

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Country Walk Community Development District

The Board of Supervisors (the "Board") of the Country Walk Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2024, at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.countrywalkcdd.org/, or may be obtained by contacting the District Manager's office via email at jminichino@rizzetta.com or via phone at (813) 994-1001, extension 7859.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 3 columns: Description, Units, and Amount. Rows include TOTAL O&M BUDGET, COLLECTION COSTS @2%, EARLY PAYMENT DISCOUNTS @4%, TOTAL O&M ASSESSMENT, LOT SIZE, UNITS, PER LOT O&M, Platted Single Family 50', 582, \$1,523.78, Single Family 65', 308, \$1,706.63, 890, TOTAL UNITS.

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

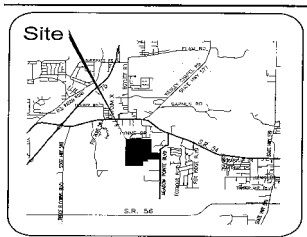
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at https://www.countrywalkcdd.org/ prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jillian Minichino District Manager



June 21, 2024

24-01122P

FIRST INSERTION

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT II REQUEST FOR PROPOSALS

Seven Oaks Community Development District (the "District") hereby requests proposals to provide services relating to playground design and build services for Seven Oaks Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, June 21, 2024, at 9:00 a.m. (EST). The project manual will be available electronically and a paper copy of the manual can be picked up at the Seven Oaks Clubhouse located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The District Manager shall be the contact person regarding the Project Manual. Mr. Scott Brizendine can be reached by email at SBrizendine@Rizzetta.com.

Firms desiring to submit proposals must submit the required proposal electronically no later than 5:00 p.m. (EST) on Friday, July 26, 2024, to the District Manager at the email address listed above. There will be a Review of Proposals and Interviews of Firms at 6:00 p.m. (EST) on Wednesday, August 14, 2024, at the Seven Oaks Clubhouse located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. Failure to attend may preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other projects of a similar nature, size and amenity level to the Seven Oaks CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta & Co., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Scott Brizendine at SBrizendine@Rizzetta.com, no later than Wednesday, July 24, 2024, at 2:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) digital PDF copy of the required proposal by 5:00 p.m. (EST) on Friday, July 26, 2024, by emailing District Manager Scott Brizendine at SBrizendine@Rizzetta.com. Proposals shall be submitted via electronic mail, shall bear the name of the proposer in the subject line of the email, and shall identify the name of the project. Proposals will be reviewed, and bidding firms interviewed at 6:00 p.m. (EST) on Wednesday, August 14, 2024, at the Seven Oaks Clubhouse located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. Failure to attend may preclude the District's consideration of a proposal submitted by a non-attending proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Seven Oaks Community Development District Scott Brizendine, District Manager

June 21, 2024

24-01123P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 246.30 acres known as Pasadena Ridge Phases 1A, 1B & 1C.

The project is located in Pasco County, Section(s) 19, 20, 30, Township 25 South, Range 21 East. The permit applicant is VOPH Master Development Corp whose address is 4065 Crescent Park Dr., Riverview, FL 33578. The Permit No. is 43046074.001.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

June 21, 2024

24-01131P

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 Springhill window and door located at 10630 Harris loop, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 12th day of June 2024.

SPRING HILL WINDOW INSTALLATIONS INC.

June 21, 2024

24-01127P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/15/2024 at 11:00 the following Trailer Coach may be sold at public sale for storage charges pursuant to TL-28 Section 83.805-83.806 1996 32ft Holiday Rambler Trailer Coach Vin # 1KB181L28TW023775 Registered Owner HARRY D & JACQUELINE J CLOUD Tenant MARC D CHRISTY Sale to be held at Port Hudson Marina LLC/Storage Lot 14333 Crabtrap Ct. Hudson FL 34667 Travel Coach may be released/redeemed prior to the Sale. Port Hudson Marina LLC reserves the right to bid

June 21, 28, 2024

24-01132P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Ridge Community Development District

The Board of Supervisors (the "Board") of the Zephyr Ridge Community Development District (the "District") will hold a public hearing and a meeting on Monday, July 22, 2024, at 5:00 p.m. at Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, Florida 33542.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

Table with 4 columns: Lot Size, Unit Count, FY 2025 Per Unit, Total Assessment. Rows include Apartments (208, \$186.91), SF 50' Phase 1A (84, \$1,208.44), SF 55' Phase 1A (114, \$1,208.44), SF 65' Phase 1A (115, \$1,425.96), Commercial (70, \$149.53), Total (591, \$452,601.91).

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

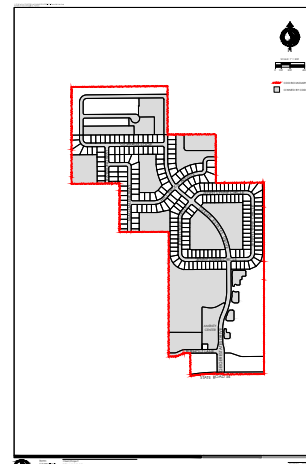
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood District Manager

June 21, 2024

24-01126P



FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that WellMed Medical Management of Florida, Inc., 19500 IH-10W, MRI-10, San Antonio, TX 78257, desiring to engage in business under the fictitious name of WellMed at Land O'Lakes, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 21, 2024

24-01128P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on July 2, 2024, at 9:00 a.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

June 21, 2024

24-01124P

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 Cake Magic located at 29608 Forest Glen Dr in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of June, 2024.

Kothai Jayabhalan

June 21, 2024

24-01129P

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 Star Light Management Insurance Agency located at 6903 Congress Street in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of June, 2024.

Star Light Management Group LLC

June 21, 2024

24-01130P

SUBSCRIBE TO THE BUSINESS OBSERVER Business Observer Call (813) 962-4848 or go to www.businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 512024CP000409
IN RE: ESTATE OF
CECELIA J. KERIN,
Deceased.

The administration of the estate of CECELIA J. KERIN, deceased, whose date of death was December 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. 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 June 21, 2024.

Personal Representative:

ANNE MORRISON
3144 Court Street
Yorktown Heights, NY 10598
Attorney for Personal Representative:
RONALD S. KOCHMAN, ESQ.
Florida Bar No. 271888
Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
Telephone: (561) 802-8960
E-mail: rkochman@floridawills.com
June 21, 28, 2024 24-01109P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No.: 2024 CP 000959 CPAXWS
IN RE: ESTATE OF
ROBERT J. SCHLOSKEY,
Deceased.

The administration of the estate of ROBERT J. SCHLOSKEY, deceased, whose date of death was May 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. 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 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 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 21 day of June, 2024.

Personal Representative:

Mary Cole
1513 Westerham Loop #3
Trinity, FL 34655
Attorney for Personal Representative:
Jerome J. Sanchy, Esq.
Florida Bar No.: 240397
6981 Curtiss Avenue #3
Sarasota, FL 34231
June 21, 28, 2024 24-01137P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-786
IN RE: ESTATE OF
MICHAEL A. MAIERS AKA
MICHAEL ALBERT MAIERS
Deceased.

The administration of the estate of MICHAEL A. MAIERS AKA MICHAEL ALBERT MAIERS, deceased, whose date of death was March 25, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. 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 June 21, 2024.

Personal Representative:

PATRICIA J. ELLIOTT
23256 Mystic Forest Dr.
Novi, Michigan 48375
Attorney for Personal Representative:
/S/ CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
June 21, 28, 2024 24-01115P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
2024CP000560CPAXES
IN RE: ESTATE OF
Lyudmila Royzen
Deceased.

The administration of the estate of Lyudmila Royzen, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. 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 June 21, 2024.

Personal Representative:

Irine Royzen-Edwards
22822 Bay Cedar Drive
Land O' Lakes, Florida 34639
Attorney for Personal Representative:
Horacio Sosa, Esq.
E-mail Addresses: hsosa@sosalegal.com, eservice@sosalegal.com
Florida Bar No. 584029
2924 Davie Rd. Suite 102
Davie, Florida 33314
Telephone: (954) 532-9447
June 21, 28, 2024 24-01110P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000800
Division: Probate
IN RE: ESTATE OF
PETER VERNON HECKER
(A/K/A PETER V. HECKER
A/K/A PETER HECKER)
Deceased.

The administration of the estate of Peter Vernon Hecker (a/k/a Peter V. Hecker a/k/a Peter Hecker), deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. 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 June 21, 2024.

Personal Representative:

Jennifer Epler
120 Colonial Drive, Unit C
Shillington, Pennsylvania 19607
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
June 21, 28, 2024 24-01105P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000706
IN RE: ESTATE OF
KARL AUSTIN GOODWIN
Deceased.

The administration of the estate of Karl Austin Goodwin, deceased, whose date of death was March 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. 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 June 21, 2024.

Personal Representative:

Todd Richard Goodwin
922B King St W, Toronto
Ontario, Canada M5V-1P5
Attorney for Personal Representative:
/s/ Debra L. Dandar
Debra L. Dandar
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
June 21, 28, 2024 24-01112P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0808-ES
Division: Probate
IN RE: ESTATE OF
JOSEPH LEO RUTKOWSKI
Deceased.

The administration of the estate of Joseph Leo Rutkowski, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. 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 June 21, 2024.

Personal Representative:

Barbara J. Rutkowski
c/o Boyer & Boyer, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative:
Andrew R. Boyer, Esq.
Florida Bar Number: 35409
BOYER & BOYER, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: aboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
June 21, 28, 2024 24-01106P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024-CP-000609
IN RE: ESTATE OF
DENIS FRANCIS SCHULTZ,
Deceased.

The administration of the Estate of DENIS FRANCIS SCHULTZ, deceased, whose date of death was 2/12/2024, Case Number 2024-CP-000609, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 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 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 21 day of June, 2024.

Personal Representative:

MICHAEL GRAHAM DAVIS,
4510 Slippery Road,
New Port Richey, FL 34653
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
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)
rachaer@elizabethdevolder.com
casemanager@elizabethdevolder.com
June 21, 28, 2024 24-01135P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000506
Division
IN RE: ESTATE OF
CHESTER BLAINE MARTIN,
aka CHESTER MARTIN
Deceased.

The administration of the estate of CHESTER BLAINE MARTIN, also known as CHESTER MARTIN, deceased, whose date of death was January 25, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. 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 June 21, 2024.

Personal Representative:

SUSAN MARTIN
40723 Jerry Road
Zephyrhills, FL 33540
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivers@hnh-law.com
June 21, 28, 2024 24-01107P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2024CP000672CPAXWS
IN RE: ESTATE OF
PETER J. WALLACE
Deceased.

The administration of the estate of Peter J. Wallace, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. 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 June 21, 2024.

Personal Representative:

Joni Glynn-Wallace
4425 NW 32nd Lane
Cape Coral, Florida 33993
Cheryl O'Donnell
3 Padden Road
Franklin, Massachusetts 02038
/s/ Amanda O. Singleton
Amanda O. Singleton Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 755-4316
E-Mail: amanda@singletonlegal.com
June 21, 28, 2024 24-01111P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0699-WS
IN RE: ESTATE OF
JAMES K. SHAHEEN
Deceased.

The administration of the estate of JAMES K. SHAHEEN, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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 June 21, 2024.

Personal Representative:

KAREN S. HAMBY
7801 Montrose Dr.
New Port Richey, Florida 34653
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
June 21, 28, 2024 24-01108P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000827
Division: Probate
IN RE: ESTATE OF
VIRGINIA MARIE ATKINSON
(A/K/A VIRGINIA M. ATKINSON
A/K/A VIRGINIA ATKINSON)
Deceased.

The administration of the estate of Virginia Marie Atkinson (a/k/a Virginia M. Atkinson a/k/a Virginia Atkinson), deceased, whose date of death was March 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. 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 June 21, 2024.

Personal Representative:

Jennifer Kaliff
8421 SW 41st Street
Davie, Florida 33328
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
June 21, 28, 2024 24-01113P

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2018-CA-001628-CAAX-WS
REVERSE MORTGAGE FUNDING LLC,
Plaintiff, vs.
CHLOE ALEXANDER AKA CHLOE ANN ALEXANDER, et. al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018-CA-001628-CAAX-WS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, ALEXANDER, CHLOE, et. al., are Defendants, I will sell to the high-

est bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 22nd day of July, 2024, the following described property: LOT 614 AND A PORTION OF VACATED RAILROAD RIGHT-OF-WAY CONVEYED IN QUIT CLAIM DEED, RECORDED IN OR BOOK 1800, PAGE 988, COLONIAL HILLS UNIT NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT
 If you are a person with a dis-

ability 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.

DATED this 14 day of June, 2024.
 GREENSPOON MARDER LLP
 TRADE CENTRE SOUTH,
 SUITE 700
 100 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FL 33309
 TELEPHONE: (954) 343 6273
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343 6982
 Email :
 Karissa.Chin-Duncan@gmlaw.com
 Email 2: gmforeclosure@gmlaw.com
 By: /s/Michele R. Clancy
 Michele Clancy, Esq.
 Florida Bar No. 498661
 58341.0115 / NBray
 June 21, 28, 2024 24-01120P

FIRST INSERTION

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

CASE NO. 2024CA001025CAAXWS
GREENSPRING CAPITAL
MANAGEMENT LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS ADMINISTRATOR OF
THE RMH 2023-2 TRUST
Plaintiff, v.
THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS
OF FRANCES M WEBER A/K/A
FRANCES WEBER, DECEASED,
ET AL.
Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF FRANCES M WEBER A/K/A FRANCES WEBER, DECEASED, Current residence unknown, but whose last known address was: Current Residence Unknown, but whose last known address was: 8635 BRAXTON DR, HUDSON, FL 34667-6990 AND FRANCES WEBER, Current residence unknown, but whose last known address was: 8635 BRAXTON DR, HUDSON, FL 34667-6990

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

LOT 861, BERKLEY VILLAGE, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 30-32, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before July 22nd, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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 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: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, 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.

WITNESS my hand and seal of the Court on this 14th day of June, 2024.

Nikki Alvarez-Sowles, Esq. - AES
 Clerk of the Circuit Court
 (SEAL) By: /s/ Haley Joyner
 Deputy Clerk

eXL Legal, PLLC,
 Plaintiff's attorney
 12425 28th Street North,
 Suite 200,
 St. Petersburg, FL 33716
 1000009750
 June 21, 28, 2024 24-01119P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-000954
IN RE: ESTATE OF
KAREN KAY GOOD,
Deceased.

The administration of the estate of KAREN KAY GOOD, deceased, whose date of death was February 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. 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 June 21, 2024.

ROBERT D. HINES
Personal Representative
 1312 W. Fletcher Avenue,
 Ste. B
 Tampa, Florida 33612
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue,
 Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: bhales@hnh-law.com
 June 21, 28, 2024 24-01114P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO. 2024CA000380CAAXES
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
STACI VARNUM; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 13, 2024, and entered in Case No. 2024CA000380CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 10, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 185, WILLIAMS DOUBLE BRANCH ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 106 THROUGH 112, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2005 MANUFACTURED HOME, I.D. NO(S). FLHML3F173728585A/B, TITLE NO(S). 95148506 AND 95148392, RP DECAL NO(S). 12419546 AND 12419548.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 6/18/2024.
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 By: /s/ Sheena M. Diaz
 Sheena M. Diaz
 Florida Bar No.: 97907
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 1496-198755 / SR4
 June 21, 28, 2024 24-01118P

FIRST INSERTION

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

CASE NO: 24-CC-291
THE CASTLE COUNCIL,
INC., d/b/a SEA CASTLE, A
CONDOMINIUM, a Florida
not-for-profit corporation,
Plaintiff, vs.
PHILOMENA DOONAN and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Unit 514, SEA CASTLE CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 14, Pages 44-45, inclusive, and being further described in that certain Declaration of Condominium recorded in Official Records Book 828, Page 1610, et seq., of the Public Records of Pasco County, Florida, together with an undivided interest or share in the common elements appurtenant thereto, and any amendments thereto. With the following street address: 4939 Floramar Terrace, #514, New Port Richey, Florida, 34652.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on July 25, 2024.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds 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 18th day of June, 2024.
 NIKKI ALVAREZ-SOLWES, ESQ.
 CLERK AND COMPTROLLER
 s/ Stephan C. Nikoloff
 Stephan C. Nikoloff
 (Steve@associationlawfl.com)
 Bar Number 56592
 Attorney for Plaintiff
 1964 Bayshore Boulevard,
 Suite A
 Dunedin, Florida 34698
 Telephone: (727) 738-1100
 June 21, 28, 2024 24-01133P

FIRST INSERTION

NOTICE OF ACTION FOR
TERMINATION OF PARENTAL
RIGHTS AND RELATIVE
ADOPTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 FAMILY LAW DIVISION
CASE NO.: 51-2022-DR-004168-WS
DIVISION: Z1

IN THE MATTER OF THE
TERMINATION OF PARENTAL
RIGHTS FOR THE PROPOSED
ADOPTION OF A MINOR CHILD
KCS
DOB: 2009
Minor Child.

TO: RAMSEY THOMAS SKILLEN
 Address Unknown
 Physical Description: Age: 44 years old - Date of Birth: 10/12/1979 Race: Caucasian Hair Color: Brown Eye Color: One Blue Eye & One Brown Eye Approximate Height: 5'9" Approximate Weight: 190 lbs.

YOU ARE NOTIFIED that a PETITION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION by has been filed against you by JUDITH CELESTE VOGT, regarding the following minor child: a female born on __, 2009, in Spring Hill, Florida and that you are required to serve a copy of your written defenses, if any, to it on Judith Celeste Vogt c/o Audrey A. Jef-

feris, B.C.S. .. counsel for Judith Celeste Vogt 8138 Massachusetts Avenue. New Port Richey, Florida 34653. eservice 1@audreyjefferis.com, on or before July 15, 2024, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Florida 34654, 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 minor child is identified as follows: Sex Female Date of Birth 2009 Place of Birth Spring Hill, FL

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 addresses on record at the clerk's office.

Dated: June 11, 2024
 CLERK OF THE CIRCUIT COURT
 By: /s/ Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 Deputy Clerk: Beverly Bray
 June 21, 28; July 5, 12, 2024
 24-01116P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY

GENERAL JURISDICTION
DIVISION
CASE NO. 2023CA004766CAAXES
UNIVERSITY BANK,
Plaintiff, vs.
BRYAN PICKETT A/K/A BRYAN M.
PICKETT, et. al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 11, 2024 in Civil Case No. 2023CA004766CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein UNIVERSITY BANK is Plaintiff and Bryan Pickett a/k/a Bryan M. Pickett, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 20, Block 51 of WATER-GRASS PARCEL E-1, according to the Plat thereof as recorded in Plat Book 80, Page(s) 12, of the Public Records of Pasco County, Florida.

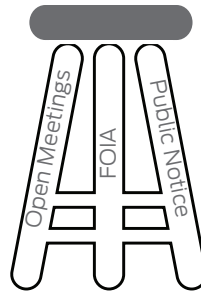
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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. Within two (2) working days of your receipt of this (describe notice/order) 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 disabled transportation services.

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-08262FL
 June 21, 28 2024 24-01104P

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

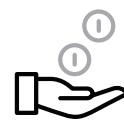


Verifiability



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.

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To publish your legal notice call: 941-906-9386 or 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.

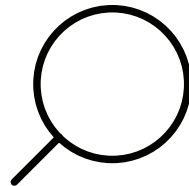


Citizens continue to learn about vital civic matters from newspaper notices.

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

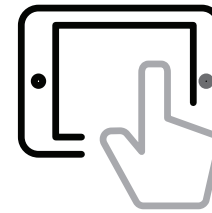
Verifying publication is difficult-to-impossible on the web.

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.

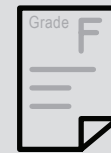


Moreover, the real digital divide for public notice is growing

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

Commercial Notices

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

Court Notices

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
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Court Notices

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

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

--- ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
2024CA000450CAAXWS
LOANDEPOT.COM, LLC,
Plaintiff, vs.
TRACIE LEEANNE DECARO;
DEVIN ROSS DECARO;
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 9, 2024 and entered in Case No. 2024CA000450CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and TRACIE LEEANNE DECARO; DEVIN ROSS DECARO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on July 8, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 22, HILLANDALE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES

108 AND 109, OF THE PUBLIC RECORDS OF PASCO 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 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711."
Dated this 11th day of June 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.: 24-00244 LND
June 21, 28, 2024 24-01103P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2024-CA-000922-CAAX-ES
PINGORA LOAN SERVICING, LLC,
Plaintiff, vs.
RICHARD OHL A/K/A RICHARD L. OHL; HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.; JPMORGAN CHASE BANK, N.A.; MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN SPOUSE OF HESTER BRINKLEY; UNKNOWN SPOUSE OF RICHARD OHL A/K/A RICHARD L. OHL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 11 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 6, BLOCK 8, MEADOW

FIRST INSERTION

POINTE III PARCEL "U-U", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 144 THROUGH 153, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 1044 SLEEPY OAK DRIVE, WESLEY CHAPEL, FL 33543
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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 a NOS FOR 06/11/2024 SALE, PENDING ATTORNEY REVIEW accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 11 day of June 2024.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00109
June 21, 28 2024 24-01117P

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
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Business Observer

OFFICIAL COURTHOUSE WEBSITES

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTION ---

SECOND INSERTION

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 17, 2024
TIME: 1:00 P.M.
LOCATION: Del Webb Bexley Clubhouse
19265 Del Webb Boulevard
Land O' Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
SF 40'	231	1.00	\$581.82
SF 50'	413	1.00	\$581.82
SF 65'	206	1.00	\$581.82

*includes collection costs and early payment discounts
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 933-5571 ("District Manager's Office"), during normal business hours, or by visiting the District's website at http://delwebbbexleyedd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jillian Minichino
District Manager



SECOND INSERTION

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Palmetto Ridge Community Development District ("District") will hold a public hearing on July 16, 2024 and at 9:00 a.m., and at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jillian Minichino
District Manager
June 14, 21, 2024

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:

2024CA001076CAAXWS
AMERISAVE MORTGAGE CORPORATION
Plaintiff(s), vs.
TRAVIS DIETRICH; THE UNKNOWN SPOUSE OF TRAVIS DIETRICH; LOANPAL, LLC.; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: TRAVIS DIETRICH
LAST KNOWN ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
CURRENT ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
TO: THE UNKNOWN SPOUSE OF TRAVIS DIETRICH
LAST KNOWN ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
CURRENT ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
TO: THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
CURRENT ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:
THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT RICHEY, COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: LOT 669, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, AS DESCRIBED IN O.R. BOOK 727, PAGE 275; AMENDED IN O.R. BOOK 739, PAGE 153, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ..
Property address: 11205 White Oak Lane, Port Richey, FL 34668
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JULY 15TH, 2024

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 the June 11, 2024.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) BY: /s/ Haley Joyner
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-001938-1
June 14, 21, 2024 24-01096P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GARY EUGENE MORRISON and UNKNOWN PARTY IN POSSESSION will, on June 26, 2024, at 10:00 a.m., at 11310 U.S. Highway 19, Lot 203, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 LIBT MOBILE HOME, VIN: G5285, VIN: 0004970133 and all other personal property located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
June 14, 21, 2024

24-01091P

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 14th day of July, 2022, in the cause wherein Grand Oaks Master Association, was Plaintiff, and Circle Trustee Co Inc., was Defendant, being case number 2016CA 1672 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Circle Trustee Co Inc., in and to the following described property, to wit:

LOT 58, SABLE RIDGE, PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 147 AND 148, OF THE PUBLIC RECORDS OF PASCO, COUNTY, FLORIDA.

4146 TARKINGTON DRIVE, LAND O' LAKES, FL 34639

I shall offer this property for sale "AS IS" on July 17, 2024, 10:00 am, or as soon thereafter as possible, at the Sheriff's Office West Operations Center 7432 Little Road, New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Shumaker Loop & Kendrick LLP
10 I East Kennedy Boulevard
Suite 2800
Tampa, FL 33602

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Sgt. John Dill
Sgt. John Dill Deputy Sheriff

24-01092P

June 14, 21, 28; July 5, 2024

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Magnolia Island Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 202.314 acres, generally located entirely within unincorporated Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: July 8, 2024
TIME: 11:00 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

June 14, 21, 2024

24-01088P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-000779
IN RE: ESTATE OF
ROBERT MELVIN BARTLETT,
Deceased.

The administration of the estate of Robert Melvin Bartlett, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. 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 June 14, 2024.

Personal Representative:

Linda Susan Bartlett
20359 Sea Glass Circle
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
June 14, 21, 2024 24-01099P

THIRD INSERTION

NOTICE TO HEIRS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2024CP000922CPAXWS
IN RE: ESTATE OF
OSCAR MANUEL SYLVIA, SR.,
Deceased.

The administration of the Estate of OSCAR MANUEL SYLVIA, SR., deceased, who died on December 15, 1996, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

There is an action pending in the Circuit Court for Pasco County, Florida, Probate Division for summary administration, to determine the homestead status of the decedent's real property

and to sell the real property once it is determined to be the homestead of the decedent. The property is located at 1731 DOUBLOON DRIVE, HOLIDAY, FLORIDA, 34690, with a legal description of LOT 256, FOREST HILLS-UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, together with improvements thereon with the county Tax Identification number: 32-26-16-0060-00000-2560.

The decedent was married and survived by a lineal descendant, Oscar Sylvia Jr., described in Florida Statutes § 732.103, who died after Oscar Manuel Sylvia, Sr. It is known that the spouse and lineal descendant of the decedent are deceased. It is not believed that Oscar Sylvia Jr. had any lineal descendants, and his current heirs under Florida law are unknown. As a result of the foregoing, a ¼ (one-quarter) interest in the decedent's homestead property

vested, based on the intestacy laws of the State of Florida, in the Estate of Oscar Sylvia, Jr.

Pursuant to Florida Statutes § 49.011, any beneficiary who has not joined the Petition for Summary Administration and the Petition to Determine Homestead Status of Real Property shall have 28 days from the date of the first publication of this notice to contact either the court or the petitioner's attorney and join the petition(s) or file an objection. If the beneficiary fails to do either, an Order of Summary Administration and an Order Determining Homestead Status of Real Property will be entered by the Court.

The Orders will authorize the proceeds from the sale of the property described above owed to any beneficiary who fails to contact either the court or the petitioner's attorney to be deposited into the court registry. Further, the Orders will authorize the appointment of a special magistrate, Dennis A. Creed, III

(Creed Law Group), to sign any closing paperwork on behalf of any beneficiary who fails to contact either the court or the petitioner's attorney. The special magistrate shall be compensated at a rate of \$350 per hour, which will be deducted from the proceeds of the sale prior to disbursement of any funds to the beneficiaries.

The date of first publication of this notice is June 7, 2024.

Richard DeStefano

Petitioner & Beneficiary
9716 Glen Moor Lane
Port Richey, Florida, 34668
Aaron J. Bedy
Attorney for the Petitioner
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
June 7, 14, 21, 28, 2024 24-01025P

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case #: 2024CA000980CAAXWS DIVISION: J3

Truist Bank
Plaintiff, -vs.-
Samantha Jo Reszler a/k/a Samantha J. Reszler a/k/a Samantha Reszler; William McQuilkin, Jr.; Truist Bank, successor by merger to SunTrust Bank d/b/a Lightstream; 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).

TO: Samantha Jo Reszler a/k/a Samantha J. Reszler a/k/a Samantha Reszler; LAST KNOWN ADDRESS: 9005 Lido Lane, Port Richey, FL 34668 and William McQuilkin, Jr.: LAST KNOWN ADDRESS: 9005 Lido Lane, Port Richey, FL 34668

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-

close a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 844, EMBASSY HILLS UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 34 THROUGH 36, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 9005 Lido Lane, Port Richey, FL 34668. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before July 15th, 2024 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in 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.

WITNESS my hand and the seal of this Court on the June 11, 2024.

Nikki Alvarez-Sowles
Circuit and County Courts
By: Haley Joyner
Deputy Clerk

24-330934 FCOI SUT
June 14, 21, 2024 24-01094P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2024 CA 001278
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
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 EVELYN JOSEPH,

DECEASED; et al., Defendant(s).
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Evelyn Joseph, Deceased Last Known Residence: Unknown

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

LOT 1434, REGENCY PARK UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11, 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 July 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 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 June 10th, 2024.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

1395-11788
Ref# 8160
June 14, 21, 2024 24-01072P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA001541CAAXES CITIMORTGAGE, INC., Plaintiff, vs. MARIA J.C. HOLT A/K/A MARIA J. HOLT; FLETCHER C. HOLT JR.; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LIABILITY COMPANY FKA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAPITAL ONE BANK (USA), N.A.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 18, 2024 in Civil Case No. 2019CA001541CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and MARIA J.C. HOLT A/K/A MARIA J. HOLT; FLETCHER C. HOLT JR.; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LIABILITY COMPANY FKA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAPITAL ONE BANK (USA), N.A.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at www.pasco.realforeclose.com on July 17, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 4, MADILL SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH: THAT PORTION OF LOT 10, BLOCK 4, MADILL SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10 AS A POINT OF BEGINNING, RUN S 89°09'45"E, 90.00 FEET TO THE EAST LINE OF SAID LOT 10; THENCE RUN S 01°11'06"W

7.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 THENCE N 84°07'40"W, 90.29 FEET ALONG THE SOUTH LINE OF LOT 10 TO THE POINT OF BEGINNING. SAID PORTION FOUND IN QUIT CLAIM DEED RECORDED 06/28/1996 IN OFFICIAL RECORDS BOOK 3593, PAGE 1219. TOGETHER WITH: THAT PORTION OF LOT 11, BLOCK 4, MADILL SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, RUN S 01°11'06"W, 110.00 FEET ALONG THE WEST LINE THEREOF FOR A POINT OF BEGINNING THENCE RUN S 89°09'45"E, 5.62 FEET THENCE S 56°04'39"E, 14.51 FEET TO A

POINT ON THE SOUTH LINE OF SAID LOT 11 THENCE N 89°09'47" W, 17.82 FEET TO THE SOUTHWEST CORNER OF LOT 11 THENCE N 01°11'06" E, 7.92 FEET TO THE POINT OF BEGINNING. SAID PORTION FOUND IN QUIT CLAIM DEED RECORDED 06/27/1996 IN OFFICIAL RECORDS BOOK 3592, PAGE 877. 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 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. Dated this 10 day of June, 2024. Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepitt.com ALDRIDGE PITTE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1468-1144B June 14, 21, 2024 24-01073P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA003875CAAXES FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4, Plaintiff, vs. DONNA JEAN WATSON AKA DONNA WATSON, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 6, 2024, and entered in Case No. 2023CA003875CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-4, is the Plaintiff and Christopher D. Watson, Donna Jean Watson aka Donna Watson, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 8, 2024 the following described property as set forth in said Final Judgment of Foreclosure: TRACT 608 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH,

RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTHERN 25 FEET THEREOF FOR ROAD-WAY PURPOSES. A/K/A 18329 FERRERA AVENUE SPRING HILL FL 34610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to 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 or 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. Dated this 29 day of May, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 LR- 23-002922 June 14, 21, 2024 24-01070P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2023-CA-004252 ZUBAIDA ZAFRULLAH, as Trustee of the ZUBAIDA ZAFRULLAH REVOCABLE TRUST AGREEMENT dated December 13, 2013, Plaintiff, v. ABDEL MONEIM ABDEL MAGID, UNKNOWN SPOUSE OF ABDEL MONEIM ABDEL MAGID, UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION. Defendants. Notice is hereby given that pursuant to the final judgment of foreclosure entered on May 13, 2024, in Case number 2023-CA-004252 of the circuit court of the SIXTH JUDICIAL CIRCUIT for PASCO COUNTY, Florida, in which ZUBAIDA ZAFRULLAH, as Trustee of the ZUBAIDA ZAFRULLAH REVOCABLE TRUST AGREEMENT dated December 13, 2013 is plaintiff, and ABDEL MONEIM ABDEL MAGID, UNKNOWN SPOUSE OF ABDEL MONEIM ABDEL MAGID, UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION are defendants, I, Nikkia Alvarez-Sowles, Esq., as Clerk of the Circuit Court will sell at public sale to the highest and best bidder for cash at www.pasco.realforeclosure.com, at 11:00 AM, on July 8, 2024 the following-described real property as set forth in said final judgment: LOTS 5, 6 and 7, THE REPLAT

OF LOTS 10 through 16, BLOCK 1, D.H. CLARKS ADDITION OF PORT RICHEY, according to the map or plat thereof, as recorded in Plat Book 5, at Page 99, of the Public Records of Pasco County, Florida. Property Address: 7914 US Highway 19, Port Richey, Florida 34668. 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 DISABILITIES ACT: 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. Respectfully submitted this 6th day of June 2024.. /s/ Omar A. Erchid Omar A. Erchid, Esq. omar@erchidlaw.com Florida Bar No. 1010955 June 14, 21, 2024 24-01075P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA004991CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GRACE DUFFY AKA GRACE E. DUFFY AKA GRACE ELIZABETH DUFFY AKA GRACE STAPLES AKA GRACE E. STAPLES AKA GRACE ELIZABETH STAPLES, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 23, 2024, and entered in Case No. 2023CA004991CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Liensors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Grace Duffy aka Grace E. Duffy aka Grace Elizabeth Duffy aka Grace Staples aka Grace E. Staples aka Grace Elizabeth Staples, deceased, David Lloyd Staples, Kenneth David Culp, Joshua Culp, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 9, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 32, WESTWOOD VILLAGE, ACCORDING TO MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 53-54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5437 GENEVIEVE CIR ZEPHYRHILLS FL 33542 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to 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 or 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. Dated this 29 day of May, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. LR- /23-009956 June 14, 21, 2024 24-01071P

SECOND INSERTION

AMENDED NOTICE OF SALE (SCRIVENER'S ERROR) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CC000642 FLA POOLS, INC., a Florida corporation, Plaintiff, vs. THE ESTATE OF EDWARD RADEMAKER, and the UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, and all other who may claim an interest by, through, under or against Edward Rademaker, Deceased, or the Estate of Edward Rademaker, Deceased, LEXINGTON OAKS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, a Florida corporation, and RAHEEM RADEMAKER, an individual, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2023CC000642 on June 4, 2024, in the Sixth Judicial Circuit Court, in and for Pasco County, Florida, wherein FLA Pools, Inc., Plaintiff, and the Estate of Edward Rademaker, and the Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Liensors, Creditors, Trustees, and all other who may claim an interest by, through, under or against Edward Rademaker, Deceased, or the Estate of Edward Rademaker, Deceased (collectively, the "Estate"), Lexington Oaks of Pasco County Homeowners Association, a Florida corporation (the "HOA"), and Raheem Rademaker, an individual ("R. Rademaker"), collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Pasco County, Florida, described below to the highest bidder, for cash, www.pasco.realforeclose.com at 11:00 A.M. on the 3rd day of July 2024, the following described property as set forth in

said Final Judgment, to wit: Lot 68, Block 8, of LEXINGTON OAKS, PHASE 1, according to the Plat thereof, as recorded in Plat Book 36, Pages 57 through 75, inclusive, of the Public Records of Pasco 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 within 60 days after the sale. IMPORTANT AMERICANS WITH DISABILITIES ACT: 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. Dated: June 6, 2024 /s/ Catherine Paige Andringa TOWNSEND BELT, ESQUIRE Florida Bar Number: 66811 tbelt@anthonyandpartners.com CATHERINE PAIGE ANDRINGA, ESQ. Florida Bar Number: 1028374 cpandringa@anthonyandpartners.com Anthony & Partners, LLC 100 S. Ashley Drive, Suite 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Facsimile: 813/221-4113 Attorneys for the FLA Pools June 14, 21, 2024 24-01043P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2020CA002264CAAXWS U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL3, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Liensors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA002264CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL3 is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Liensors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased; Ann Marie Goodwin; Jabob Richie; Jaqueline Marie Rose Richie a/k/a Jaqueline Marie Richie a/k/a Jacqueline Marie Richie; Jonathan Michael Richie a/k/a Jonathan Michael Richie are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.

realforeclose.com, beginning at 11:00 AM on the 8th day of July, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 18, TOWN AND COUNTRY VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TAX ID: 08-26-16-0180-00000-0180 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to 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 6th day of June, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By: /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 19-F02676 June 14, 21, 2024 24-01044P

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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, 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 July 9, 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 June 5, 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 June 14, 21, 2024 24-01045P

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.:
2023CA005040CAAXWS
LAKEVIEW LOAN SERVICING,
LLC
PLAINTIFF, VS.
GABRIELLE ALYSSAMILLER
AND STACEY JODAWN STOKES,
ET AL.,
DEFENDANTS.
TO: Stacey JoDawn Stokes
Last Known Address: 401 Rosery Rd
NE, Apt 111, Largo, FL 33770
Current Residence: UNKNOWN

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

LOT 1445, JASMINE LAKES
UNIT 8-B, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 15,
PAGE 83, 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 JULY
15TH, 2024, within or before a date
at least thirty (30) days after the first
publication of this Notice in 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 Plaintiffs
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 In-

formation Dept., Pasco County Govern-
ment 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 transpor-
tation and cannot accommodate for
this service. Persons with disabilities
needing transportation to court should
contact their local public transportation
providers for information regarding
disabled transportation services.

WITNESS my hand and the seal of
this Court this JUNE 11, 2024

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
June 14, 21, 2024 24-01095P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.:
51-2024-CA-001101-CAAX-WS
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
NEIL PRICE, et al.,
Defendants.
TO: MARCI PRICE
3221 ROXBURY DR,
HOLIDAY, FL 34691
UNKNOWN SPOUSE OF MARCI
PRICE
3221 ROXBURY DR,
HOLIDAY, FL 34691
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 1554 AND THE WEST 5
FEET OF LOT 1553, HOLIDAY
LAKE ESTATES, UNIT SEV-
ENTEEN, ACCORDING TO

SECOND INSERTION

THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 11, PAGE 5, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten 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 7/15/24,
a date at least thirty (30) days after the
first publication of this Notice in the
(Please publish in BUSINESS OB-
SERVER) 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 de-
manded in the complaint.

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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

WITNESS my hand and the seal of
this Court this 10 day of June, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By: Melanie Gray
As Deputy Clerk

24-01041
June 14, 21, 2024 24-01074P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA

CASE NO.: 2023CA003443
CITIGROUP MORTGAGE LOAN
TRUST INC. ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2007-AMC4, U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE,
Plaintiff, vs.

JOHN M. COWAN; BARBARA
J. COWAN; HOMEOWNERS
ASSOCIATION OF RIDGEWOOD
UNIT TWO, INC.; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on May 9, 2024 in Civil Case
No. 2023CA003443, of the Circuit
Court of the Judicial Circuit in and
for Pasco County, Florida, wherein,
CITIGROUP MORTGAGE LOAN
TRUST INC. ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES
2007-AMC4, U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE is the
Plaintiff, and JOHN M. COWAN; BAR-
BARA J. COWAN; HOMEOWNERS
ASSOCIATION OF RIDGEWOOD
UNIT TWO, INC.; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PART-
IES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Nikki
Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at www.pasco.
realforeclose.com on August 7, 2024
at 11:00:00 AM EST the following
described real property as set forth in
said Final Judgment, to wit:

LOT 51, RIDGEWOOD UNIT
TWO, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
24, PAGE 136 & 137, PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA.

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

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an 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: Public Information
Dept., Pasco County Government Cen-
ter, 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this 11 day of June 2024.
Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1454-686B
June 14, 21, 2024 24-01101P

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.
2024CA000372CAAXES

JIM GABLER and SHEILA
GABLER
Plaintiff, vs.
CHRISTIANE MELUCCI,
INDIVIDUALLY, CHRISTIANE
MELUCCI, AS TRUSTEE OF THE
CHRISTIANE MELUCCI
REVOCABLE TRUST
AGREEMENT, DA TED
NOVEMBER 11, 2019, UNKNOWN
BENEFICIARIES OF THE
CHRISTIANE MELUCCI
REVOCABLE TRUST
AGREEMENT, DA TED
NOVEMBER 11, 2019, et al.
Defendants.

TO: UNKNOWN BENEFICIARIES
OF THE CHRISTIANE MELUCCI
REVOCABLE TRUST AGREEMENT,
DATED NOVEMBER 11, 2019
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
UNKNOWN

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

TRACT 2314, UNIT 10 OF THE
HIGHLANDS, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 12, PAGES 121-138,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

commonly known as 16321 FISCUS
DRIVE, SPRING HILL, FL 34610
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on William
Noriega of Kass Shuler, P.A., plaintiff's
attorney, whose address is P.O. Box 800,
Tampa, Florida 33601, (813) 229-0900,
on or before JULY 15, 2024, (or 30
days from the first date of publication,

whichever is later) and file the original
with the Clerk of this Court either be-
fore 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 dis-
ability who needs an accommodation
in order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest 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 Ac-
commodations Form and submit to 800
E. Twiggs Street, Room 604 Tampa, FL
33602. Please review FAQs for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone
or e-mail: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fljud13.org.

Dated: June 10, 2024
CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
38053 Live Oak Avenue
Dade City, Florida 33523
(COURT SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
William Noriega
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
339296/2323507/wlp
June 14, 21, 2024 24-01079P

SECOND INSERTION

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

CASE NO: 24-CC-820

THE ASSOCIATION OF
CEDARWOOD VILLAGE
CONDOMINIUM II, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.

ESTATE OF SARAH V. BRANDT,
ANY AND ALL UNKNOWN HEIRS,
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT and
ANY UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that,
pursuant to the Summary Final
Judgment in this cause, in the County
Court of Pasco County, Florida, I will
sell all the property situated in Pasco
County, Florida described as:

Unit 64, Phase III, CEDARWOOD
VILLAGE CONDOMINIUM II,
as per plat thereof, recorded in
Condominium Plat Book 4, Pages
47-54, inclusive, together with an
undivided percentage of interest
or share in the common elements
appurtenant thereto, in accor-
dance with the covenants, con-
ditions, restrictions, easements,
terms and other provisions of the
Declaration of Condominium as
recorded in Official Records Book
1685, Pages 1084-1155, inclusive,
of the Public Records of Pasco
County, Florida; and all subse-
quent amendments thereto.
With the following street address:
4707 Wallingford Court, New Port
Richey,
Florida, 34655.

at public sale, to the highest and best

bidder, for cash, at www.pinellas.
realforeclose.com, at 10:00 A.M. on
July 11, 2024.

Any person claiming an interest in
the surplus from the sale, if any, must
file a claim with the Clerk no later than
the date that the Clerk reports the funds
as unclaimed.

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 as-
sistance. Please contact the Public In-
formation Dept., Pasco County Gov-
ernment 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 ac-
commodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.

Dated this 7th day of June 2024.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
Aberdeen Homeowners
Association of Pasco, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
June 14, 21, 2024 24-01077P

SECOND INSERTION

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

CASE NO.
51-2022-CA-001025ES

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST
C/O U.S. BANK TRUST NATIONAL
ASSOCIATION,
Plaintiff, vs.
NORTH STATE BANK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated November 17, 2023, and entered
in 51-2022-CA-001025ES of the Circuit
Court of the SIXTH Judicial Circuit in
and for Pasco County, Florida, wherein
U.S. BANK TRUST NATIONAL ASSO-
CIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION
TRUST C/O U.S. BANK TRUST NA-
TIONAL ASSOCIATION is the Plain-
tiff and ERIC RODRIGUEZ A/K/A
ERIC A RODRIGUEZ; MAPLE GLEN
HOMEOWNERS ASSOCIATION, INC
; NORTH STATE BANK ; CALVARY
SPV I LLC; JP MORGAN CHASE
BANK, N.A. ; BANK OF AMERICA
N.A. are the Defendant(s). Nikki Al-
varez-Sowles, Esq. as the Clerk of the
Circuit Court will sell to the highest
and best bidder for cash at www.pasco.
realforeclose.com, at 11:00 AM, on July
08, 2024, the following described prop-
erty as set forth in said Final Judgment,
to wit:

LOT 8, OF MAPLE GLEN AT
SEVEN OAKS. ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
70, PAGE 13, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

Property Address: 4681 WAN-
DERING WAY, WESLEY CHA-
PEL, FL 33544

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 accor-
dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILI-
TIES ACT: If you are a person with a
disability who needs an 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: Public Information
Dept., Pasco County Government Cen-
ter, 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this 7 day of June, 2024.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ &
SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Communication Email: mail@rasflaw.com
22-005917 - NaC
June 14, 21, 2024 24-01080P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA004235CAAXES
MIDFIRST BANK

Plaintiff, v.
JASON E SHIPLEY; UNKNOWN
SPOUSE OF JASON E. SHIPLEY;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; LAKE
BERNADETTE COMMUNITY
ASSOCIATION, INC.; LAKE
BERNADETTE PROPERTY
OWNERS ASSOCIATION, INC.;
UNITED STATES OF AMERICA,
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursu-
ant to the Final Judgment of Fore-
closure entered on March 06, 2024
and Order Rescheduling Foreclosure
Sale entered on June 5, 2024, in this
cause, in the Circuit Court of Pasco
County, Florida, the office of Nikki
Alvarez-Sowles, Esq. - AES, Clerk of
the Circuit Court, shall sell the prop-
erty situated in Pasco County, Florida,
described as:

LOT 645, LAKE BERNA-
DETTE GARDENS, PHASE I,
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 15, PAGE(S) 113
THROUGH 117, OF THE PUB-
LIC RECORDS OF PASCO
COUNTY, FLORIDA.
a/k/a 35035 DOLPHIN LAKE
DR, ZEPHYRHILLS, FL 33541-
1978

at public sale, to the highest and best
bidder, for cash, online at www.pasco.
realforeclose.com, on July 08, 2024 be-
ginning at 11:00 AM.

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

If you are a person with a disability
who needs an accommodation in order
to 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 immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven days.

Dated at St. Petersburg, Florida
this 6th day of June, 2024.
Isabel López Rivera
FL Bar: 1015906
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
1000009332
June 14, 21, 2024 24-01076P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY
FLORIDA

CIRCUIT CIVIL DIVISION
ASE NO.: 2018CA000597

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF EFP
CAPITAL TRUST, SERIES 2022-2,
Plaintiff, v.
CHRISTOPHER J CHESNEY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform Final
Judgment of Mortgage Foreclosure
dated June 7, 2024, issued in and for
Pasco County, Florida, in Case No.
2018CA000597, wherein WILMING-
TON SAVINGS FUND SOCIETY, FSB,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF EFP
CAPITAL TRUST, SERIES 2022-2 is
the Plaintiff, and CHRISTOPHER J
CHESNEY, UNKNOWN SPOUSE OF
CHRISTOPHER J. CHESNEY and
UNKNOWN TENANT IN POSSES-
SION OF THE SUBJECT PROPERTY
N/K/A CLAIRE VEGA are the Defen-
dants.

The Clerk of the Court, NIKKI
ALVAREZ-SOWLES, will sell to the
highest and best bidder for cash, in
accordance with Section 45.031, Florida
Statutes, on July 10, 2024, at elec-
tronic sale beginning at 11:00 AM,
at www.pasco.realforeclose.com the
following-described real property as
set forth in said Uniform Final Judg-
ment of Mortgage Foreclosure, to wit:

LOT 756, ALOHA GARDENS,
UNIT SEVEN, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK

10, PAGES 132, 133 AND 134,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

Property Address:
3303 Eisenhower Drive, Holi-
day, FL 34691

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

IMPORTANT
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street,
New Port Richey, FL 34654, (727) 847-8028
(V) 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 10th day of June, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
June 14, 21, 2024 24-01078P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000525CPAXWS
IN RE: ESTATE OF
MARY ANN TONEY
Deceased.

The administration of the estate of Mary Ann Toney, deceased, whose date of death was February 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. 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 June 14, 2024.

Personal Representative:

Robert Toney
233 Blue Grass Avenue
Newport, Kentucky 41071
Attorney for Personal Representative:
/s/ Amanda O. Singleton
Amanda Singleton
Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8183
E-Mail: amanda@singletonlegal.com
June 14, 21, 2024 24-01048P

SECOND INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
ROBERT GLENN PRATTEN
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

You are hereby notified that a Trust estate is being administered. ROBERT GLENN PRATTEN, a resident of Pasco County, Florida, who died on May 21, 2024, was the settlor of a Trust titled: ROBERT GLENN PRATTEN TRUST AGREEMENT Declaration of Trust U/7/D December 13, 2013. The name and address of the Trustee 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 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 HEREIN SET FORTH 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 ARE BARRED.

The date of first publication of this Notice is April 14, 2023.

Trustee:

MICHAEL JOHN PRATTEN,
Trustee
4602 CR 673 BOX 16060
BUSHNELL FL 33513
Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W., Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
April 14, 21, 2023 23-01098P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0424-WS
IN RE: ESTATE OF
HILDEGARD WATZINGER
Deceased.

The administration of the estate of HILDEGARD WATZINGER, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. 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 June 14, 2024.

Personal Representative:

KARIN HELLMAN
a/k/a KARIN HELLMANNI
1718 Golfview Dr.
Tarpon Springs, Florida 34689
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
June 14, 21, 2024 24-01047P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-964
IN RE: ESTATE OF
KATHERINE SANTINI,
aka KATHERINE LYNN SANTINI
Deceased.

The administration of the estate of KATHERINE SANTINI, also known as KATHERINE LYNN SANTINI, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. 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: June 14, 2024.

Signed on this 4th day of June 2024.

MARK RICHARD SANTINI
Personal Representative
1914 Sheridan Road
Buffalo Grove, IL 60089
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
June 14, 21, 2024 24-01100P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001892CPAXWS
Division J
IN RE: ESTATE OF
JOSEPH R. CARDILLO
Deceased.

The administration of the estate of Joseph R. Cardillo, deceased, whose date of death was November 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 105, New Port Richey, Florida, 34654. 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 June 14, 2024.

Personal Representative:

Loretta C. Marshall
45 Leith Ln.
Hilton, NY 14468
Attorney for Personal Representative:
Kelly M. Forst, Esq.
Attorney
Florida Bar Number: 1008235
FORST LAW FIRM, PLLC
800 Celebration Ave., Suite 225
Celebration, FL 34747
Telephone: (407) 566-9080
Fax: (800) 365-4815
E-Mail: kelly@kellyforstlaw.com
Secondary E-Mail:
kbarnes@kellyforstlaw.com
June 14, 21, 2024 24-01046P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000892CPAXES
IN RE: ESTATE OF
ANITA KLAMO
Deceased.

The administration of the estate of Anita Klamo, deceased, whose date of death was March 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Ste. 207, Dade City, FL 33523-3805. The name and address of the personal representative and the personal representative's attorney 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.

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 June 14, 2024.

Tara Ann Spencer

Personal Representative
10115 Kingshyre Way
Tampa, FL 33647
Myrna Serrano Setty, Esq.
Attorney for Petitioner
Florida Bar No. 110636
P.O. Box 145, Lutz, FL 33548
Telephone: (813) 902-3189
Fax: (813) 501-1405
E-Mail Addresses:
mss@serranosetty.com
Alternate E-Mail:
info@serranosetty.com
June 14, 21, 2024 24-01082P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000728CPAXES
IN RE: ESTATE OF
JAMES CLIFTON TIGUE,
AKA JAMES C. TIGUE,
AKA JAMES TIGUE
Deceased.

The administration of the estate of JAMES CLIFTON TIGUE, AKA JAMES C. TIGUE, AKA JAMES TIGUE, deceased, whose date of death was April 8, 2024, 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, Florida 34654-5598. 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 June 14, 2024.

Personal Representative:

Tamara L. Tigie
10166 Cross Timber Terrace
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
ROBERT V. POTTER
Florida Bar Number: 0363006
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd, Ste. 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: bobp@jpfirm.com
Secondary E-Mail:
ssigner@jpfirm.com
June 14, 21, 2024 24-01081P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 24-CP-000805
IN RE: ESTATE OF
Clayton Seltman
Deceased.

The administration of the estate of Clayton Seltman, deceased, Case Number 24-CP-000805, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Clerk of Court, P.O. Box 338, New Port Richey, FL 34656-0338. 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 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 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 June 14, 2024.

Karen Marie Seltman

Personal Representative
Address: 5103 Tilson Drive,
New Port Richey, FL 34652
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
June 14, 21, 2024 24-01083P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR
PASCO COUNTY, FLORIDA
Case No. 2022-CA-2308

ALLSTATE SERVICING, INC.,
Plaintiff, vs.
ERIS HARMONIA, LLC.
Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Order dated May 23, 2024, the Clerk will sell to the highest and best bidder for cash, in Pasco County, Florida, in accordance with Section 45.031, Florida Statutes, by electronic sale beginning at 11 :00 a.m. on July 10, 2024, at www.PASCO.realtaxdeed.com, the following described property:

Lot 32, GULF HARBORS SEA FOREST UNIT 2B according to the plat thereof, recorded in Plat Book 23, Page 47 of the Public Records of Pasco County, Florida.
Property Address: 6121 Bayside Drive, New Port Richey, FL 34652
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 June 12, 2024.

CHARLES RUSE, JR.
For The Court
By: /s/ Charles Ruse

CHARLES RUSE, JR.
Attorney for Plaintiff
500 N. E. 8th Avenue
Ocala, Florida 34470
June 14, 21, 2024 24-01102P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000956
IN RE: ESTATE OF
MARCIA L. FOX
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Marcia L. Fox, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was February 6, 2024; that the total value of the estate is \$6,082.07 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
David A. Hook as successor trustee for the "Harry L. Fox and Marcia L. Fox Revocable Trust Agreement" dated October 1, 2014

4918 Floramar Terrace
New Port Richey, FL 34652
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 14, 2024.
Attorney/ Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
June 14, 21, 2024 24-01097P

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/05/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2021 CHAM mobile home bearing vehicle identification numbers FL26100PHA103486A and FL26100PHA103486B and all personal items located inside the mobile home. Last Tenant: James Michael Chinn Jr. Sale to be held at: Shadow Wood Village, 14709 Shadowwood Boulevard, Hudson, Florida 34667 (727)-862-2434.
June 14, 21, 2024 24-01090P

--- TAX DEEDS ---

SECOND INSERTION

Notice of Application for Tax Deed
2023XX000268TDAXXX

NOTICE IS HEREBY GIVEN, That JOHN WATERS, 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 #: 1700880
Year of Issuance: 06/01/2018
Description of Property:
27-24-21-0460-01800-0080
W C SUMNERS ADDITION PB
10 PG 197 EAST 1/2 OF SE1/4 OF
BLOCK 18 OR 5155 PG 1735
Name(s) in which assessed:
JAMES E BUTLER JR
SHIRLEY ANN BUTLER

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 July 18, 2024 at 10:00 a.m.

May 31, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 14, 21, 28; July 5, 2024

24-01061P

SECOND INSERTION

Notice of Application for Tax Deed
2023XX000288TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1500838
Year of Issuance: 06/01/2016
Description of Property:
27-24-21-0460-02400-0040
BLK 24 SUMNR AD DB 10 P 197
S 6 FT OF LOT 1, LOTS 4, 5
Name(s) in which assessed:

EST OF JOHN FOY JONES
PER REP LEONA JONES
LEONA JONES
YOLANDA JONES JAMES
BOBBY E JONES
JEWELL SANDIFER
JEWELL JONES
FOY GLENN JONES
SANDRA F JONES
ELDRIDGE JONES
DONALD JONES
KENNETH D JONES
VICTOR K JONES
LOLITA JONES JORDAN
ROSEMARY KENNEDY
DEBORAH LOONEY
DEBORAH BROWN
CONTANCE WINFIELD
BRENDA WARE
VERONICA Y MEANS
VANESSA Y MEANS
CARLA MEANS
LENETTA THOMAS
BILL HANNON
TRACEY HANNON
DERRICK HANNON
BRANDON HANNON

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 July 18, 2024 at 10:00 a.m.

May 31, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 14, 21, 28; July 5, 2024

24-01069P

**HOW TO PUBLISH
YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER**
CALL 941-906-9386
and select the appropriate
County name from
the menu option
OR E-MAIL:
legal@businessobserverfl.com

--- TAX DEEDS ---

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000260TDAXXX</p> <p>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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1705671 Year of Issuance: 06/01/2018</p> <p>Description of Property: 09-25-17-0020-00500-0050 MOON LAKE NO 2 MB 4 PG 74 LOTS 5 & 6 BLK 5 OR 3478 PG 1995</p> <p>Name(s) in which assessed: CLARENCE SCHULTZ DONALD SCHULTZ</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01054P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000265TDAXXX</p> <p>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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1902127 Year of Issuance: 06/01/2020</p> <p>Description of Property: 14-26-21-029A-00000-0600 ADVERSE POSSESSION FILED: WINTERS SUB 4TH ADD B 10 P 119 LOT 60 RB 987 PG 1080</p> <p>Name(s) in which assessed: MARGUERITE HOWARD FRED HOWARD</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01058P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000263TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ADVIXIO OPPORTUNITY FUND I 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:</p> <p>Certificate #: 1705629 Year of Issuance: 06/01/2018</p> <p>Description of Property: 09-25-17-0010-00100-0710 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 71 & 72 BLOCK I OR 2083 PG 1833</p> <p>Name(s) in which assessed: RICHARD B REECE ROSE REECE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01056P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000259TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That RAJENDRA GUPTA/SHILA, 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:</p> <p>Certificate #: 1906365 Year of Issuance: 06/01/2020</p> <p>Description of Property: 21-25-17-0130-22200-0730 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 73 & 74 BLOCK 222 OR 1993 PG 1770 & OR 1993 PG 1769</p> <p>Name(s) in which assessed: LEDA HAMILTON ESTATE OF LEDA PURVIS LEDIA PURVIS DECEASED</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01053P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000256TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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:</p> <p>Certificate #: 1600147 Year of Issuance: 06/01/2017</p> <p>Description of Property: 25-26-15-0010-02900-0000 TAMPA TARPON SPRINGS LAND COMPANY PB 1 PGS 68 & 69 THAT PART OF TRACT 29 LYING NORTH OF LOTS 1551 THRU 1563 INCL ALOHA GAR- DENS UNIT TWELVE PB 17 PGS 81 THRU 83 INCL OR 210 PG 517 OR 313 PG 778</p> <p>Name(s) in which assessed: B L MICKLER ESTATE OF B L MICKLER BARTLEY L MICKLER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01050P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000274TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That NOMONYX 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:</p> <p>Certificate #: 1500231 Year of Issuance: 06/01/2016</p> <p>Description of Property: 24-23-21-0030-02100-0140 G O WEEMS & SEABOARD LAND COMPANY AKA MAP OF LACOCHEE PB 2 PG 14 LOTS 14,15,16,17, 18 & PART OF 19 BLOCK 21 ALL BEING DESC AS BEGIN AT SW COR SEC 24 TH EAST 35 FT TH NORTH PAR- ALLEL TO WEST BDY 212.5 FT FOR POB TH NORTH 145 FT TO NW COR BLOCK 21 TH EAST 135 FT TH SOUTH 145 FT TO FENCE FORMING THE NORTH BDY OF CEMETERY TH WEST ALONG SAID BDY 135 FT TO POB OR 1899 PG 1646 OR 3978 PG 253 OR 4446 PG 831</p> <p>Name(s) in which assessed: LUIS QUINTERO MARTHA QUINTERO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01066P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000257TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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:</p> <p>Certificate #: 1910834 Year of Issuance: 06/01/2020</p> <p>Description of Property: 18-26-16-0040-01200-0050 TAMPA-TARPON SPRINGS LAND CO PB 1 PG 68 PORTION OF TRACT 12 DESC AS COM AT SE COR OF NE1/4 OF TH N00DG 23' 26"E 27.30 FT TH N89DG 44' 45"W 15.05 FT TO POB TH CONT N89DG 44' 45"W ALG NLY R/W LN OF TROUBLE CREEK RD 30.00 FT TH N00DG 23' 26"E 47.70 FT TH S89DG 44' 45"E 29.00 FT TH N00DG 23' 26"E 147.80 FT TH S89DG 44' 45"E 1.00 FT TH S00DG 23' 26"W ALG WLY R/W LN OF MARY ANN DR 195.50 FT TO POB AKA SIGN PARCEL OR 668 PG 731 OR 687 PG 152</p> <p>Name(s) in which assessed: BARNETT BANK OF PASCO COUNTY PEOPLE STATE BANK OF NEW PORT RICHEY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01051P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000264TDAXXX</p> <p>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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1903603 Year of Issuance: 06/01/2020</p> <p>Description of Property: 11-26-19-0010-00000-0860 ANGUS VALLEY UNIT 1 UN- RECORDED PLAT LOT 86 DESC AS BEG AT THE NW COR OF SECTION 11 TH EAST (ASSUMED BERING) 4439.88 FT TH SOUTH 337.96 FT TH S87DEG 16' 36"E 13.80 FT TH SOUTH 369.01 FT FOR POB TH N89DEG44' 15"E 186.21 FT TH SOUTH 322.21 FT TH S00DEG 14'14"E 30.00 FT TH S89DEG 45'46"W 203.00 FT TH N00DEG 14'14"W 30.00 FT TH NORTH 322.12 FT TH N89DEG44' 15"E 16.79 FT TO POB RESERVING SOUTHERN 30.00 FT FOR ROADRIGHT-OF-WAY OR 9404 PG 3114</p> <p>Name(s) in which assessed: SRINIVASULU KANDUKURU REGISTERED AGENT ARKA HOMES LLC</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01057P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000270TDAXXX</p> <p>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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1904633 Year of Issuance: 06/01/2020</p> <p>Description of Property: 14-26-18-0000-01400-0031 COM AT SW COR OF NW1/4 OF SW1/4 OF SEC 14 TH N00DG 15' 17"W 207.90 FT ALG WEST LINE OF SAID NW1/4 OF SW1/4 FOR POB TH CONT N00DG 15' 17"W 207.90 FT TH S89DG 47' 59"E 894.05 FT TO WLY R/W MITCHELL RD TH S01DG 51' 47"W 208.00 FT ALG SAID WLY R/W TH N89DG 47' 59"W 886.37 FT TO POB & LESS POR DESC IN MB 4 PG 208</p> <p>Name(s) in which assessed: SCUDERIA DEVELOPMENT LLC ARTURO UZDAVINIS REGISTERED AGENT FIORANO DEVELOPMENT INC DAVID P RANKIN REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01063P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000258TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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:</p> <p>Certificate #: 1912333 Year of Issuance: 06/01/2020</p> <p>Description of Property: 36-26-15-0010-03600-0000 TAMPA-TARPON SPRINGS LAND COMPANY PB 1 PGS 68- 70 THAT PART OF TRACTS 36, 41 & 44 LYING NORTH OF HOL- IDAY LAKE ESTATES UNITS 1A, 3A, & 3 EXC PORTION DESC AS COM AT MOST SLY COR OF LOT 411 HOLIDAY LAKE ESTATES UNIT 1 FOR POB TH N26DEG46' 37"E 140.00 FT TH S89DEG43' 46"E 43.78 FT TH S00DEG16' 14"W 200.11 FT TH N62DEG02' 59"W 40 TH 130.07 FT ALG ARC OF CURVE TO LEFT RAD 430.00 FT CHD BRG N54DEG 33' 27"W 129.57 FT TO POB OR 7904 PG 263</p> <p>Name(s) in which assessed: SAM BELSITO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01052P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000267TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That LEIGHTON DOUGLAS, 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:</p> <p>Certificate #: 1506661 Year of Issuance: 06/01/2016</p> <p>Description of Property: 22-25-17-0020-00000-4000 MOON LAKE ESTATES UN- RECORDED PLAT TRACT 400 DESC AS COM INTERSECTION OF CENTER LINE OF EVER- GREEN ST & NORTH R/W OF R/O VISTA AVE PER PB 6 PG 47 MOON LAKE EST. UNIT 14 REPLAT TH N89DEG14'25"W 200.00 FT FOR POB TH N89DEG14'25"W 200.00 FT TH NORTH 556.92 FT TH EAST 199.97 FT TH SOUTH 560.39 FT TO POB OR 7648 PG 1276</p> <p>Name(s) in which assessed: JERRY FOWLER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01060P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000272TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That BEAMIF A 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:</p> <p>Certificate #: 1907717 Year of Issuance: 06/01/2020</p> <p>Description of Property: 01-25-16-0120-00000-7150 PARKWOOD ACRES UNIT FIVE UNREC PLAT TRACT 715 DESC AS COM AT NE COR OF SE1/4 OF SEC 1 TH N89DG 02' 55"W 1801.23 FT FOR POB TH CONT N89DG 02' 55"W 100.0 FT TH S01DG 05' 15"W 200.0 FT TH S89DG 02' 55"E 100.0 FT TH N01DG 05' 15"E 200.0 FT TO POB OR 4878 PG 1785</p> <p>Name(s) in which assessed: KEVIN DARBY ALMA R CEDENO DARBY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01065P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000287TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, 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:</p> <p>Certificate #: 1901894 Year of Issuance: 06/01/2020</p> <p>Description of Property: 11-26-21-0010-06600-0050 CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 5 & 6 BLOCK 66 OR 9408 PG 2424</p> <p>Name(s) in which assessed: MANUEL VASQUEZ MICHELLE N HOLLEY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01068P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000275TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, 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:</p> <p>Certificate #: 1601141 Year of Issuance: 06/01/2017</p> <p>Description of Property: 34-24-16-0060-00000-0490 FLORESTATE PARK UNIT #1 PB 7 PG 10 LOT 49 & WEST 1/2 LOT 50 OR 5297 PG 1337</p> <p>Name(s) in which assessed: MICHAEL P DONNELLY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01067P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000271TDAXXX</p> <p>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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1907967 Year of Issuance: 06/01/2020</p> <p>Description of Property: 04-25-16-0100-00000-0170 LEISURE BEACH UNIT 6 PB 16 PG 50 LOT 17 OR 5070 PG 1155</p> <p>Name(s) in which assessed: GEORGE LAWRENCE BRINKMAN DECEASED KATHERINE ANN BRINKMAN</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01064P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000269TDAXXX</p> <p>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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1908064 Year of Issuance: 06/01/2020</p> <p>Description of Property: 10-25-16-0040-00000-0050 JOHNSON HEIGHTS UNIT 1 PB 8 PG 23 LOT 5 OR 9657 PG 2755(TS)</p> <p>Name(s) in which assessed: CHRISTOPHER L HANKINS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01062P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000266TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That BEAMIF A 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:</p> <p>Certificate #: 1904061 Year of Issuance: 06/01/2020</p> <p>Description of Property: 09-24-18-0030-00000-0120 HIGHLAND MEADOWS UNIT 2 PB 12 PGS 101-102 LOT 12</p> <p>Name(s) in which assessed: LEE MICHIE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01059P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000261TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ADVIXIO OPPORTUNITY FUND I 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:</p> <p>Certificate #: 1805836 Year of Issuance: 06/01/2019</p> <p>Description of Property: CONFIDENTIAL PER F.S. 119</p> <p>Name(s) in which assessed: CONFIDENTIAL PER F.S. 119</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 July 18, 2024 at 10:00 am.</p> <p>May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>June 14, 21, 28; July 5, 2024</p> <p style="text-align: right;">24-01055P</p>