1054199

2114 W. Columbus Dr.

Tampa, FL 33607

service@montanezlawfirm.com

813-816-2827

January 17, 24, 2025 25-00153H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-3609  
IN RE: ESTATE OF  
JUSTO LUIS FIGUEROA  
CORREA,  
Deceased.

The administration of the estate of JUSTO LUIS FIGUEROA CORREA, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes.

The date of first publication of this notice is January 17, 2025.

**Personal Representative:**

**AUREA FIGUEROA**

7314 Beaumont Drive

Lakeland, Florida 33810

Attorney for Personal Representative:

DANIELLE WHITE, ESQUIRE

Florida Bar No.: 1035906

630 North Wymore Road

Suite 330

Maitland, Florida 32751

(407) 849-7072

Primary: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)

Secondary: [jearle@velizkatzlaw.com](mailto:jearle@velizkatzlaw.com)

Attorney for Personal Representative

January 17, 24, 2025 25-00154H

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
FILE NO. 2024 CP 3350  
Division PROBATE B  
IN RE: ESTATE OF  
WILLIAM T. CAMPBELL  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of William T. Campbell, deceased, File Number 2024 CP 3350, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida, 33602; that the decedent's date of death was May 23, 2024; that the total value of the estate is \$10,220.09 and that the name and address of him to whom it has been assigned by such order is:

**Name**

Jeffrey K. Campbell

**Address**

14373 Shagbark Avenue

Port Charlotte, FL 33953

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for the full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent 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.

The date of first publication of this notice is January 17, 2025.

**Person Giving Notice:**

**Jeffrey K. Campbell**

14373 Shagbark Avenue

Port Charlotte, Florida 33953

Attorney for Person Giving Notice

Stacey Maloney, Esq.

Attorney for Jeffrey K. Campbell

Florida Bar Number: 1022354

The Law Office of

Stacey Maloney, PLLC

1990 Main St., Ste. 750

Sarasota, FL 34236

Telephone: (941) 301-8877

E-Mail: [stacey@maloneylegalfl.com](mailto:stacey@maloneylegalfl.com)

January 17, 24, 2025 25-00135H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
STATE OF FLORIDA  
PROBATE DIVISION  
File Number 24-CP-4097  
Division A  
IN RE: ESTATE OF  
THOMAS G. WARD,  
Deceased.

The administration of the estate of THOMAS G. WARD, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court

Probate Division

Post Office Box 1110

Tampa, Florida 33601

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-

TER 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, SECTION 733.702, WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS January 17, 2025.

**JAMES M. WARD**

**Personal Representative**

15 Trahern Terrace

Clarksville, Tennessee 37040

Lexy M. Bublely, Esquire

Attorney for Personal Representative

Florida Bar No. 1026786

BUBLELY & BUBLELY, P.A.

12960 N. Dale Mabry Highway

Tampa, Florida 33618

Telephone (813) 963-7735

E-mail: [LMB@bublelylaw.com](mailto:LMB@bublelylaw.com)

January 17, 24, 2025 25-00120H

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO: 23-CA-015077  
DIVISION: O

PENNYMAC LOAN SERVICES,  
LLC.,

Plaintiff, vs.

**AKASHA THOMAS; UNKNOWN  
SPOUSE OF AKASHA THOMAS;  
DAEMEON THOMAS; UNKNOWN  
SPOUSE OF DAEMEON  
THOMAS; UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHERS WHO MAY CLAIM  
AN INTEREST IN THE ESTATE  
OF ROBERT MICHAEL THOMAS;  
TRIPLE CREEK HOMEOWNERS  
ASSOCIATION, INC.; KEYBANK  
NATIONAL ASSOCIATION;  
CAPITAL ONE BANK (USA),  
N.A.; UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendant(s).**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT MICHAEL THOMAS  
LAST KNOWN ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 52 OF TRIPLE CREEK PHASE 6 VILLAGE H, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PROPERTY ADDRESS: 12821 Wildflower Meadow Dr, River-view, FL 33579

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN

& GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before 02/13/2025, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court 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 Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 8 day of January, 2025.

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

(SEAL) BY: Isha Tirado-Baker

DEPUTY CLERK

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP  
ATTORNEY FOR PLAINTIFF  
ONE EAST BROWARD BLVD.,  
Suite 1111  
FORT LAUDERDALE, FL 33301  
TELEPHONE: (954) 522-3233 Ext. |  
FAX: (954) 200-7770  
EMAIL  
DESIGNATED PRIMARY  
E-MAIL FOR SERVICE PURSUANT  
TO FLA. R. JUD. ADMIN 2.516  
[fleservice@flvlaw.com](mailto:fleservice@flvlaw.com)  
04-098234-F00  
January 17, 24, 2025 25-00119H

FIRST INSERTION

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

CASE NO.: 2023-CA-012536

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

**THE UNKNOWN HEIRS,  
DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES OR  
OTHER CLAIMANTS  
CLAIMING BY, THROUGH,  
UNDER, OR AGAINST LACY E.  
FARR AKA LACY FARR,  
DECEASED, et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 19, 2024, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, 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 February 19, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 24-CA-005577

Division: H  
**Honorable Judge: WOLFE SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-BC2, Plaintiff,**

vs. **MAGA INVESTMENTS OF TAMPA FLORIDA LLC, a Florida limited liability company; THOMAS HALPERIN, an individual; KEN JACK, an individual; LOANHIVE RE LLC, a Florida limited liability company; and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants,**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in this cause in the Circuit Court of Levy County, Florida, and Fla. Stat. 45.031, Danny J. Shipp, as Clerk of this Court, will sell the real estate located in Levy County Florida, described as:

The West 1/2 of Lots 5 and 6, Block 4, WEST LAND, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 72, of the Public Records of Hillsborough County, Florida.

The property which is the subject of foreclosure shall be sold to the highest bidder for cash at public sale on March 13, 2025, at 10:00 a.m. after having

first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>.

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 WITHIN 60 DAYS AFTER THE SALE.

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: January 10, 2025  
ELLISON | LAZENBY  
/s/ Jason M. Ellison  
Jason M. Ellison  
FBN: 0040963  
jellison@elattorneys.com  
150 Second Avenue N., Ste. 1770  
St. Petersburg, FL 33701  
admin2@elattorneys.com  
Phone: (727) 362-6151  
Attorneys for Plaintiff  
January 17, 24, 2025 25-00147H

FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No. 23-CA-002420

**Honorable Judge: WOLFE PLANET HOME LENDING, LLC Plaintiff,**

vs. **NORMAN MAHONEY; UNKNOWN SPOUSE OF NORMAN MAHONEY; MV REALTY PBC, LLC; DISCOVER BANK; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendant(s),**

NOTICE IS GIVEN that, in accordance with the Order Granting Ex Parte Motion to Reschedule Foreclosure Sale dated January 10, 2025, in the above-styled cause, Victor Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on May 12, 2025 the following described property:

LOT 4, BLOCK 9, TIMBERLANE SUBDIVISION-UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PARCEL ID # A0052315990  
COMMONLY KNOWN AS: 7901 Timberlane West Dr., 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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.

Respectfully submitted this January 10, 2025  
/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office, PLLC  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
mattw@wasingerlawoffice.com  
January 17, 24, 2025 25-00134H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CA-012406

**CASSANDRA FRANKLIN and MARY F. JACKSON Plaintiffs, vs. RUDY FRANKLIN and LATOYA FRANKLIN, as husband and wife, Defendants,**

NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Partition Sale at Public Auction, dated January 3, 2025, and entered in case # 23-CA-012406 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CASSANDRA FRANKLIN and MARY F. JACKSON are the Plaintiffs, and RUDY FRANKLIN AND LATOYA FRANKLIN, as husband and wife, are the Defendants. The Hillsborough County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on February 10, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at <http://www.hillsborough.realforeclose.com>.

The subject property is described as set forth in the said Order, to wit: Lot 15, Block 11, Forest Brooke Phase 3C, according to the map or plat thereof as recorded in Plat Book 139, Pages 9 through 13, Public Records of Hillsborough County, Florida.

Parcel ID: 078932-2194  
Physical Address: 17038 Wave Tressle Pl, Wimauma, FL 33598

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

IMPORTANT: If you are a person with a disability who needs 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10th day of January 2025  
By: Stephen K. Hachey,  
FLORIDA BAR NO.: 15322  
Law Offices of Stephen K. Hachey, P.A.  
Attorney for Plaintiff  
10521 Bloomingdale Ridge Drive  
Riverview Florida 33578  
January 17, 24, 2025 25-00130H

**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-016299

**FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID E. MONTGOMERY, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 12, 2024, and entered in 23-CA-016299 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and THE

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID E. MONTGOMERY, DECEASED, et al. Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 12, 2024, and entered in 23-CA-016299 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and THE

FIRST INSERTION

**NOTICE OF SALE - FORECLOSURE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 22-CA-010459

**SOLE HOLDINGS, LLC, a Florida limited liability company, v. CHRISTOPHER KYLE LEWIS, an individual; ONEMAN FINANCIAL GROUP, LLC, a foreign limited liability company; THE CITY OF TAMPA, FLORIDA, a municipal corporation; HILLSBOROUGH COUNTY, FLORIDA, a political subdivision of the State of Florida; and UNKNOWN TENANT(S), Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Stipulated Amended Final Judgment of Foreclosure dated November 19, 2024, and entered in Case No.: 22-CA-010459 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein SOLE HOLDINGS, LLC is the Plaintiff, and CHRISTOPHER KYLE LEWIS; ONEMAN FINANCIAL GROUP, LLC; THE CITY OF TAMPA, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; and UNKNOWN TENANT(S) are Defendants, the clerk shall sell by electronic sale to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 a.m. EST on the 3rd day of March, 2025, the following described property as set forth in said Stipulated Amended Final Judgment of Foreclosure, to wit:

Lot 25, Block 12, BOYETTE FARMS PHASE 3, according to the Plat recorded in Plat Book 92, Page 87, as recorded in the Public Records of Hillsborough County, Florida

Property Address: 9404 Laurel Ledge Drive, Riverview, FL 33569  
Any person claiming an interest in the surplus from this 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.  
Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request accommodation, please contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated: January 13, 2025  
/s/ Kathryn J. Sole  
Kathryn J. Sole, Esq.  
Fla. Bar No.: 0106706  
SOLE LAW, PLLC  
555 5th Avenue North  
St. Petersburg, FL 33701  
Phone (727) 490-9086  
[Kathryn@sole-law.com](mailto:Kathryn@sole-law.com)  
support@sole-law.com  
Attorney for Plaintiff  
January 17, 24, 2025 25-00158H

Property Address: 9404 Laurel Ledge Drive, Riverview, FL 33569  
Any person claiming an interest in the surplus from this 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.  
Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request accommodation, please contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated: January 13, 2025  
/s/ Kathryn J. Sole  
Kathryn J. Sole, Esq.  
Fla. Bar No.: 0106706  
SOLE LAW, PLLC  
555 5th Avenue North  
St. Petersburg, FL 33701  
Phone (727) 490-9086  
[Kathryn@sole-law.com](mailto:Kathryn@sole-law.com)  
support@sole-law.com  
Attorney for Plaintiff  
January 17, 24, 2025 25-00158H

FIRST INSERTION

**NOTICE OF SALE - FORECLOSURE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 22-CA-010459

**SOLE HOLDINGS, LLC, a Florida limited liability company, v. CHRISTOPHER KYLE LEWIS, an individual; ONEMAN FINANCIAL GROUP, LLC, a foreign limited liability company; THE CITY OF TAMPA, FLORIDA, a municipal corporation; HILLSBOROUGH COUNTY, FLORIDA, a political subdivision of the State of Florida; and UNKNOWN TENANT(S), Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Stipulated Amended Final Judgment of Foreclosure dated November 19, 2024, and entered in Case No.: 22-CA-010459 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein SOLE HOLDINGS, LLC is the Plaintiff, and CHRISTOPHER KYLE LEWIS; ONEMAN FINANCIAL GROUP, LLC; THE CITY OF TAMPA, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; and UNKNOWN TENANT(S) are Defendants, the clerk shall sell by electronic sale to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 a.m. EST on the 3rd day of March, 2025, the following described property as set forth in said Stipulated Amended Final Judgment of Foreclosure, to wit:

Lot 10, Block 37, PALMA CEIA PARK, according to the plat thereof recorded in Plat Book 4, Page 58, of the Public Records of Hillsborough County, Florida

Property Address: 3511 W. Barcelona St., Tampa, FL 33629  
Any person claiming an interest in the surplus from this 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.  
Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request accommodation, please contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated: January 13, 2025  
/s/ Kathryn J. Sole  
Kathryn J. Sole, Esq.  
Fla. Bar No.: 0106706  
SOLE LAW, PLLC  
555 5th Avenue North  
St. Petersburg, FL 33701  
Phone (727) 490-9086  
[Kathryn@sole-law.com](mailto:Kathryn@sole-law.com)  
support@sole-law.com  
Attorney for Plaintiff  
January 17, 24, 2025 25-00157H

Property Address: 3511 W. Barcelona St., Tampa, FL 33629  
Any person claiming an interest in the surplus from this 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.  
Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request accommodation, please contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated: January 13, 2025  
/s/ Kathryn J. Sole  
Kathryn J. Sole, Esq.  
Fla. Bar No.: 0106706  
SOLE LAW, PLLC  
555 5th Avenue North  
St. Petersburg, FL 33701  
Phone (727) 490-9086  
[Kathryn@sole-law.com](mailto:Kathryn@sole-law.com)  
support@sole-law.com  
Attorney for Plaintiff  
January 17, 24, 2025 25-00157H

Property Address: 3511 W. Barcelona St., Tampa, FL 33629  
Any person claiming an interest in the surplus from this 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.  
Americans With Disabilities Act (ADA) Notice: In accordance with the Americans With Disabilities Act of 1990 (ADA), 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 provision of certain assistance. To request accommodation, please contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org)  
Dated: January 13, 2025  
/s/ Kathryn J. Sole  
Kathryn J. Sole, Esq.  
Fla. Bar No.: 0106706  
SOLE LAW, PLLC  
555 5th Avenue North  
St. Petersburg, FL 33701  
Phone (727) 490-9086  
[Kathryn@sole-law.com](mailto:Kathryn@sole-law.com)  
support@sole-law.com  
Attorney for Plaintiff  
January 17, 24, 2025 25-00157H

FIRST INSERTION

**CORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

Property Address: 6904 DONALD AVE, TAMPA, FL 33614  
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

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 23-CA-011869

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1, Plaintiff, vs. MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; STATE OF FLORIDA DEPARTMENT OF REVENUE; BARCLAYS BANK DELAWARE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed December 5, 2024, and entered in Case No. 23-CA-011869, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 is Plaintiff and MICHAEL BRIGGS; UNKNOWN SPOUSE OF MICHAEL BRIGGS; CAROL L. HILL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA DEPARTMENT OF REVENUE; BARCLAYS BANK DELAWARE; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC

SALE AT: [WWW.HILLSBOROUGH.REALFORECLOSE.COM](http://WWW.HILLSBOROUGH.REALFORECLOSE.COM), at 10:00 A.M., on February 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 2, OF THE ROLLING MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 4, 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.  
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 13th day of January 2025.  
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](mailto:notice@kahaneandassociates.com)  
File No.: 23-00254 SPS  
V6.20190626t  
January 17, 24, 2025 25-00155H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 23-CA-016674

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH FLORIDA BAPTIST HOSPITAL, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 18, 2024 entered in Civil Case No. 23-CA-016674 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH FLORIDA BAPTIST HOSPITAL, INC. are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00 AM on February 12, 2025 the following described property as set forth in said Final Judgment, to-wit:

RECORDED IN PLAT BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 713 North Gordon Street, Plant City, FL 33563

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: [flrealprop@kelleykronenberg.com](mailto:flrealprop@kelleykronenberg.com)  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: M23528-JMV  
January 17, 24, 2025 25-00133H

LOTS 1 AND 2, BLOCK 13, OF WASHINGTON PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 24-CA-000345 PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID W. BROWN A/K/A DAVID WILLIAM BROWN, DECEASED; KARLISE GUZMAN; AMANDA PIDGEON, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated January 10, 2025, and entered in Case No. 24-CA-000345 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH Mortgage Corporation, is Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of David W. Brown a/k/a David William Brown, deceased; Karlise Guzman; Amanda Pidgeon, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at ww.hillsborough. realforeclose.com at 10:00 a.m. on the 10th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 100 FEET OF LOT 56 AND THE NORTH 200 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF LOT 57 OF THE VAN SANT SUBDIVISION, PLAT BOOK 8,

PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ON THE NORTH 30 FEET THEREOF AND LESS ROAD RIGHT-OF-WAY.

Property Address: 1802 Clover Heights Lane, Valrico, Florida 33596

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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: 1/13/25

McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 20-401154 January 17, 24, 2025 25-00156H

FIRST INSERTION

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

CASE NO.: 29-2024-CA-009200 DIVISION: H

FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH A. KOSCIELNY JR., DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH A. KOSCIELNY JR., DECEASED Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF HILLSBOROUGH, DESCRIBED AS FOLLOWS: LOT 84 IN BLOCK 1 OF CEDARWOOD VILLAGE UNIT II, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56 ON PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 4502 CEDARWOOD VILLAGE DRIVE TAMPA FL 33624

has been filed against you and you are required to file written defenses by 02/13/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. \*\*See the Americans with Disabilities Act 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. This notice shall be published once a week for two consecutive weeks in the Business Observer. WITNESS my hand and the seal of this court on this 8 day of January, 2025.

required to file written defenses by 02/13/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. \*\*See the Americans with Disabilities Act

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.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

WITNESS my hand and the seal of this court on this 8 day of January, 2025.

VICTOR D. CRIST CLERK OF COURT Hillsborough County, FL (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Albertelli Law P.O. Box 23028 Tampa, FL 33623 Tmpa - 24-034137 January 17, 24, 2025 25-00118H

FIRST INSERTION

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

Case No.: 24-CA-007488

Division: J NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. RACHEL VARGAS; UNKNOWN SPOUSE OF RACHEL VARGAS; SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.; RICHMOND PLACE OWNERS ASSOCIATION, INC.; RICHMOND PLACE PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): UNKNOWN TENANT #1 8408 FENWICK AVE TAMPA, FL 33647 UNKNOWN TENANT #2 8408 FENWICK AVE TAMPA, FL 33647 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, BLOCK A RICHMOND PLACE-PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LOT 22, BLOCK 10, HAMPTON PARK, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 69, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPLI TRUST, Plaintiff, vs. GARY GERWER A/K/A GARY W. GERWER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 23-CA-012265 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPLI TRUST is Plaintiff and Gary Gerwer a/k/a Gary W. Gerwer, 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 11th day of February, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

a/k/a 8408 Fenwick Ave, Tampa, FL 33647

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before February 17, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 provisions of certain assistance. Please contact the Court Administrator at 800 E. Twiggs Street, Tampa, FL 33602, Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 10 day of January, 2025.

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 17, 24, 2025 25-00132H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C, Plaintiff, v. HAROLD WATSON, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Consent Final Judgment of Mortgage Foreclosure dated January 03, 2025, issued in and for Hillsborough County, Florida, in Case No. 22-CA-009545,

wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C is the Plaintiff, and HAROLD WATSON, LAWRENCE PAUL LIBERTORE, III, THE UNKNOWN SPOUSE OF LAWRENCE PAUL LIBERTORE, III, SUNCOAST CREDIT UNION and THE UNKNOWN TENANT IN POSSESSION N/K/A BRENT BURNS are the Defendants.

The Clerk of the Court, CINDY STUART, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 11, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough. realforeclose.com the following-described real property as set forth in said Amended Uniform Consent Final Judgment of Mortgage Foreclosure, to wit: LOTS 21, 22 AND 23, BLOCK 3, J.R. SCALLY'S A.C.L. SHOP

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1917 N 60th St, Tampa, FL 33619

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

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse,

800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 10th day of January, 2025.

Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Jeffrey Seiden Jeffrey M. Seiden, Esq. Florida Bar No.: 57189 E-Mail: Jeffrey@HowardLaw.com January 17, 24, 2025 25-00131H

FIRST INSERTION

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

CASE NO. 23-CA-012265

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPLI TRUST, Plaintiff, vs. GARY GERWER A/K/A GARY W. GERWER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 23-CA-012265 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO COLT 2021-RPLI TRUST is Plaintiff and Gary Gerwer a/k/a Gary W. Gerwer, 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 11th day of February, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 22, BLOCK 10, HAMPTON PARK, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 69, 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, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fl. Bar No.: 146803 23-07572FL January 17, 24, 2025 25-00161H

FIRST INSERTION

REQUEST FOR QUALIFICATIONS ("RFQ") FOR MECHANICAL ENGINEERING SERVICES FOR THE ENCORE COMMUNITY DEVELOPMENT DISTRICT

The Encore Community Development District ("District"), located entirely within Hillsborough County, Florida, announces that professional mechanical engineering services will be required on an as-needed basis for the District. The engineering firm selected will act in the support capacity of the District, providing mechanical engineering support services related to the Encore Chilled Water System, including but not limited to oversight of connections to buildings, chiller operations and maintenance, infrastructure improvements, and repairs of the existing chilled water system.

The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Hillsborough County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District, if any. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit One (1) Digital copy and One (1) hard copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on January 31, 2025, and to the attention of Stephanie DeLuna, c/o Rizzetta and Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614 ("District Manager's Office").

The District's Board of Supervisor's ("Board") will review the Qualification Statements and is anticipated to rank the Applicants during its regular meeting to be held on February 6, 2025, at 4:00 P.M. at Ella at Encore, located at 1210 Ray Charles Blvd, Tampa, FL 33602.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager's Office.

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Stephanie DeLuna at SDeLuna@rizzetta.com Stephanie DeLuna, District Manager January 17, 2025 25-00171H

FIRST INSERTION

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

CASE NO. 24-CA-003545

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 2006-18, Plaintiff, vs. JAMES K DRAKE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 28, 2024 in Civil Case No. 24-CA-003545 of the Circuit Court of the THIRTEENTH JUDICIAL 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 CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 is Plaintiff and James K Drake, 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 10th day of February, 2025 at 10:00 AM

on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 1, of NORTH LAKES SECTION H, according to the plat thereof, as recorded in Plat Book 53, Page 66, 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, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fl. Bar No.: 146803 24-09452FL January 17, 24, 2025 25-00160H

OFFICIAL COURTHOUSE WEBSITES MANATEE COUNTY manateeclerk.com SARASOTA COUNTY sarasotaclerk.com CHARLOTTE COUNTY charlotteclerk.com LEE COUNTY leeclerk.org COLLIER COUNTY collierclerk.com HILLSBOROUGH COUNTY hillsclerk.com PASCO COUNTY pascoclerk.com PINELLAS COUNTY mypinellasclerk.gov POLK COUNTY polkcountyclerk.net ORANGE COUNTY myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 or email legal@businessobserverfl.com Business Observer

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003564  
Division A  
IN RE: ESTATE OF  
MICHAEL ALOYSIUS REILLY,  
Deceased.

The administration of the estate of MICHAEL ALOYSIUS REILLY, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 17, 2025.

**MATTHEW FINDLEY REILLY**  
Personal Representative  
3 Daniels Island Way  
Bluffton, SC 29910

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 413550  
Ryne E. Hartt, Esq.  
Florida Bar No. 1011330  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email: rhartt@hnh-law.com  
January 17, 24, 2025 25-00166H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
File No.: 24-CP-003240  
Division: Probate  
IN RE: ESTATE OF  
JONATHAN ORY BOUCVALT,  
Deceased.

The administration of the Estate of Jonathan Ory Boucvalt, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the 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.

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 other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 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 17, 2025.

**Personal Representative:**  
**Jobe Boucvalt**  
3013 Main Street  
LaPlace, LA 70068

Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin.kyle@gskattorneys.com  
January 17, 24, 2025 25-00170H

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 24-CP-3865  
IN RE: ESTATE OF  
SALVATRICE L. CARRIL,  
a/k/a SALVATRICE CARRIL,  
a/k/a SALLY CARRIL,  
Deceased.

The administration of the ESTATE OF SALVATRICE L. CARRIL, a/k/a SALVATRICE CARRIL, a/k/a SALLY CARRIL, deceased, whose date of death was September 20, 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 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.

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

The personal representatives have no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of this Notice is January 17, 2025.

**Personal Representatives:**  
**ADOLPH CARRIL, JR.**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

**THE NORTHERN TRUST COMPANY**  
By: **ANDREW F. IBRAHIM**  
Vice President  
P.O. Box 4097  
Sarasota, Florida 34230  
Attorney for Personal Representatives:  
RICHARD R. GANS  
Florida Bar No. 0040878  
FERGESSON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
rgans@fergessonskipper.com  
services@fergessonskipper.com  
4878-9428-4534, v. 1  
January 17, 24, 2025 25-00168H



Email your Legal Notice  
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

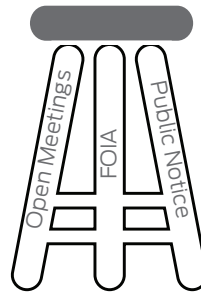
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

## It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



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

### prevent government officials from hiding information

they would prefer the public not to see

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



**Accessibility**



**Independence**

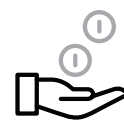


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND 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 BAIKIN  
Deceased.  
The administration of the estate of  
JOSEPH DOMINGO BAIKIN, 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 per-  
sonal representative and the personal  
representative's attorney are set forth  
below.  
All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
All other creditors of the decedent  
and other persons having claims or 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:**  
**ZONIA PRATS**  
8114 N. Clark Ave  
Tampa, FL 33614  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwals@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101,  
Boca Raton, FL 33487  
Telephone: (561) 210-5500  
January 10, 17, 2025 25-00074H

THIRD 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,  
vs.  
**CASEY A. WILLIAMS,**  
**KARA A. JOHNSON, and**  
**TYLER B. WILLIAMS**  
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 ad-  
dress are:  
John M. Hemenway, Bivins  
& Hemenway, P.A., 1060  
Bloomington 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 de-  
fenses 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 Bloomington Avenue,  
Valrico, FL 33596  
January 3, 10, 17, 24, 2025  
25-00035H

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 24-CA-003003  
Division: H  
**RICHARD A. WOODS,**  
Plaintiff, v.  
**RAYMOND E. HUGHES**  
(Deceased), **RUTH J. HUGHES**  
(Deceased), AND ANY AND ALL  
UNKNOWN HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES,  
BENEFICIARIES, OR OTHER  
CLAIMANTS, CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
RAYMOND E. HUGHES  
(Deceased), and ANY AND ALL  
UNKNOWN HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES,  
BENEFICIARIES OR OTHER  
CLAIMANTS, CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
RUTH J. HUGHES (Deceased);  
ESTATE OF DONNA DANIELSON;  
AMANDA BETH CALDWELL;  
DWAYNE CALDWELL; ANTHONY  
TERRENCE DANIELSON; and  
SHEILA HUGHES MATNEY,

**Defendants.**  
TO: DWAYNE CALDWELL, un-  
known address, AND ANY AND ALL  
UNKNOWN HEIRS, DEVISEES,  
GRANTEEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, BENEFI-  
CIARIES, OR OTHER CLAIMANTS  
YOU ARE NOTIFIED that an ac-  
tion for quiet title has been filed in  
Hillsborough County, Florida, Circuit  
Court against you in the matter of  
RICHARD A. WOODS v. RAYMOND  
E. HUGHES (Deceased), RUTH J.  
HUGHES (Deceased), AND ANY AND  
ALL UNKNOWN HEIRS, DEVISEES,  
GRANTEEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, BENEFI-  
CIARIES, OR OTHER CLAIMANTS,  
CLAIMING BY, THROUGH, UN-  
DER OR AGAINST RAYMOND E.  
HUGHES (Deceased), and ANY AND  
ALL UNKNOWN HEIRS, DEVISEES,  
GRANTEEES, 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-  
cated at:  
Lot 20 in Block 15 of Grant Park

Subdivision as per map or plat  
thereof, recorded in Plat Book 6,  
Page 30, of the Public Records of  
Hillsborough County, Florida;  
more commonly known as 3615  
N. 52nd Street, Tampa, Hillsbor-  
ough County, FL 33619 (here-  
inafter referred to as the "Prop-  
erty").  
PARCEL ID: A-10-29-19-  
4BX-000015-00018.0  
You are required to serve a copy of your  
written defenses, if any, within thirty  
(30) days from the date of the first pub-  
lication of this Notice on Plaintiff's at-  
torney, Mark C. Mann, Esquire, Berlin  
Patten Ebling, PLLC, whose address is  
324 S. Hyde Park Avenue, Suite 325,  
Tampa, FL 33606, and file the original  
with this Court either before service  
on Plaintiff's attorney or immediately  
thereafter, otherwise a default will be  
entered against you for the relief de-  
manded 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 Co-  
ordinator, whose office is located at the  
Hillsborough County Courthouse, 800  
E. Twiggs Street, Room 605, and whose  
telephone number is (813) 272-7040,

at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
Date of First Publication: December  
27, 2024.  
WITNESS my hand and the seal of  
said Court on DECEMBER 19, 2024.  
CINDY STUART  
CLERK OF CIRCUIT COURT  
(SEAL) By: Isha Tirado-Baker  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
By: /s/ Mark C. Mann  
Mark C. Mann, Esquire  
Florida Bar No. 0040118  
Berlin Patten Ebling, PLLC  
324 S. Hyde Park Ave., Suite 325  
Tampa, FL 33606  
Telephone: (813) 467-7500  
Facsimile: (813) 251-1662  
Primary E-Mail:  
servicebpetpa@berlinpatten.com;  
Secondary E-Mail:  
kwilson@berlinpatten.com  
Counsel for Plaintiff  
{07286220-1}  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-03700H

SECOND 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  
The administration of the Estate of  
ROBERT A. MCDONALD, deceased,  
is pending in the Circuit Court for Hill-  
sborough County, Florida, Probate Di-  
vision, 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 Per-  
sonal Representative and the Personal  
Representative's attorney are set forth  
below.  
Any interested person on whom a  
copy of the notice of administration is  
served who challenges the qualifica-  
tions 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.  
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  
January 10, 17, 2025 25-00093H

SECOND 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.storage-treasures.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.storage-treasures.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, Jackeline; 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.storage-treasures.com.  
0285 - Bebnowski, 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.storage-treasures.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; 03056 - 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, Rebecca; 07028 - Maskrey, Ronald ; 07034 - McClairn, 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.storage-treasures.com.  
0422 - Clark, Latoya; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2004 - Mendoza, Jonathan; 2026 - Peoples, Detreanna; 3119 - UM Design Group Dockendorff, Tracey; 3175 - Ayes, 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.storage-treasures.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; 2144 - Carver, Allyson; 3029 - Reyes, Ada; 3045 - curet, Jennifer calcano; 3084 - Allen, Quincy; 3091 - Marin, 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.storage-treasures.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, 11555 Providence Road, Brandon, FL 33511, (813) 666-1721**  
Time: 12:00 PM  
Sale to be held at www.storage-treasures.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.storage-treasures.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, Vigi; 329 - Nichols, Jennifer; 410 - Rodgers, Sade; 455 - STORM CONTRACTING Storm, Donald; 479 - Bowie, Tyrell; 487 - Milledge, Gendalder; 569 - Forgie, Lawrence; 625 - Chumenti, Zoel; 652 - crognale, Jayde; 682 - Solomon, Camille; 726 - Thompson, Shanique; 847 - canty, Trayvius; 912 - Caster, Marlon; 920 - McIye, 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.storage-treasures.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, mooses; 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, Tommekka; 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

SECOND 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.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the 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.storage-treasures.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, Tynasha; 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.storage-treasures.com.  
1082 - toro, Kailani; 1138 - Gonzalez, Kiroaska; 2008 - Nash, John; 3022 - Mreisy, Sharlotte; B203 - Olivares, Andrea; B204 - 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.storage-treasures.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.  
January 10, 17, 2025 25-00059H

**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.

--- ESTATE / PUBLIC SALES ---

## SECOND 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 Twigg 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 unmaturing, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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

## SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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  
James P. Hines, Jr.  
Florida Bar No. 061492  
Ashley G. Friedrich  
Florida Bar No. 1007955  
Attorneys for Personal Representatives  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
afriedrich@hnh-law.com  
January 10, 17, 2025 25-00046H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-001238**  
**Division B**  
**IN RE: ESTATE OF SAMUEL DOUGAS CARLSON Deceased.**

The administration of the estate of SAMUEL DOUGAS CARLSON, deceased, whose date of death was November 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@hbmldaw.com  
Secondary Email:  
laura@hbmldaw.com  
January 10, 17, 2025 25-00075H

## 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 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**

**tools electronics furniture**  
**lamps furniture boxes**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

January 10, 17, 2025

25-00111H

## SECOND 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.storage-treasures.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.storage-treasures.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 - Metzger, 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.storage-treasures.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.storage-treasures.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, Bluetie; 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.storage-treasures.com.**

1032 - Barnhart, Jason; 1237 - St Philip The Apostle Orthodox Church Inc Ciarcigliano 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 - sconiars, 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.storage-treasures.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.storage-treasures.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, Reiner; 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.storage-treasures.com.**

A014 - Hannoche, Peter; A026 - Qaries, John; B004 - Shear, Julia; B042 - Grimberg, Roger; B073 - Delva, Wisly; C030 - Garza, Ricardo; D035 - Ingram, TKKeyah; D045 - MILLER, CARLOS; D046 - algarin, Idaliss; E104 - Lowe, Brie; E116 - hawley, rebecca; E117 - Lowe, Brie; E160 - Reed, Floyd; G011 - Scurlock, 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.storage-treasures.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 - mccooy, 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, Edelmario; 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.storage-treasures.com.**

0111 - LaVallee, Guy; 0122 - Williams, Jalynne; 0129 - Rogers, Darius; 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 - Macbride, Evelyn; 0443 - Tewey, Justin; 0451 - gulledege, Robert; 0455 - Joseph, Bethsy; 0460 - Osuji, Ndid; 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 - Ernie, 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, Esai; 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.storage-treasures.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 - Ordenez, 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.storage-treasures.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 - Mannela, Michael

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

**Time: 12:15 PM**

**Sale to be held at www.storage-treasures.com.**

1033 - Hale, Yericio; 1126 - Smith, Britannia; 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

**PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471**

**Time: 12:30 PM**

**Sale to be held at www.storage-treasures.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.storage-treasures.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, Candyc; 2376 - Greene, Kevinna; 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

## SECOND 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

## SECOND 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, Section 715.109:

1973 CAME MOBILE HOME,  
VIN: 0763700H, TITLE NO.:  
001112749 and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#3326-3613)  
January 10, 17, 2025 25-00076H

## SECOND INSERTION



--- ESTATE ---

SECOND 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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  
January 10, 17, 2025 25-00086H

SECOND 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,  
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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

**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@wotitzkylaw.com  
January 10, 17, 2025 25-00087H

SECOND INSERTION

**NOTICE TO CREDITORS**  
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,  
Deceased.

The administration of the estate of SYLVIA 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 Twig 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 NOTICE 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 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.

The date of 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 25-00094H

SECOND 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**

**/s/ Nora Medina**  
**Nora Medina**  
946 Wicketrun Drive  
Brandon, Florida 33510

Attorney for Personal Representative:  
SPINKS LAW FIRM  
/s/ T. Edmund Spinks  
T. Edmund Spinks, Esq.  
Fla Bar No. 0423947  
2801 W. Busch Blvd. Ste 200  
Tampa, FL 33618  
Phn: 813-651-1233  
Fax: 813-489-2553  
Email: ed@spinkslawfirm.com  
Attorney for Petitioner  
January 10, 17, 2025 25-00102H

SECOND INSERTION

**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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**

**James T. Snyder**  
2771 Curryville Road  
Chuluota, Florida 32766

Attorney for Personal Representative:  
Margaret R. Hoyt  
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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003424  
Division Probate  
IN RE: ESTATE OF  
BRUCE LEE RAMSTAD A/K/A  
BRUCE L. RAMSTAD  
Deceased.

The administration of the estate of Bruce Lee Ramstad a/k/a Bruce L. Ramstad, deceased, whose date of death 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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  
January 10, 17, 2025 25-00116H

SECOND INSERTION

**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 Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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  
Hoyt & Bryan, 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

SECOND 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-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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**

**/s/ Joseph Hromalik**  
**Joseph Hromalik**  
15517 Ramblebrook Lane  
Tampa, Florida 33624

Attorney for Personal Representative:  
SPINKS LAW FIRM  
/s/ T. Edmund Spinks  
T. Edmund Spinks, Esq.  
Fla Bar No. 0423947  
2801 W. Busch Blvd. Ste 200  
Tampa, FL 33618  
Phn: 813-651-1233  
Fax: 813-489-2553  
Email: ed@spinkslawfirm.com  
January 10, 17, 2025 25-00095H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-004070  
Division B  
IN RE: ESTATE OF  
SANDRA LYNN FEUERSTEIN  
a/k/a SANDRA L. FEUERSTEIN  
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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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.

## --- ESTATE ---

## SECOND INSERTION

**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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is 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  
Key West, FL 33040  
Telephone: 305-296-8851 ext. 1  
January 10, 17, 2025 25-00066H

## SECOND INSERTION

**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.

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is 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  
Key West, FL 33040  
Telephone: 305-296-8851 ext. 1  
January 10, 17, 2025 25-00065H

## SECOND INSERTION

**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,  
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 HILLSBOROUGH County, Florida, Probate Division, 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 specified under s. 732.221.

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

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

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

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

**Co-Personal Representatives:**

**Shiddhi P. Patel and Suvash 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

## SECOND INSERTION

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

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 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 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**

**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  
January 10, 17, 2025 25-00044H

## SECOND 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. 732.221, 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 PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 Hwy  
Tampa, FL 33625  
Telephone: (813) 776-0031  
E-Mail: Frazier@BHZLaw.com  
Secondary E-Mail:  
Frazier@brownzoharlaw.com  
January 10, 17, 2025 25-00047H

## SECOND 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 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. 732.221, 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 PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

## SECOND 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 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

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. 732.221, 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 PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

## SECOND INSERTION

**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 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. 732.221, 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 PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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  
January 10, 17, 2025 25-00040H

## SECOND INSERTION

**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. 732.221, 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 PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**

**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

## SECOND INSERTION

**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 JASON 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.

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. 732.221, 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 PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

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

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

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

**Personal Representatives:**

**Michael Killian**

71404 Lucille Drive  
Richmond, Virginia 48062  
**Cynthia 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

--- ACTIONS / SALES ---

SECOND INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION **CASE NO. 24-CA-001809** DIVISION: E **RF-Section I** **REPUBLIC BANK & TRUST COMPANY, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEREK H. BLAIR, DECEASED; SWEETWATER CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 18, 2024 and an Order 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,**

**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, 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 CONDOMINIUM PHASE TWO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 4292, PAGE 283, AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO 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. 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 1/8/2025.  
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 25-00115H

SECOND INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION **CASE NO. 292019CA011725A001HC** DIVISION: J **RF-Section II** **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22, Plaintiff, vs. RANDY KISER A/K/A RANDALL KISER; AMANDA KISER; 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 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 Hillsborough County, Florida, wherein **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-**

**HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22 is Plaintiff and RANDY KISER A/K/A RANDALL KISER; AMANDA KISER; 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, 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, to-wit:**  
THE EAST 45 FEET OF LOTS 9 AND 10, LESS THE EAST 60 FEET THEREOF, BLOCK 11, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVIDED HEREIN.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO 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. 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  
1496-474948 / SR4  
January 10, 17, 2025 25-00099H

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. 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 WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE 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-

sure Sale filed November 19, 2024 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F** is Plaintiff and **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 WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; 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; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.; 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.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 TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT**

THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 254, 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.  
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

SECOND INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION **Case No. 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, et al. Defendants.** TO: UNKNOWN HEIRS, DEVISEES, 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:  
LOT 8, BLOCK 9, ORANGE RIVER ESTATES, UNIT IIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
commonly known as 8505 WAKULLA 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. Scott of Kass Shuler, P.A., plaintiff's at-

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  
January 10, 17, 2025 25-00051H

SECOND 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 attorney 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 25-00080H

SECOND 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 #: WB10D2102GZ355267), 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 determination 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.  
January 10, 17, 2025 25-00081H

SECOND 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 Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
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 specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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

SECOND INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA **PROBATE DIVISION** **File No. 24 CP 002999** **Division Probate** **IN RE: ESTATE OF MAXIMO COLLADO Deceased.** The administration of the estate of 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 demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is 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

SECOND INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA **CASE NO.: 24-CA-008818** **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 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 weeks.  
DATED on 1/3/2025  
CINDY STUART  
As Clerk of the Court  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
(SEAL) By Isha Tirado-Baker  
As Deputy Clerk  
January 10, 17, 24, 31, 2025 25-00098H

lv20906\_v11



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## --- ACTIONS / SALES ---

## SECOND INSERTION

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

CIVIL DIVISION:  
**CASE NO.: 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 pursuant 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 TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12, is the Plaintiff and MARIA E. MARMOLEJOS; UNKNOWN SPOUSE OF MARIA E. MARMOLEJOS; LOGAN GATE VILLAGE HOMEOWNERS ASSOCIATION, INC.; PLANNING & GROWTH MANAGEMENT DEPARTMENT BUILDING SERVICES DIVISION; HILLSBOROUGH COUNTY POLITICAL 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-

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 RECORDED IN PLAT BOOK 56, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 6801 ROSEMARY DRIVE, TAMPA, FL 33625

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 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. DELUCALAWGROUP.COM  
19-04397

January 10, 17, 2025 25-00056H

## SECOND INSERTION

**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 Hillsborough 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 plat 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

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 impaired, 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

## 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. 24-CC-038265**  
**BLISSFUL TIMES INC., a 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

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 Courts 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 FAQs 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  
9104 Brindlewood Dr  
Odessa, FL 33556  
E-Service: kimberlygarno@gmail.com  
January 10, 17, 2025 25-00052H

**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, GRANTEEES, 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 OF ROBERT LLOYD HOWARD**

**A/K/A ROBERT L. HOWARD, SR., DECEASED, et al.**

**Defendants.**  
TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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 UNKNOWN

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, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 47, OF THE PUBLIC RECORDS 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

## SECOND INSERTION

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

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 following 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 Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL 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 BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs 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

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

(COURT SEAL) By Isha Tirado-Baker  
As Deputy Clerk

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
CORAL SPRINGS, FL 33310  
24-02715  
January 10, 17, 2025 25-00084H

## SECOND INSERTION

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

CIVIL DIVISION  
**CASE NO. 22-CA-006960**  
**LOANDEPOT.COM, LLC,**  
**Plaintiff, vs.**

**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, 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 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, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ARCHIE WILLIAMS, DECEASED; JACQUELYN WILLIAMS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CORINA LASHAWN WILLIAMS; CHATHAM WALK HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; AQUA FINANCE, INC.; 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 27, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 64, BLOCK 3, WYNNMERE 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 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 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

## SECOND INSERTION

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 FAQs 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

## SECOND INSERTION

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

**CASE NO.: 24-CA-009549**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL LISS, DECEASED; et al.,**  
**Defendant(s).**

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

YOU ARE NOTIFIED that an action 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 COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

PIITE, 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 on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 12/30/, 2024.  
As Clerk of the Court  
(SEAL) By: Marquita Jones  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1457-1048B  
Ref# 10189  
January 10, 17, 2025 25-00073H

## SECOND INSERTION

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

**CASE NO.: 24-CA-004207**  
**GITSIT SOLUTIONS, LLC,**  
**Plaintiff, v.**

**ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED G. SCHOONMAKER, DECEASED, ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, 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 Plaintiff, and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, 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

sell to the highest bidder for cash at 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 MILWOOD ESTATES, ACCORDING 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 CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

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/Christophal Hellewell  
Christophal Hellewell, Esq.  
Florida Bar No. 114230  
fclpladings@ghidottiberger.com  
January 10, 17, 2025 25-00053H

## PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
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or email legal@businessobserverfl.com

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