

# Public Notices

Business  
Observer

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NOVEMBER 29 - DECEMBER 5, 2024

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

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

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

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

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

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

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

District Manager  
November 29, 2024

24-03469H

#### FIRST INSERTION

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

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

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

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

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

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

November 29, 2024

24-03470H

#### FIRST INSERTION

##### NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC

November 29, 2024

24-03471H

#### FIRST INSERTION

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

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

Dated this 22nd day of November, 2024.  
Owen B. McGinty  
2712 W Saint Louis St  
Tampa, FL 33607  
November 29, 2024

24-03488H

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of H2O Bros Pool, located at 2712 W Saint Louis St, in the City of Tampa, County of Hillsborough, State of FL, 33607, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of November, 2024.  
Owen B. McGinty  
2712 W Saint Louis St  
Tampa, FL 33607  
November 29, 2024

24-03489H

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that BLUE CAUSEWAY, LLC, OWNER, desiring to engage in business under the fictitious name of RIO PALMA located at 180 FOUNTAIN PARKWAY N, ST PETERSBURG, FLORIDA 33716 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.

November 29, 2024

24-03480H

#### FIRST INSERTION

##### Fictitious Name Notice

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

November 29, 2024

24-03474H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

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

Nov. 29; Dec. 6, 2024

24-03497H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Unit 1071	Christopher Torres	Boxes, clothing, furniture, outdoors, tools
Unit 1074	Ashley Ramsey	Artwork, Baby items, boxes, furniture, sports, tools, toys
Unit 2063	Loretta Escolero	Appliances, boxes, clothing, collectibles, toys
Unit 3091	Bettie Robinson	Boxes, dishes, furniture, lamps
Unit 2081	Erika Burgos	Baby items, boxes, bags, totes, clothing, furniture
Unit 3227	Wanda Wade	Boxes, clothing, electronics, furniture, lamps

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) 553-3703.

Nov. 29; Dec. 6, 2024

24-03498H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

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.

Nov. 29; Dec. 6, 2024

24-03499H

#### 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 Let's Pickle located at 8501 Falling Blue Pl., in the County of Hillsborough, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of November, 2024.

Maria Hursh

November 29, 2024

24-03503H

#### 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 Let's Pickle located at 8501 Falling Blue Pl., in the County of Hillsborough, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

## --- PUBLIC SALES ---

**PUBLIC NOTICE OF INTENT  
TO ISSUE AIR PERMIT**  
ENVIRONMENTAL PROTECTION  
COMMISSION OF HILLSBOROUGH  
COUNTY  
Draft Air Permit No. 0571500-001-AC  
Redwing Materials, LLC  
Hillsborough County, FL

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

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

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

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County.

The Permitting Authority's physical/mailing address is: 3629 Queen Palm Dr, Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

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

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

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

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

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and

120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) in the Legal Department of the EPC, via email, at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If

there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

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

**Extension of Time:** Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC, via email, at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation:** Mediation is not available in this proceeding.

November 29, 2024 24-03508H

NOVEMBER 29 - DECEMBER 5, 2024

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003652  
IN RE: ESTATE OF  
SANDRA GAIL SMITH,  
aka SANDRA G. SMITH  
Deceased.

The administration of the estate of SANDRA GAIL SMITH, also known as SANDRA G. SMITH, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 DECEASED'S DATE OF DEATH IS BARRED.

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

**RONALD AGLE**  
Personal Representative  
411 Walnut St #16158  
Green Cove Springs, FL 32043

James P. Hines, Jr.  
Florida Bar No. 061492  
Ashley G. Friedrich  
Florida Bar No. 1007955

Attorneys for Personal Representative

Hines Norman Hines, P.L.  
315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: [jhinesjr@hnh-law.com](mailto:jhinesjr@hnh-law.com)

Secondary Email:

[afriedrich@hnh-law.com](mailto:afriedrich@hnh-law.com)

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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003327  
IN RE: ESTATE OF  
KAREN SHEILAH GIBSON,  
aka KAREN S. GIBSON  
Deceased.

The administration of the estate of KAREN SHEILAH GIBSON, also known as KAREN S. GIBSON, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 DECEASED'S DATE OF DEATH IS BARRED.

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

**JUDITH LYNNE HENRY**  
Personal Representative  
1265 Poplar St.  
Denver, CO 80220

James P. Hines, Jr.  
Florida Bar No. 061492  
Ashley G. Friedrich  
Florida Bar No. 1007955

Attorneys for Personal Representative

Hines Norman Hines, P.L.  
315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: [jhinesjr@hnh-law.com](mailto:jhinesjr@hnh-law.com)

Secondary Email:

[afriedrich@hnh-law.com](mailto:afriedrich@hnh-law.com)

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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-003474  
IN RE: ESTATE OF  
JAMES ARTHUR TURNER III,  
Deceased.

The administration of the estate of JAMES ARTHUR TURNER III, deceased, whose date of death was October 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 DECEASED'S DATE OF DEATH IS BARRED.

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

**RONALD AGLE**  
Personal Representative

411 Walnut St #16158  
Green Cove Springs, FL 32043

James P. Hines, Jr.  
Florida Bar No. 061492  
Ashley G. Friedrich  
Florida Bar No. 1007955

Attorneys for Personal Representative

Hines Norman Hines, P.L.  
315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: [jhinesjr@hnh-law.com](mailto:jhinesjr@hnh-law.com)

Secondary Email:

[afriedrich@hnh-law.com](mailto:afriedrich@hnh-law.com)

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

## FIRST INSERTION

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

The administration of the estate of GARY KEACH, deceased, whose date of death was October 24, 2024, and whose Social Security Number is XXX-XX-0364, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 DECEASED'S DATE OF DEATH IS BARRED.

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

**DANIEL J. MACTOUGH**

Personal Representative  
3700 Dunlop St.  
Chevy Chase, Maryland 20815

James P. Hines, Jr.  
Florida Bar No. 061492

Attorneys for Personal Representative

Hines Norman Hines, P.L.  
315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: [jhinesjr@hnh-law.com](mailto:jhinesjr@hnh-law.com)

Secondary Email:

[afriedrich@hnh-law.com](mailto:afriedrich@hnh-law.com)

Nov. 29; Dec. 6, 2024 24-03473H

## --- ESTATE ---

## FIRST INSERTION

## NOTICE TO CREDITORS

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

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate **MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.**

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

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

## Personal Representative:

## Katherine Cowart,

10059 E. 59th North Place,  
Denver, Colorado 80238

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

## FIRST INSERTION

## NOTICE TO CREDITORS

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

The administration of the estate of ROBERT G. BRONSON, JR., deceased, Case No: 23-CP-3902 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

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

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

## /s/ Jennifer L. Bronson

## JENNIFER L. BRONSON

5006 Ruth Morris Rd,  
Wimauma, FL 33598

(813) 309-0551

poohbear195746@yahoo.com

## Personal Representative

/s/ Derek T. Matthews

## DEREK T. MATTHEWS

Fla. Bar No: 1000992

Kaitlyn N. Beasley, Esquire

Florida Bar No: 1044518

David H. Page, Esquire

Florida Bar No: 1049323

Daniel A. Alvarez, Esquire (of counsel)

Fla. Bar No. 54475

Matthews Law & Associates

1091 E Brandon Blvd

Brandon, FL 33511

813/588-5305

Email:

dmatthews@matthewslawpa.com

and denise@matthewslawpa.com

Attorneys for Petitioner

Nov. 29; Dec. 6, 2024 24-03492H

## FIRST INSERTION

## NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
CASE NO. 23-CP-003370  
IN RE: ESTATE OF  
LYDIA MARTINEZ-LAMBOY

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

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

## Personal Representative:

## Omary Soto Martinez

25118 Geddy Drive

Land O' Lakes, FL 34639

Personal Representative's Attorney

Shane K. Warner - Of the Firm

Attorney for the Personal

Representative

FSB # 92131

Warner Legal

3401 W. Cypress St., Suite 204

Tampa, FL 33607

Ph: (813) 470-6341

Fax: (888) 900-2630

Notice of Jud. R. Ad. 2.516 designated

emails

Email: swarner@swarnerlaw.com

Nov. 29; Dec. 6, 2024 24-03491H

## FIRST INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
Case No. 23-CP-004215  
Division: B  
IN RE: ESTATE OF  
DAVID PETER JOHN BATTIATO,  
Deceased.

The administration of the estate of DAVID PETER JOHN BATTIATO, deceased, Case No: 23-CP-004215 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

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

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

## /s/ Sarah Battiato

## SARAH BATTIATO n/k/a

## Sarah Maravelias

## Personal Representative

/s/ Derek t. Matthews

GLEN R. LANSKY, ESQUIRE

Fla. Bar No: 985392

DEREK T. MATTHEWS, ESQUIRE

Fla. Bar No: 1000992

LANSKY LAW GROUP

5476 Lithia Pinecrest Rd.

Telephone: 813-657-1995

Email:

litigation@lanskylawgroupfl.com

Attorneys for Personal Representative

Nov. 29; Dec. 6, 2024 24-03490H

## FIRST INSERTION

## NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
CASE NO. 23-CP-017513  
IN RE: ESTATE OF  
LYDIA MARTINEZ-LAMBOY

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

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

## Personal Representative:

## Omary Soto Martinez

25118 Geddy Drive

Land O' Lakes, FL 34639

Personal Representative's Attorney

Shane K. Warner - Of the Firm

Attorney for the Personal

Representative

FSB # 92131

Warner Legal

3401 W. Cypress St., Suite 204

Tampa, FL 33607

Ph: (813) 470-6341

Fax: (888) 900-2630

Notice of Jud. R. Ad. 2.516 designated

emails

Email: swarner@swarnerlaw.com

Nov. 29; Dec. 6, 2024 24-03491H

## FIRST INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
Case No. 23-CP-004252  
IN RE: ESTATE OF  
AJA L. SIMMONS,  
Deceased.

The administration of the estate of AJA L. SIMMONS, deceased, whose date of death was MAY 29, 2024, is pending in the Circuit Court for 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 are set forth below.

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

## NOTICE OF ACTION

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

CIVIL DIVISION  
CASE NO.: 24-CA-007251  
DIVISION: J

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MARIAEFIGENIA HERNANDEZ, et al., Defendants.

TO: MARIAEFIGENIA HERNANDEZ, UNKNOWN SPOUSE OF MARIAEFIGENIA HERNANDEZ

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 4, BLOCK 3, TOWNHOMES AT SABAL POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 53, 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 DECEMBER 27, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, 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 21 day of NOVEMBER, 2024.

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
CORAL SPRINGS, FL 33310  
24-02688  
Nov. 29; Dec. 6, 2024 24-03500H

## FIRST INSERTION

NOTICE OF ACTION  
CONSTRUCTIVE SERVICE - PROPERTY

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

Case No. 2024-CA-008351  
Division: F

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

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

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Hillsborough Property, Florida:

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

Commonly known as: 4926 Murray Hill Drive, Tampa, FL 33615

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled 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 1-800-955-8770; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of this Court November 19, 2024.

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

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

## PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386  
and select the appropriate County name from the menu option  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 23-CA-012711

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Plaintiff, vs.

Larry L. Gunning; Claressa A.

Gunning; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s);

Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-012711 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, Plaintiff and Larry L. Gunning are defendant(s), I, Clerk of Court, Cindy Stuart, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on January 16, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 18, RIVER BLUFFS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE

13, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

LOGS LEGAL GROUP LLP

Attorneys for Plaintiff  
750 Park of Commerce Blvd, Suite 130  
Boca Raton, Florida 33487

Telephone: (561) 998-6700 Ext. 55139

Fax: (561) 998-6707

For Email Service Only:

[FLService@logs.com](mailto:FLService@logs.com)

For all other inquiries:

[mtebbi@logs.com](mailto:mtebbi@logs.com)

By: /s/ Amanda Friedlander, Esq.

Amanda Friedlander, Esq.

FL Bar # 72876

23-328762 FC01 SLE

Nov. 29; Dec. 6, 2024 24-03483H

## FIRST INSERTION

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

CASE No. 21-CA-008610  
DIVISION: H

REVERSE MORTGAGE FUNDING LLC,

Plaintiff vs.

UNKNOWN HEIRS, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOAQUIN ABREU, DECEASED

2820 SILVER LAKE AVENUE, TAMPA, FLORIDA, 33614

SILVIA ABREU

2820 SILVER LAKE AVENUE, TAMPA, FLORIDA, 33614

720 MANDALAY AVE, CLEARWATER BEACH, FL 33767

2702 W COMANCHE AVE, TAMPA, FL 33614

UNKNOWN SPOUSE OF SILVIA ABREU

2820 SILVER LAKE AVENUE, TAMPA, FLORIDA, 33614

720 MANDALAY AVE, CLEARWATER BEACH, FL 33767

2702 W COMANCHE AVE, TAMPA, FL 33614

ADRIANA ABREU

720 MADALAY AVENUE, CLEARWATER BEACH, FL 33767

320 ISLAND WAY APT 503, CLEARWATER BEACH, FL 33767

4006 CORTEZ DR APT C, TAMPA, FL 33614

30543 LANESBOROUGH CIR, WESLEY CHAPEL, FL 33543

UNKNOWN SPOUSE OF ADRIANA ABREU

720 MADALAY AVENUE, CLEARWATER BEACH, FL 33767

320 ISLAND WAY APT 503, CLEARWATER BEACH, FL 33767

4006 CORTEZ DR APT C, TAMPA, FL 33614

30543 LANESBOROUGH CIR, WES-

LEY CHAPEL, FL 33543

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:

THE WEST 62.1 FEET OF THE WEST 124.2 FEET OF LOTS 24, 25 AND 26, BLOCK 6, SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 7, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before DECEMBER 20, 2024, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

## IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 14 day of NOVEMBER, 2024

CINDY STUART

As Clerk of said Court

(SEAL) By: Isha Tirado-Baker

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Greenspoon Marder, LLP,

Default Department,

Attorneys for Plaintiff,

Trade Centre South, Suite 700,

100 West Cypress Creek Road,

Fort Lauderdale, FL 33309

(954) 491-1120;

[gmforeclosure@gmlaw.com](mailto:gmforeclosure@gmlaw.com)

(58341.1107)

Nov. 29; Dec. 6, 2024 24-03485H

## FIRST INSERTION

## FIRST INSERTION

## NOTICE OF SALE

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

CASE NO. 29-2021-CA-002987

BANK OF NEW YORK  
MELLON TRUST COMPANY, N.A.  
AS TRUSTEE FOR MORTGAGE  
ASSETS MANAGEMENT SERIES

I TRUST,

Plaintiff, vs.

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

Defendant(s).

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

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

LOTS 1 AND 2, IN BLOCK 2 OF HOOKER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 2301 MOODY AVE, PLANT CITY, FL 33563  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## IMPORTANT

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

many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 25 day of November, 2024.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

20-079916 - MIM

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

## FIRST INSERTION

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

CASE NO. 23-CA-011869

FEDERAL HOME LOAN MORT-  
GAGE CORPORATION, AS  
TRUSTEE FOR THE BENEFIT OF  
THE FREDDIE MAC SEASONED  
LOANS STRUCTURED  
TRANSACTION TRUST, SERIES

2019-1,

Plaintiff, vs.

MICHAEL BRIGGS; UNKNOWN  
SPOUSE OF MICHAEL BRIGGS;  
CAROL L. HILL; STATE OF FLOR-  
IDA DEPARTMENT OF REVENUE;  
BARCLAYS BANK DELAWARE;  
UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT  
PROPERTY,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 30, 2024 and entered in Case No. 23-CA-011869, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FEDERAL HOME LOAN MORTGAGE 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. 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 December 26, 2024, 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 par-  
ticipate in this proceeding, you are enti-  
tled, 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 sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711.

Dated this 25th day of November  
2024.

Marc Granger, Esq.

Bar. No.: 146870

Kahane & Associates, P.A.

1619 NW 136th Avenue, Suite D-220

Sunrise, Florida 33323

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380

Designated service email:

notice@kahaneandassociates.com

File No.: 23-00254 SPS

V6.20190626

Nov. 29; Dec. 6, 2024 24-03505H

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 22-CA-006638

NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE

SERVICING,

Plaintiff, v.

EARL R. DIXON A/K/A EARL  
DIXON; UNKNOWN SPOUSE  
OF EARL R. DIXON A/K/A EARL  
DIXON; ANDOVER

HOMEOWNERS' ASSOCIATION,  
INC.; SYSCO CENTRAL FLORIDA,  
INC.; ALL UNKNOWN PARTIES

CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED;

UNKNOWN TENANT #1; UN-

KNOWN TENANT #2,  
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to  
an Agreed Order dated November 14,  
2024 entered in Civil Case No. 22-CA-  
006638 in the Circuit Court of the 13th  
Judicial Circuit in and for Hillsborough  
County, Florida, wherein NEWREZ  
LLC D/B/A SHELLPOINT MORT-  
GAGE SERVICING, Plaintiff and EARL  
R. DIXON A/K/A EARL DIXON; ANDOVER  
HOMEOWNERS' ASSOCIATION,  
INC.; SYSCO CENTRAL FLORIDA,  
INC.; UNKNOWN TENANT #1

NKA LUCILLE FACEY are defendants.

Cindy Stuart, Clerk of Court, will sell  
the property at public sale at www.  
hillsborough.realforeclose.com begin-  
ning at 10:00 AM on December 19,

2024 the following described property  
as set forth in said Final Judgment, to  
wit:

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

THEREOF AS RECORDED IN  
PLAT BOOK 78, PAGE 61, PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.

Property Address: 5648 Tughill

Drive, Tampa, FL 33624

ANY PERSON CLAIMING AN  
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 the time before the scheduled appear-  
ance is less than 7 days. Complete the  
Request for Accommodations Form and  
submit to 800 E. Twiggs Street, Room  
604, Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771;  
Voice Impaired Line 1-800-955-8770.

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Phone: (954) 370-9970

Fax: (954) 252-4571

Service E-mail:

flrealprop@kellykronenberg.com

/s/ Jordan Shealy

Jordan Shealy, Esq.

FBN: 1039538

File No: M22143-JMV

Nov. 29; Dec. 6, 2024 24-03462H

## FIRST INSERTION

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

Case No. 29-2023-CA-001844

Division H

**RESIDENTIAL FORECLOSURE  
Section II**

SUNCOAST CREDIT UNION, A  
FEDERALLY INSURED STATE  
CHARTERED CREDIT UNION

Plaintiff, vs.

ALBO A. D'AVANZO A/K/A ALBO  
D'AVANZO, AS KNOWN HEIR OF  
MERCEDES D'AVANZO,

DECEASED; DIANA PIEROLA, AS  
KNOWN HEIR OF MERCEDES

D'AVANZO, DECEASED,

SUNCOAST SCHOOLS FEDERAL  
CREDIT UNION; HABANA PARK  
CONDOMINIUM ASSOCIATION,  
INC.; UNKNOWN SPOUSE OF

ALBO A. D'AVANZO A/K/A ALBO  
D'AVANZO; UNKNOWN SPOUSE  
OF DIANA PIEROLA, DLJ

MORTGAGE CAPITAL, INC., AND  
UNKNOWN TENANTS/OWNERS,  
Defendants.

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

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

RAMROOP SUBDIVISION

LOT 4, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK

112, PAGE 237, PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.

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

## IMPORTANT

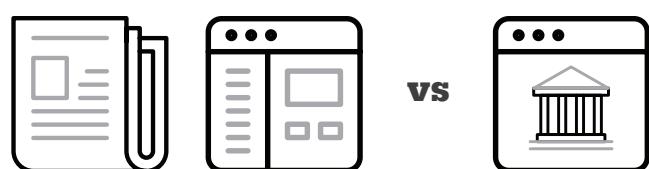
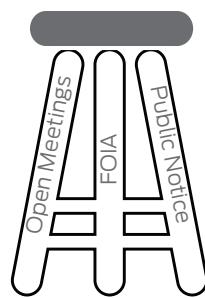
AMERICANS WITH DISABILITIES

ACT: If you are a person with a disabil-  
ity who needs any accommodation  
in order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.

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 appear-  
ance, or immediately upon receiving  
this notification if the time before the  
scheduled appearance is less than  
7 days

# Why Public Notice Should Remain in Newspapers

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



This is not about "newspapers vs the internet".

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

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



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

## prevent government officials from hiding information

they would prefer the public not to see

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

### essential elements of public notice:

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

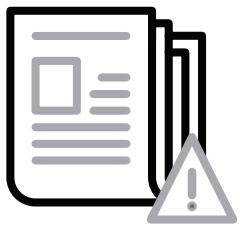
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



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

because reading a newspaper is a serendipitous process.

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

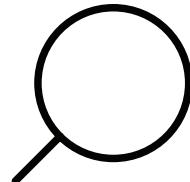


### Citizens continue to learn about vital civic matters from newspaper notices.

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

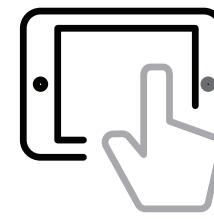
### Verifying publication is difficult-to-impossible on the web.

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



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



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

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

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



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



### Types Of Public Notices

#### Citizen Participation Notices

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

#### Commercial Notices

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

#### Court Notices

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

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

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



Q

**What is a public notice?**

A

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

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

Q

**Are internet-only legal notices sufficient?**

A

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

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

Newspaper legal notices fulfill all of those standards.

Q

**Are there different types of legal notices?**

A

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

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

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

Q

**Who benefits from legal notices?**

A

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

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

Q

**How much do legal notices cost?**

A

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

**SUBSEQUENT INSERTIONS****--- ACTIONS ---****FOURTH INSERTION****NOTICE OF ACTION**

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

CASE NO.: 24-CC-04811

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

TO: Joshua J. Heiple  
Last Known Residence: 714 Eagle Lane  
Apollo Beach, FL 33572

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Hillsborough County, Florida:

2020 Ram 3500 VIN  
3C63RRRL5LG260745

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

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

Dated on October 31, 2024.

As Clerk of the Court  
(SEAL) By: Mustafa Divan  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1693-200B  
Ref# 9714  
November 8, 15, 22, 29, 2024  
24-03327H

**FOURTH INSERTION****NOTICE OF ACTION**

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

CIVIL DIVISION

CASE NO.: 24-CA-008515

DIVISION: D

LISA RUMBOLD,

Plaintiff, vs.

NORTH TAMPA LAND COMPANY,  
a dissolved Florida corporation,  
the unknown assigns, successors in  
interest, trustees or any other party  
claiming by, through, under or  
against North Tampa Land Company,  
Defendant.

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

YOU ARE HEREBY NOTIFIED that an action for Quiet Title covering the following real and personal property described as follows, to wit:  
East North Tampa, Lots 5 & 6,

Block 12, of the Public Records of Hillsborough County, Florida.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on DHW Law, P.A., 24714 State Road 54, Lutz, FL 33559 and file the original with the Clerk of the above styled Court on or before December 1, 2024, or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

THIS NOTICE WILL BE PUBLISHED ONCE PER WEEK FOR FOUR (4) CONSECUTIVE WEEKS.

WITNESS my hand and seal of said Court on the 29 day of OCTOBER, 2024.

CINDY STUART  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Isha Tirado-Baker  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
DHW Law, P.A.,  
24714 State Road 54,  
Lutz, FL 33559  
Nov. 8, 15, 22, 29, 2024 24-03278H

**THIRD INSERTION****NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL  
SUPPORT)**

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

Case No.: 24-DR-14273

Division: CP

Perla L. Vega Ventura,

Petitioner, and

Robi F. Feurtado Arnemann,

Respondent,

TO: Robi F. Feurtado Arnemann

UNKNOWN

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

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

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

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

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

Dated: 11/6/2024  
CINDY STUART  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Isha Tirado-Baker  
Deputy Clerk

Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

IF A NONLAWYER HELPED YOU  
FILL OUT THIS FORM, HE/SHE  
MUST FILL IN THE BLANKS  
BELOW:

This form was prepared for the Petitioner.

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

Nov. 15, 22, 29; Dec. 6, 2024  
24-03381H



Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE

HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business  
Observer**

LV20906\_V12

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

CASE NO.: 24-CC-029508

BRIDGECREST CREDIT  
COMPANY, LLC, AS AGENT AND  
SERVICER FOR CARVANA LLC,  
Plaintiff, v.RASHEEM ADAIR GIBSON; ET  
AL,  
Defendant(s).To the following Defendant(s):  
RASHEEM ADAIR GIBSON  
(Last Known Address: 1426 E 139TH  
AVE, TAMPA, FL 33613)YOU ARE NOTIFIED that an action  
for Replevin based on boundaries  
established by acquiescence, on the fol-  
lowing described property:2018 CADILLAC CTS SE-  
DAN WITH VIN 1G6AX-  
5SX4J0124977has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it, on Ghidotti | Berg-  
er LLP, Attorney for Plaintiff, whose  
address is 10800 Biscayne Blvd, Suite  
201, Miami, FL 33161 on or before 11-  
22-24, a date which is within thirty (30)  
days after the first publication of this  
Notice in the Business Observer and  
file the original with the Clerk of this  
Court either before service on Plaintiff's  
attorney or immediately thereaf-ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint.This notice is provided pursuant to  
Administrative Order No. 2010-08If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of  
certain assistance. To request such an  
accommodation, please contact Court  
Administration at least 7 days before  
your scheduled court appearance, or  
immediately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appear-  
ance is less than 7 days. Complete the  
Request for Accommodations Form and  
submit to 800 E. Twiggs Street, Room  
604, Tampa, FL 33602. ADA Coordina-  
tion Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.WITNESS my hand and the seal of  
this Court this 10/17/2024.CINDY STUART  
As Clerk of the Court  
(SEAL) By Catherine Castillo  
As Deputy ClerkGhidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd, Suite 201,  
Miami, FL 33161  
November 22, 29, 2024 24-03449H

## SECOND INSERTION

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

CIVIL DIVISION

Case No.: 24-CA-008018

Division: J

U-HAUL CO. OF FLORIDA AND  
U-HAUL CO. OF ARIZONA,  
Plaintiff, v.GIOVANY BERRIO AKA GIOVANY  
BERRIO-NORIEGA SR., ANDY  
GARCIA AKA ANDREW  
GARCIA-VIERA, DANIEL  
ALVAREZ-PINA, DAMARIS  
PEREZ-CENTENO, and DANIELA  
ALVAREZ-PEREZ,  
Defendant.To the following Defendant:  
1) GIOVANY BERRIO AKA GIOVANY  
BERRIO-NORIEGA SR.Last Known Address: 6511 Yosemiote  
Dr, Tampa, FL 336342) ANDY GARCIA AKA ANDREW  
GARCIA-VIERALast Known Address: 8006 Hearthone  
Ct, Tampa, FL 33615YOU ARE NOTIFIED that an action  
for declaratory relief has been filed  
against you regarding a motor vehicle  
accident occurring on or about March  
27, 2024, near Woodbridge Elementary  
School in Tampa, Florida, and you are  
required to serve a copy of your written  
defenses, if any, upon Kelley  
Kronenberg, Attorney for Petitioners,  
whose address is 1511 N. Westshore  
Blvd., Tampa, FL 33607 on or before  
12/26/2024, a date which is within thirty  
(30) days after the first publication of  
this Notice in The Business Observer  
Newspaper and file the original with the  
Clerk of this Court either before service  
on Petitioners' attorney or immediately  
thereafter; otherwise a default will beentered against you for the relief de-  
manded in the Petition.This notice is provided pursuant to  
Administrative Order No. 07-97-32-05In accordance with the Americans  
with Disabilities Act:If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the provision  
of certain assistance. Please contact the  
Court's ADA Coordinator, Hillsborough  
County Courthouse, 800 E. Twiggs St.,  
Room 604, Tampa, FL 33602, (813) 272-7040,  
at least 7 days before your scheduled court  
appearance, or immediately upon receiving  
this notification if the time before the  
scheduled appearance is less than 7 days;  
if you are hearing or voice impaired, call 711.WITNESS my hand and the seal of  
this Court this 18 day of November,  
2024.CINDY STUART  
Clerk of the Court  
(SEAL) By Isha Tirado-Baker  
As Deputy ClerkHillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602KELLEY KRONENBERG  
/s/ Anthony N. Caserta  
Anthony N. Caserta, Esq.  
Fla. Bar No.: 114587  
Katherine L Koener, Esq.  
Fla. Bar No.: 56891  
1511 N. Westshore Blvd., Suite 400  
Tampa, FL 33607  
Telephone: (813) 223-1697  
Facsimile: (813) 228-0636  
Attorneys for Repwest Insurance  
Company  
Address for service of pleadings only:  
kllkeservice@kellykronenberg.com  
November 22, 29, 2024 24-03444H

## SECOND INSERTION

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

CIVIL ACTION

Case No.: 2024-CA-001439

THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, INDENTURE  
TRUSTEE ON BEHALF OF THE  
NOTEHOLDERS OF THE  
CWHEQ INC., CWHEQ  
REVOLVING HOME EQUITY  
LOAN TRUST, SERIES 2007-C,  
Plaintiff, vs.HAROLD HALL, et al,  
Defendant(s).NOTICE IS HEREBY GIVEN Pursuant  
to a Final Judgment of Foreclosure  
dated October 21, 2024, and entered  
in Case No. 2024-CA-001439 of the  
Circuit Court of the Thirteenth Judicial  
Circuit in and for Hillsborough  
County, Florida in which The Bank Of  
New York Mellon Fka The Bank Of New  
York, Indenture Trustee On Behalf Of The  
Noteholders Of The CWHEQ Inc.,  
CWHEQ Revolving Home Equity Loan  
Trust, Series 2007-C, is the Plaintiff and  
Harold Hall, Dawn M. Hall, Mortgage  
Electronic Registration Systems, Inc., as  
nominee for Amerisave Mortgage Cor-  
poration, Heritage Isles Golf and Coun-  
try Club Community Association, Inc., are  
defendants, the Hillsborough County  
Clerk of the Circuit Court will sell  
to the highest and best bidder for cash  
in/on online at electronically/online at  
http://www.hillsborough.realforeclose.  
com, Hillsborough County, Florida  
at 10:00 AM on the January 27, 2025  
the following described property as set  
forth in said Final Judgment of Fore-  
closure:LOT 2, BLOCK 22, HERITAGE  
ISLES PHASE 1C, ACCORD-  
ING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK  
86, PAGE 94, OF THE PUBLIC  
RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.  
A/K/A 18126 EMERALD BAY  
STREET TAMPA FL 33647Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
Lis Pendens must file a claim before the  
Clerk reports the surplus as unclaimed.In accordance with the Americans  
with Disabilities Act, if you are a person  
with a disability who needs any  
accommodation in order to participate  
in this proceeding, you are entitled, at  
no cost to you, to the provision of cer-  
tain 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 sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711. To file response  
please contact Hillsborough County  
Clerk of Court, P.O. Box 989, Tampa, FL  
33601, Tel: (813) 276-8100; Fax: (813)  
272-5508.Dated is 15 day of November, 2024.  
ALBERTELLI LAW  
P.O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertelliaw.com  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
IN - 24-002625  
November 22, 29, 2024 24-03431HThe personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
of Community Property Rights at Death  
Act

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

ALBERTELLI LAW

1426 E 139TH AVENUE

TAMPA, FL 33613

Tel: (813) 276-8100

Fax: (813) 272-5508

eService: servealaw@albertelliaw.com

By: /s/ Justin Ritchie

Florida Bar #106621

Justin Ritchie, Esq.

IN - 24-002625

November 22, 29, 2024 24-03431H

The following described property as set  
forth in said Final Judgment of Fore-  
closure:http://www.hillsborough.realforeclose.  
com, Hillsborough County, Florida

at 10:00 AM on the January 27, 2025

the following described property as set  
forth in said Final Judgment of Fore-  
closure:http://www.hillsborough.realforeclose.  
com, Hillsborough County, Florida

at 10:00 AM on the January 27, 2025

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com, Hillsborough County, Florida

at 10:00 AM on the January 27, 2025

the following described property as set  
forth in said Final Judgment of Fore-  
closure:http://www.hillsborough.realforeclose.  
com, Hillsborough County, Florida

at 10:00 AM on the January 27, 2025

## --- ESTATE ---

## SECOND INSERTION

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

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

All creditors of the decedent and 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: November 22, 2024.

**NICOLE JACQUELINE BROPHY**

Personal Representative  
10157 Oakton Terrace Rd.  
Oakton, VA 22124

**JOHN EDMOND BROPHY**

Personal Representative  
4112 Garrett Pl.  
Colorado Springs, CO 80907

**SANDRA LEE BROPHY**

Personal Representative  
3844 Lucy Tremble Rd.  
Burleson, TX 76028

James P. Hines, Jr.  
Florida Bar No. 061492  
Ashley G. Friedrich  
Florida Bar No. 1007955  
Attorneys for Personal Representatives  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
afriedrich@hnh-law.com  
November 22, 29, 2024 24-03416H

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 12/6/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 PARK mobile home bearing Vehicle Identification Number 1322 and all personal items located inside the mobile home. Last Tenant: Patricia S. Beckas and Francis Charles Beckas. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.  
November 22, 29, 2024 24-03451H

## SECOND INSERTION

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

November 22, 29, 2024 24-03409H

## SECOND INSERTION

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

The administration of the estate of RYAN WESLEY CHASTAIN, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

**ALAN CHASTAIN**

Personal Representative  
4212 Imperial Eagle Dr.  
Valrico, FL 33594

**ASHLEY G. FRIEDRICH**  
Attorney for Personal Representative  
Florida Bar No. 1007955  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: (813) 251-8659  
Email: afriedrich@hnh-law.com

November 22, 29, 2024 24-03416H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003394  
IN RE: ESTATE OF  
JANE A. BARTH  
Deceased.

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

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

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

**Personal Representative:**

**Todd H. Bath**  
16709 Kodi Lane  
Odessa, Florida 33556

Attorney for Personal Representative:  
John M. Sakellarides  
Florida Bar No. 935107  
John M. Sakellarides, P.A.  
29605 U.S. Hwy 19 North, Suite 110  
Clearwater, FL 33761  
Telephone: (727) 785-1228  
E-mail: john@jsaklaw.com

November 22, 29, 2024 24-03417H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003008  
IN RE: ESTATE OF  
Jane C. Hulik,  
a/k/a Jane Catherine Hulik,  
Deceased.

The administration of the estate of Jane C. Hulik, a/k/a Jane Catherine Hulik, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**Personal Representative:**

**Diana A. Drier**  
302 Glenway Street  
Madison, WI 53705

Attorney for Personal Representative:  
Attorney Wyon F. Wiegratz  
Email Addresses:  
wwiegratz@remleylaw.com  
mlemmens@remleylaw.com  
Florida Bar No. 0341622  
2 Neenah Center, Suite 100  
Neenah, WI 54956  
Telephone: 920-725-2601

November 22, 29, 2024 24-03412H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case Number:  
292024CP003635A001HC  
IN RE: ESTATE OF  
Jane C. Hulik,  
a/k/a Jane Catherine Hulik,  
Deceased.

The administration of the estate of Erin Massaro McDowell, deceased, Case Number 292024CP003635A001HC, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Cindy Stuart, County Courthouse, P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

**/S/ Jimmy Micah McDowell**

**Personal Representative**  
Address: 2706 Franklin Street,  
Plant City, FL 33563

/S/ MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
2 Neenah Center, Suite 100  
Neenah, WI 54956  
Telephone: 920-725-2601  
Attorney for Personal Representative  
November 22, 29, 2024 24-03453H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 98-CP-002536  
Division: A  
IN RE: ESTATE OF  
WILLIAM LELAND ALMAND, SR.,  
aka WILLIAM L. ALMAND, SR.  
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

**Personal Representative:**

**Robert Almand**  
520 S. 56th Street  
Tampa, Florida 33619

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

November 22, 29, 2024 24-03407H

## SECOND INSERTION

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003422  
Division A  
IN RE: ESTATE OF  
BRIAN W. BAILIE  
A/K/A BRIAN W. BAILIE, SR.  
Deceased.

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

All creditors of the decedent and other persons having claims or 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 November 22, 2024.

**Personal Representative:**

**Brian W. Bailie, Jr.**  
1740 Van Dyke Road  
Odessa, Florida 33556

Attorneys for Personal Representative:  
John A.

## --- ESTATE ---

## SECOND INSERTION

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS November 22, 2024.

**Personal Representative:**  
CANDIDA K. REINHARDT

8913 S. Moby Rd  
Odessa, FL 33556  
Attorneys for Personal Representative  
D. Michael Lins, Esquire  
Florida Bar No. 435899  
J. Michael Lins, Esquire  
Florida Bar No: 1011033  
LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy.,  
Suite 160-N  
Tampa, FL 33618  
Ph. (813) 386-5768  
Primary E-mail:  
mike@linslawgroup.com  
Secondary E-Mail:  
kris@linslawgroup.com  
November 22, 29, 2024 24-03413H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003097  
Division Probate  
IN RE: ESTATE OF  
BARRY LEE NAPIER  
Decceased.

The administration of the estate of BARRY LEE NAPIER, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Ave, Plant City FL 33563. The names and addresses of the 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 November 22, 2024.

**Personal Representative:**  
/s/ Amanda Laine Napier  
(Nov 12, 2024 12:34 EST)

**AMANDA LAINE NAPIER**

706 W. Saunders St.  
Plant City, Florida 33563  
Attorney for Personal Representative:  
/s/ Cela Webster  
Cela Delgado Webster, Esq., Attorney  
Florida Bar Number: 275300  
17425 Bridge Hill Ct, Suite 202  
Tampa, FL 33647  
Telephone: (813) 524-6393  
Fax: (813) 524-6343  
E-Mail: cwebster@chapellegal.com  
Secondary E-Mail:  
service@chapellegal.com  
November 22, 29, 2024 24-03436H

**Q & A**  
Who benefits from legal notices?

Q 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.

## --- SALES ---

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA,  
IN AND FOR HILLSBOROUGH  
COUNTY,  
CIVIL DIVISION  
CASE NO.: 19-CA-007908  
NOTELINK FINANCIAL, LLC,  
Plaintiff, vs.

UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
SURVIVING SPOUSE, GRANTEES,  
ASSIGNEE, LIENORS,  
CREDITORS, TRUSTEES, AND  
ALL OTHER PARTIES  
CLAIMING AN INTEREST BY  
THROUGH UNDER OR AGAINST  
THE ESTATE OF VIVIAN A.

VIRGIL A/K/A VIVIAN VIRGIL,  
DECEASED, REGINA L. VIRGIL;

STEPHEN VIRGIL AND

STEPHANIE VIRGIL GAINES,

Defendant(s),

NOTICE OF SALE IS HEREBY GIVEN  
pursuant to the Order on Plaintiff's

Motion to Reschedule Foreclosure Sale  
entered on November 15, 2024, and the

Uniform Final Judgment of Foreclo-

sure entered on July 18, 2023, in Case

No. 19-CA-007908 of the Circuit Court

of the Thirteenth Judicial Circuit, in

and for Hillsborough County, Florida,

wherein Notelink Financial, LLC, is

Plaintiff, and Unknown Heirs, Ben-

eficiaries, Devisees, Surviving Spouse,

Grantees, Assignee, Lienors, Creditors,

Trustees, and All Other Parties Claim-

ing An Interest By Through Under or

Against the Estate of Vivian A. Virgil

A/K/A Vivian Virgil, Deceased, Regina

L. Virgil, Stephen Virgil and Stephanie

Virgil Gaines, are Defendants, the Office

of Cindy Stuart, Hillsborough County

Clerk of the Court, will sell to the high-

est and best bidder for cash online at

http://www.hillsborough.realforeclose.

com, beginning at 10:00 A.M. on the

24th day of January, 2025, in accord-

ance with Section 45.031, Florida

Statutes, the following described prop-

erty as set forth in said Final Judgment,

## SECOND INSERTION

to wit:  
ALL THAT CERTAIN PARCEL  
OF LAND IN HILLSBOROUGH  
COUNTY, STATE OF  
FLORIDA, AS MORE FULLY  
DESCRIBED IN OFFICIAL  
RECORD BOOK 1533, PAGE  
731, ID #154134.0000, BEING  
KNOWN AND DESIGNATED  
AS LOT 9, SHADOLAWN  
VILLAGE, FILED IN PLAT  
BOOK 40, PAGE 14.  
Property Address: 5210 N 39th  
Street, Tampa, FL 33610.  
together with all existing or subse-  
quently erected or affixed buildings,  
improvements and fixtures.

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

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

Dated this 15th day of November  
2024.

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

SOKOLOF REMTULLA, LLP  
6801 Lake Worth Road, Suite 100E  
Greenacres, FL 33467  
Telephone: 561-507-5252 / Facsimile:  
561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
November 22, 29, 2024 24-03441H

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2023-CA-013940

**NATIONSTAR MORTGAGE LLC,**  
Plaintiff, vs.

**STEVE OWSINSKI AKA STEPHEN  
OWSINSKI, et al,**  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant  
to a Final Judgment of Foreclosure  
entered September 9, 2024, and entered  
in Case No. 2023-CA-013940 of the

Circuit Court of the Thirteenth Judicial

Circuit in and for Hillsborough County,

Florida in which Nationstar Mortgage

LLC, is the Plaintiff and Steve Owsinski

aka Stephen Owsinski, Jamelyn D

Owsinski, Venetian at Bay Park Home-

owners Association, Inc., are defen-

dants, the Hillsborough County Clerk of

the Circuit Court will sell to the high-

est and best bidder for cash in/on online at

electronically/online at http://www.

hillsborough.realforeclose.com, Hills-

borough County, Florida at 10:00 AM

on the January 2, 2025 the following

described property as set forth in said

Final Judgment of Foreclosure:

LOT 62, BLOCK 4, VENETIAN  
AT BAY PARK, ACCORDING  
TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK

103, PAGES 260 THROUGH

269; INCLUSIVE, OF THE

PUBLIC RECORDS OF HILL-

SBOROUGH COUNTY, FLOR-

## SECOND INSERTION

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

IMPORTANT: If you are a person  
with a disability who needs any accom-  
modation 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 sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711.

Dated in Hillsborough County, Florida  
on this 20th day of November 2024.  
By: /s/ Sergio A. Florez  
[ ] Leonardo H. Marks, Esq. - FBN  
366862  
x Sergio A. Florez, Esq. - FBN 118666  
8870 N. Himes Avenue, PO Box 301  
Tampa, FL 33614  
(813) 495-5429  
(813) 385-1620  
Lmarks813@gmail.com  
Sergioaflores@gmail.com  
Attorneys for Plaintiff  
November 22, 29, 2024 24-03458H

## SECOND INSERTION

## --- ACTIONS / SALES ---

## SECOND INSERTION

## RE-NOTICE OF FORECLOSURE

## SALE

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

CASE NO. 23-CA-013735

DIVISION: J

RF - II

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C, Plaintiff, vs.

ALLEN J. THOMAS A/K/A ALLEN THOMAS; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Amended Order Rescheduling the Foreclosure Sale dated November 8, 2024, and entered in Case No. 23-CA-013735, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida.

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C (hereafter "Plaintiff"), is Plaintiff and ALLEN J. THOMAS A/K/A ALLEN THOMAS, are defendants. Cindy Stuart, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., on the 9TH day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 5, OF KINGSTON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 20-1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any 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 Adminnistrative Office of the

Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por los menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalife yon san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kék ed. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Wka ki gen problem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribal la mwens ke 7 jou; si ou gen pwoblem pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s / J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
PHH18064-23/sap  
November 22, 29, 2024 24-03433H

## SECOND INSERTION

SUMMONS NOTICE  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE

No. S8015CV202401729

SUMMONS

DESERT FOOTHILLS ESTATES OWNERS ASSOCIATION, an Arizona non-profit corporation, Plaintiff, vs.

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

THE STATE OF ARIZONA TO THE DEFENDANT(S):

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

19718 Amazon Basin Road  
Lutz, Florida 33559

YOU ARE HEREBY SUMMONED

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

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

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

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

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

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

THE NAME AND ADDRESS OF PLAINTIFF'S ATTORNEY IS:

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

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

SIGNED AND SEALED this date:

August 30, 2024  
Christina Spurlock  
Clerk of Superior Court  
(SEAL) By: KLEONARD  
Deputy Clerk

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

Email: MAIL@HOALAW.BIZ

Nov. 22, 29; Dec. 6, 13, 2024

24-03419H

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

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.

## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
Case No.: 24-CA-002794

HHI-NFHIB, LLC

Plaintiff, vs-

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS,

TRUSTEES OR OTHER

CLAIMANTS CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
LINDA GLORIA VALDEZ,  
DECEASED; STEVE VALDEZ; XIO-  
MARA EBANKS; DENISE MUNIZ;  
THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT;  
UNKNOWN TENANT 1,

Defendant,

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

LOT 17, BLOCK 14, MACFAR-  
LANE PARK SUBDIVISION,

ACCORDING TO THE MAP  
OR PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 2,  
PAGE 82, OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.

Property Address: 3315 W.  
GRACE ST., TAMPA, FL 33607

at public sale, to the highest and best bidder, for cash, online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 a.m. on December 16, 2024.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or

## SECOND INSERTION

voice impaired, call 711. Thirteenth Judicial Circuit ADA Coordinator George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, Phone: (813) 272-5894

SOLICITUDES DE ALOJAMIENTO POR PERSONAS CON DISCAPACIDAD

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Coordinador de ADA, Hillsborough County Courthouse, 800 E. Twiggs St., Sala 604, Tampa, Florida 33602, (813) 272-7040, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

DATED this 17th day of September, 2024

Jeffrey C. Hakanson, Esquire

For the Court

/s/ Jeffrey C. Hakanson

JEFFREY C. HAKANSON, ESQUIRE

Florida Bar No. 0061328

Primary E-mail:

Jeff@mcintyrefirm.com

Secondary E-mail:

JCHservice@mcintyrefirm.com

McIntyre Thanasides Bringold Elliott

Grimaldi Guito & Matthews, P.A.

500 E. Kennedy Blvd., Suite 200

Tampa, Florida 33602

813-223-0000 Tel.:

813-899-6069 Fax

Attorneys for Plaintiff

November 22, 29, 2024 24-03406H

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

DATED this 17th day of September, 2024

Jeffrey C. Hakanson, Esquire

For the Court

/s/ Jeffrey C. Hakanson

JEFFREY C. HAKANSON, ESQUIRE

Florida Bar No. 0061328

Primary E-mail:

Jeff@mcintyrefirm.com

Secondary E-mail:

JCHservice@mcintyrefirm.com

McIntyre Thanasides Bringold Elliott

Grimaldi Guito & Matthews, P.A.

500 E. Kennedy Blvd., Suite 200

Tampa, Florida 33602

813-223-0000 Tel.:

813-899-6069 Fax

Attorneys for Plaintiff

November 22, 29, 2024 24-03406H

## SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 24-CC-024273

WESTCHASE COMMUNITY ASSOCIATION, INC.,

Plaintiff, vs.

RICHARD A. LITCHFIELD;

DANIELLE C. LITCHFIELD;

WESTCHASE LAWN CARE, LLC;

UNKNOWN TENANT #1, the name being fictitious to account for party in possession;