

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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") for the Bexley Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 24, 2024
TIME: 6:00 P.M.
LOCATION: Spring Hill Suites Marriott Tampa Suncoast Parkway
16615 Crosspoint Run
Land O' Lakes, FL 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").

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.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed O&M Assessment (including collection costs / early payment discounts). Rows include Townhome, 30 Series, Duplex/Villa, 40 Series, 50 Series, 60 Series, Courtyard, 70 Series, 80 Series, Daycare/Residential Support, Recreational, 40 Series (Expansion Parcel), 50 Series (Expansion Parcel).

*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.

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.

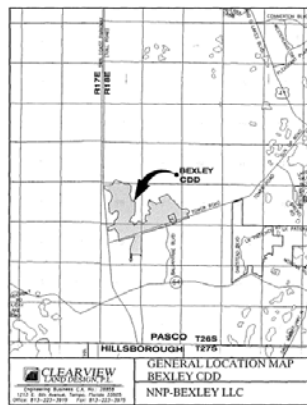
Additional Provisions

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.

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.

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.

Jillian Minichino
District Manager



June 28; July 5, 2024

24-01153P

FIRST INSERTION

Notice of Regular Meeting Change of Date of the Board of Supervisors of Epperson North Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Epperson North Community Development District (the "District") will conduct its Regular Meeting on Wednesday, July 10, 2024, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.

Copies of the agenda will be available by emailing the District Manager at larry@breezeshome.com. The District Manager's office can be reached telephonically at (813) 565-4663.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting.

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

Larry Krause
District Manager
June 28, 2024 24-01155P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AMENDED MEETINGS FOR FISCAL YEAR 2024 AND MEETINGS FOR FISCAL YEAR 2025

The Board of Supervisors of the Union Park East Community Development District will hold the remaining regular meetings for Fiscal Year 2024 and the regular meetings for Fiscal Year 2025 on the fourth Wednesday of every month at 6:30 PM at the Fairfield Inn & Suites Tampa Wesley Chapel, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543, unless otherwise indicated, as follows:

- July 24, 2024
August 28, 2024
September 25, 2024
October 23, 2024
November 27, 2024

[Board to determine whether to cancel or reschedule this meeting]

- December 25, 2024

[Board to determine whether to cancel or reschedule this meeting]

- January 22, 2024
February 26, 2025
March 26, 2025
April 23, 2025
May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or by calling (813) 565-4663.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (813) 565-4663 at least three (3) business days prior to the meeting.

A person who decides to appeal any decision made at the meeting 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.

District Manager
Patricia Thibault
June 28, 2024 24-01156P

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 OASIS ROTISSERIE CHICKEN II : Located at 1635 Tangledvine Dr : Pasco County in the City of Wesley Chapel : Florida, 33543-6520 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel Florida, this June day of 19, 2024 OASIS ROTISSERIE CHICKEN LLC June 28, 2024 24-01162P

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 VARA ELECTRIC CORP 5 : Located at 2195 Caboose Ln Apt 101: Pasco County in the City of Odessa: Florida, 33556-3596 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Odessa Florida, this June day of 19, 2024 ENGINEERING VIABILITY AND QUALITY LLC June 28, 2024 24-01161P

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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting www.zephyrridge.org, or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844.

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 48 hours 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 28, 2024 24-01157P

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 Amazing Athletes of Central Florida located at 7842 Land O Lakes Blvd #249 in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of 12, 2028. CFL Amazing Bunin Athletics, LLC June 28, 2024 24-01164P

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 LIMITLESS LEGACY MANAGEMENT GROUP located at 5054 HARTWELL LOOP in the City of LAND O LAKES, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 06 day of June, 2023. TORRES ZAIDA June 28, 2024 24-01159P

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. 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 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 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. 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 48 hours 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 28, 2024 24-01154P

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 Halfen Properties located at PO Box 1282 in the City of New Port Richey, Pasco County, FL 34656 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of June, 2024. Maria Swanson June 28, 2024 24-01167P

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 VSI Services, LLC located at 7236 SR 52, Suite 10 in the City of Bayonet Point, Pasco County, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this July day of 15, 2024. Frontier Title Group, LLC June 28, 2024 24-01169P

PUBLIC SALE NOTICE

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT BEAR CREEK VILLAGE OWNERS ASSOCIATION, INC.
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2024CA000874CAAXWS Division J3

PNC Bank, National Association
Plaintiff, vs.
Frank Martello, as Successor Trustee of the Patricia A. Martello Trust Agreement Dated September 8, 2022, et al.
Defendants.
 To: BEAR CREEK VILLAGE OWNERS ASSOCIATION, INC.
 7516 BEACON WOODS DRIVE
 BAYONET POINT, FL 34667
 UNITED STATES OF AMERICA
 and all parties claiming interest by, through, under or against Defendant(s) BEAR CREEK VILLAGE OWNERS ASSOCIATION, INC., and all parties having or claiming to have any right, title or interest in the property herein described;
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:
 All that certain land situate in Pasco County, Florida, viz:
 Lot 433, Bear Creek Unit Five, according to the map or plat thereof as recorded in Plat Book 25, Page 9, Public Records of Pasco County, Florida.
 Subject to restrictions, reserva-

tions and easement of record.
 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice 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. DUE ON OR BEFORE JULY 29TH, 2024.
NOTICE TO PERSONS WITH DISABILITIES
 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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL, 34654, Phone: (727) 847-2411, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice-impaired, call 711.
 WITNESS my hand and the seal of this Court on the June 21, 2024
 Nikki Alvarez-Sowles, Esquire
 Clerk and Comptroller (SEAL)
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 June 28; July 5, 2024 24-01141P

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
CASE NO. 2024CA000160CAAXES PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE, et al.,
Defendant.
 To: TROY YOUNG, 18859 HENEQUEN LN, SPRING HILL, FL 34610
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:
 LOT 17, BLOCK 3, TALAVERA PHASE 1A-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 89 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the

original with the Clerk of the above-styled Court on or before July 24th, 2024 or 30 days from the first publication, otherwise a Judgment may 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. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and seal of said Court on the 25th day of June, 2024.
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 BY: Haley Joyner
 Deputy Clerk
 MCCALLA RAYMER LEIBERT PIERCE, LLC
 225 East Robinson Street, Suite 155, Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 23-08863FL
 June 28; July 5, 2024 24-01172P

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA000728CAAXWS CMG MORTGAGE, INC.;
Plaintiff, VS.
JOHN A. SWICK; CAROLA KAUSAS-SWICK; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).
 To the following Defendant(s):
 JOHN A. SWICK
 Last Known Address
 128 N RECENT ST APT 1
 PORT CHESTER, NY 10573 3045
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 THE SOUTH 150 FEET OF THE SOUTHEASTERLY 300 FEET OF THE FOLLOWING DESCRIBED TRACT 152 UNRECORDED LAKEWOOD ACRES UNIT 2; COMMENCING AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE S 89° 23' 40" E ALONG THE NORTH LINE OF SAID SECTION 5 A DISTANCE OF 732.20 FEET; THENCE S 33° 30' 00" W A DISTANCE OF 1023.05 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE S 33° 30' 00" W A DISTANCE OF 330.00 FEET; THENCE S 56° 30' 00" E A DISTANCE OF 650.00 FEET; THENCE N 13° 30' 00" E A DISTANCE OF 330.00 FEET; THENCE N 56° 30' 00" W A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH THAT CERTAIN 2005 CHNC MOBILE HOME SITUATE THEREON - I.D. NUMBER JACFL26857 A/B WHICH HAS BEEN RETIRED.
 a/k/a 12717 MORGAN RD,

HUDSON, FL 34669 PASCO
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JUNE 29TH, 2024.
 This notice is provided pursuant to Administrative Order No. 2.065.
 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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..
 WITNESS my hand and the seal of this Court this June 21, 2024.
 Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller (SEAL)
 Deputy Clerk:
 Haley Joyner
 Submitted by:
 Marinosci Law Group, P.C.
 100 W. Cypress Creek Road, Suite 1045
 Fort Lauderdale, FL 33309
 Telephone: (954) 644-8704
 Facsimile: (754) 206-1971
 June 28; July 5, 2024 24-01142P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
CASE NO. 2023CA003870CAAXES AMERIFUNDS SECURED INCOME FUND II, LLC,
Plaintiff, vs.
BETTY L CONLEY, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2024 in Civil Case No. 2023CA003870CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERIFUNDS SECURED INCOME FUND II, LLC is Plaintiff and Betty L Conley, 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 23rd day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 All of Lot 2, in Block 1, in Bankston's Subdivision of the Town of Trilby, and described as follows: Begin at the Northeast corner of the John Stephens Lot, then run North 70 feet along the ACL Railway right of way, then run West 90 feet, then run South 70 feet, then run East 90 feet to the point of beginning, ALSO adjoining tract and described as follows: Begin at the Northeast corner of Lot 2, in Block 1, in the Bankston's Subdivision of Trilby, then run North 11 feet, then run West 90 feet, then run South 11 feet, then run East 90 feet to the point of beginning, all being in Section 27, Township 23 South, Range 21 East; also, beginning at a point 523 feet, 24 degrees 55 minutes West of North, thence North 24 degrees 55 minutes West 230 feet, thence West 24 degrees 55 minutes South of West 90 feet, thence South 24 degrees 55 minutes East 223 feet, thence East 24 degrees 55 minutes North 90 feet, in Section 27, Township 23 South, Range 21 East, also known as Lot 1, Block 1, Forrest Bankston's

Subdivision of Trilby, less South 11 feet and lying adjacent to West side of ACL Railroad; ALSO, begin on the South side of Oak Street 90 feet Westerly from the corner of Oak Street and Railroad Ave, thence Southwesterly on the South side of Oak Street 70 feet, thence Southeasterly at right angles to Oak Street 311 feet, thence Northeasterly parallel with Oak Street 70 feet to the West line of Bankston's Subdivision, as per map or plat thereof recorded in Plat Book 2, Page 20, Public Records of Pasco County, Florida, thence Northwesterly on West line of said Subdivision 311 feet to point of beginning, all lying and being in Section 27, Township 23 South, Range 21 East.
 Parcel Number:
 27-23-21-0030-00000-0010 & 27-23-21-0000-02400-0000
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs 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
 23-06379FL
 June 28; July 5, 2024 24-01173P

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000924
IN RE: ESTATE OF MICHAEL THOMAS KLOSICKI, JR.
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 Michael Thomas Klosicki, Jr., 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 July 10, 2023; that the total value of the estate is \$7,500.00 and that the names and addresses of those to whom it has been assigned by such order are:
 NAME ADDRESS
 Emma A. Klosicki
 21350 Preservation Drive
 Land O' Lakes, FL 34638

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 28, 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 28; July 5, 2024 24-01178P

Q&A What is a public notice?
 A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
 The West Orange Times carries public notices in Orange County, Florida.

SUBSEQUENT INSERTIONS

--- ESTATE---

FOURTH 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

--- SALES ---

THIRD 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
 101 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 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

SECOND 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

PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com
 Business Observer

Q&A

Who benefits from legal notices?

AYou do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
 When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

ASimply put, there are two basic types - Warning Notices and Accountability Notices.
 Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.
 Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

ANo. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.
 Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.
 Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

AThe price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
 The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

Q&A
How much do legal notices cost?
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