

--- PUBLIC SALES ---

FIRST INSERTION

DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Dupree Lakes Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gms-tampa.com. Proposals must be received by 5:00 p.m. on Friday, April 5, 2024. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager. Dupree Lakes Community Development District Jason Greenwood, District Manager March 22, 2024 24-00486P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION
Case No.: 2023CP001946CPAXWS
IN RE: ESTATE OF
PETER MICHAEL EICKHORST, Deceased.

The administration of the estate of Peter Michael Eickhorst, deceased, whose date of death was April 18, 2023; is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 DATE OF DECEDENT'S DEATH IS BARRED.

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

Personal Representative:
Rita Close
Address: 11710 Bittersweet Lane, Whitmore Lake, MI 48189
Attorney for Personal Representative: Donald A. Golden, Esquire Florida Bar No. 0279757 Donald A. Golden, P.A. 11755 S.W. 62nd Avenue Miami, Florida 33156 Telephone: (305) 667-2844 Email: goldmiami@gmail.com March 22, 2024 24-00489P

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024 CA 000396

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3,

Plaintiff, vs. ELIZABETH A. BERRY N/K/A ELIZABETH BERRY; et al., Defendant(s).

TO: Unknown tenant #1
Last Known Residence: 5500 Leeward Lane New Port Richey, FL 34652
TO: Unknown tenant #2
Last Known Residence: 5500 Leeward Lane New Port Richey, FL 34652

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:

LOT 18, FLOR-A-MAR SECTION 11-G, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before April 22nd, 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 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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on March 20th 2024.
As Clerk of the Court (SEAL) By: /s/ Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484
122-1-47418
Ref# 7275
March 22, 29, 2024 24-00487P

--- SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION

Case No. 51-2022-CA-002253-ES
CROSSCOUNTRY MORTGAGE, LLC

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OF DAVID R.

BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED; CAROLYN L. BEADLES, AS KNOWN HEIR OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED; BRIAN Z. BEADLES, AS KNOWN HEIR OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED, LAKE DOROTHEA GROVE HOMEOWNERS ASSOCIATION, INC.; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF CAROLYN L. BEADLES; UNKNOWN SPOUSE OF BRIAN Z. BEADLES, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 11, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 40, LAKE DOROTHEA GROVE PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 8327

JACQUELINE CT, ZEPHYRHILLS, FL 33541; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on April 25, 2024 at 11:00 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 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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this March 19, 2024
By /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
320250/2218145/CMP
March 22, 29, 2024 24-00488P

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

PETITION FOR ADMINISTRATION (intestate) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA,

PROBATE DIVISION
FILE NO: IN RE: THE ESTATE OF WALTER GEORGE HANDY, Deceased.

Petitioner, RHEA HANDY, alleges:

1. Petitioner has an interest in the above estate as wife and beneficiary. Petitioner's address is 7147 Talamore Dr., Wesley Chapel, FL 33545, and the name and office

address of petitioner's attorney are set forth at the end of this petition.

2. Decedent, WALTER GEORGE HANDY, whose last known address was 7147 Talamore Dr., Wesley Chapel, FL 33545, and the last four digits of whose social security number are 7014, died on August 26, 2023, at Advent Health Wesley Chapel, 2600 Bruce B Downs Blvd. Wesley Chapel, Pasco County FL, 33544. On the date of death decedent was domiciled in Pasco County, Florida.

3. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any,

their addresses and relationships to decedent, and the years of birth of any who are minors, are:

NAME ADDRESS RELATIONSHIP YEAR OF BIRTH (if Minor)
Rhea Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Wife N/A
Arthur Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Son N/A
Charleen Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Daughter 2019

4. Venue of this proceeding is in this county because decedent was a resident of Pasco County when he passed away.

5. RHEA HANDY, whose address is 7147 Talamore Dr., Wesley Chapel, FL 33545,

is qualified under the laws of the State of Florida to serve as personal representative of the decedent's estate and is entitled to preference in appointment as personal representative because she is the wife of the decedent and the decedent died intestate.

6. The nature and approximate value of the assets in this estate are: NATURE OF ASSETS APPROXIMATE VALUE REAL PROPERTY Exempt Homestead Property 714 7 Talamore Dr., Wesley Chapel, FL 33545 \$742,000

Capital One 360 Checking Account No.: X:XXXXXX4869 \$4,449.85 eTrade-shoshki XXXX:5849 \$Unknown XXXX-Individual Brokerage XXXXX2268 \$Unknown Ameritrade 3414 \$Unknown Fidelity -HAS Saving Account XXXXX8060 \$Unknown Lending Club XX:XXXX8533 \$Unknown Tech CU Bank XXX5461 \$Unknown Coinbase \$Unknown Binance XXX:X6843 \$Unknown Morgan Stanley \$Unknown

Email your Legal Notice

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_V19

PUBLISH YOUR LEGAL NOTICE

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

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

file a federal estate tax return.
8. After the exercise of reasonable diligence, petitioners are unaware of any unrevoked wills or codicils of decedent.

9. Domiciliary or principal probate proceedings are not known to be pending in another state or country.

Petitioners request that RHEA HANDY be appointed personal representatives of the estate of the decedent.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on this 26 day of February, 2024.

RHEA HANDY, Petitioner
7147 Talamore Drive
Wesley Chapel, FL 33545
510-289-2541
rheagarahandy@gmail.com
Law Office of Matthew J. Jowanna, PA
/s/Christine Behrman de Colindres
Christine Behrman de Colindres, Esq.
Florida Bar License #1024659
2521 Windguard Circle,
Suite 101 & 102
Wesley Chapel, Florida 33544
Telephone Number: 813-929-7300
E-Mail: service@jowanna.com
March 15, 22, 2024 24-00458P

--- SALES / ACTIONS ---

--- TAX DEEDS ---

SECOND INSERTION

SECOND INSERTION

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA004967CAAXWS HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2004-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2, Plaintiff, vs. KYLA KNETTEL; CAROL A. KING, ET AL. Defendants TO the following Defendant(s): KYLA KNETTEL (UNABLE TO SERVE AT ADDRESS) Last Known Address: 9530 BONNET LAKE DR, NEW PORT RICHEY, FL 34654 Additional Address: 7325 SAN MIGUEL DRIVE, PORT RICHEY, FL 34668 CAROL A. KING (UNABLE TO SERVE AT ADDRESS) Last Known Address: 9530 BONNET LAKE DR., NEW PORT RICHEY, FL 34654 Additional Address: 7325 SAN MIGUEL DRIVE, PORT RICHEY, FL 34668 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1511-A, EMBASSY HILLS UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 51 AND 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7325 SAN MIGUEL DR, PORT RICHEY FL 34668 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness,

Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before APRIL 15TH, 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. This notice is provided in Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this March 13, 2024 Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004967CAAXWS 03-13-2024 10:36 AM Deputy Clerk: Haley Joyner PHH18647-23/cam March 15, 22, 2024 24-00456P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2023CA005027CAAXWS GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL Plaintiff, vs. ROBERT C. HALL, JR. A/K/A ROBERT CLARENCE HALL, JR., et al. Defendants. TO: UNKNOWN TENANTS/ OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 12248 RIDGEDALE DRIVE HUDSON, FL 34669 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 35, PINE RIDGE AT SUGAR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. commonly known as 12248 RIDGEDALE DRIVE, HUDSON, FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before APRIL 15TH, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: March 8, 2024 CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. P.O. Drawer 338 New Port Richey, Florida 34656-0338 (COURT SEAL) 2023CA005027CAAXWS 03-08-2024 12:42 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA005027CAAXWS 03-08-2024 12:42 PM Deputy Clerk: Haley Joyner David R. Byars Kass Shuler, P.A., plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 F181350/2321152/MTS March 15, 22, 2024 24-00436P

Notice of Application for Tax Deed 2023XX000190TDAXXX NOTICE IS HEREBY GIVEN, That PAUL TURNER, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1507022 Year of Issuance: 06/01/2016 Description of Property: 22-24-16-0020-00B00-0270 GULF SIDE ESTATES PB 6 PGS 63-63A THE WEST 1/2 OF LOT 29 BLOCK B Name(s) in which assessed: NANCY UNDERHILL DARRELL UNDERHILL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00351P

THIRD INSERTION Notice of Application for Tax Deed 2023XX000198TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1901957 Year of Issuance: 06/01/2020 Description of Property: 11-26-21-0010-21400-0140 CITY OF ZEPHYRHILLS PB 1 PG 54 EAST 1/2 OF LOTS 14 15 & 16 BLOCK 214 OR 8872 PG 2632 Name(s) in which assessed: EDWARD S STRAUGHN DEBORAH L STRAUGHN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00356P

THIRD INSERTION Notice of Application for Tax Deed 2023XX000178TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1901506 Year of Issuance: 06/01/2020 Description of Property: 01-26-21-0070-00R00-1810 COUNTRY AIRE VILLAGE OR 1463 PGS 789-819 BLOCK R UNIT 181 AKA UNIT R181 & COMMON ELEMENTS Name(s) in which assessed: KYLE THOMAS FLEMING JOHN S FLEMING All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00339P

SECOND INSERTION

SECOND INSERTION

THIRD INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA004990CAAXWS Freedom Mortgage Corporation Plaintiff, vs. Wendy Carson; et al Defendants. TO: Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson D'owd Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson, Last Known Address: 1407 Jeanette Avenue Evansville, IN 47714 TO: Criston Hughes-Carson a/k/a Criston Dhawn Carson, Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson Last Known Address: 222 N. Kimball Street, Vernon, IN 47620 Erin K. Carson a/k/a Erin Kaylee Carson and Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson Last Known Address: 15217 Omaha Street, Hudson, Fl. 34667 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda

Driscoll, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before April 15th, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS 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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED on March 13th, 2024. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk File# 23-F02252 March 15, 22, 2024 24-00455P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA004923CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JACQUELINE SILVA RIVERA, ET AL., DEFENDANT(S). TO: Unknown trustee of the 5636 Beech Street Land Trust dated the 12th, day of September, 2005 Last Known Address: 5636 Beech St, Zephyrhills, FL 33542 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: The North 87.00 feet of the South 382.00 feet of the East 104.60 feet of the West 273.20 feet of Tracts 15, 16, 21 and 22, and the former 16.00 foot alley lying between said tracts, being in the Southwest 1/4 of the Northwest 1/4 of said Section 12, Township 26 South, Range 21 East, Zephyrhills Colony Company Lands, according to the map or plat thereof as recorded in Plat Book 2, Page 16 of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before APRIL 15TH, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the

The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this March 11, 2024. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) 2023CA004923CAAXES 03-11-2024 04:08 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004923CAAXES 03-11-2024 04:08 PM Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 210 N. University Drive, Suite 900 Coral Springs, FL 33071 March 15, 22, 2024 24-00449P

THIRD INSERTION Notice of Application for Tax Deed 2023XX000175TDAXXX NOTICE IS HEREBY GIVEN, That PENNY PIKE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1609090 Year of Issuance: 06/01/2017 Description of Property: 30-26-19-003D-00000-3311 REPLAT OF REPLAT OF LAKE PADGETT SOUTH UNIT 4 PB 20 PG 40 THE WEST 8.00 FT OF LOT 331 OR 5469 PG 1724 Name(s) in which assessed: BAY AREA PROPERTY GROUP INC MATT MULE PA REGISTERED AGENT MARK MULE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00337P

SAVE TIME EMAIL YOUR LEGAL NOTICES Sarasota County • Manatee County • Hillsborough County • Charlotte County Pinellas County • Pasco County • Polk County • Lee County Collier County • Orange County legal@businessobserverfl.com Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County Business Observer

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000181TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000186TDAXXX NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000191TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000183TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000180TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000182TDAXXX NOTICE IS HEREBY GIVEN, That SHEILA PRIESTLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000189TDAXXX NOTICE IS HEREBY GIVEN, That CYNTHIA H KINNARD, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000176TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000194TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000188TDAXXX NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000185TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000179TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000187TDAXXX NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000172TDAXXX NOTICE IS HEREBY GIVEN, That XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000192TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000193TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000173TDAXXX NOTICE IS HEREBY GIVEN, That SHEILA PRIESTLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000184TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000190TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.