PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

PUBLIC NOTICE

Family Support Services (FSS) is issuing an Invitation to Negotiate (ITN) for comprehensive Information Technology Services and Support. The applicant(s) will be expected to provide comprehensive Information Technology Services and Support from January 1, 2025, to December 31, 2027. This is ITN *: ITN-025-ITSS. The ITN application, information, deadlines, and templates can be found on the official Family Support Services' websites at: www.fssc6.org/procurement/ and www.fssc6.org/procurement/ These are the only official sites containing full information and submission instructions

This notice is public information. All inquiries must be in writing and addressed to Chris Hughes, Contracts and Compliance Manager, Family Support Services, 1300 $\,$ Riverplace Boulevard, Suite 700, Jacksonville, FL 32207. The submission deadline is August 16, 2024, at 2 p.m.

July 5, 12, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 20, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures. com, where indicated. For online lien sales, bids will be accepted until 2 hours after

the time of the sale specified. PUBLIC STORAGE \sharp 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 02026 -Noll, Cristopher; 02050 - Friend, Jalynn; 02071 - Yarde, Ron; 02106 - Witthoeft, Zachary; 03079 - Dericha, Dubose; 04082 - Tembo, Mutinta; 04213 - Richards, Ahmad; 04216 - Long, Jacqueline PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, Fl. 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www. storagetreasures.com. 007 - Andrew, Sam; 021 - Gale, Brianne; 066 - Samantha, Escamilla-Hernandez; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 103 - Weathers, Shelley; 144 - Mayberry, Kirk; 227 - Dolw, David; 280 - Speanburg, Randall; 319 - Spain, Remishia; RV003 - Guadagno, Yanel PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 11010 - Blanco, Bryan; 11063 - Lawson, darrell; 11085 - Rodriguez, Yolanda; 12050 - Maynes, Kellie; 12073 - Wells, Raymond; 12104 - Ungerleider, Corey; 12285 - Searcy, Lashanda; 13012 - Dejesus, Elijah; 13015 - Asmakis, Michael; 13021 - Singletary, Marc; 13050 - Toro, Oscar; 13087 - Evans, Darek; 13165 - perez, Christopher; 13262 - Holtsclaw, Kirsten; 13329 - Garcia, Jennifer M; B140 - Needham, Tyler; B232 - Taylor, Caren; B258 - Mendez, Keisy; C110 - Husty, Pamela; C118 - lacasse, Joseph; C142 - Lowry, Desiree; C157 - Vazquez, Omar; C203 - Braden, Julie; C256 - Lowry, Desiree; C257 - Martin, Beatriz; C261 - ONeal, Amanda; C381 - Taylor, Caren; D102 - Alfred, Tiffany; D138 - Desousa, Pedro; D163 - Levzow, Amber; D202 - simmons, angela; D219 - Walter, Amy; D231 - Davis, Bethany; D258 - Taylor, Erik; D321 - Hicks, Jacob; D329 - Kunkel, Aaron; D346 - DeRemer, Brandi; P139 - goad, Anthony PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1006 - burgess, Dwayne; 1326 - Brouillard, Michael; 1425 - Nichol, Kenneth; 1516 - Little, Devin; 2402 - Little, Devin; 2508 - Silva, William PUBLIC STORAGE \sharp 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storagetreasures.com. A0005 - Jones, Alvin; A0069 - Marotto, Sierra; C1028 - Townsend, Sharee; D0007 - Sturgis, Ronald; E1100 - Culmo, Samantha; E1131 - Hackett, Evelyn; E1156 - Riley, Robert; E1225 - Papadopoulos, Nancy; E2217 -Liggett, Ray; E2273 - Shihadeh, Michael David; E2305 - Wilson, Zippora PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0A160 - Popovich, George; 0A219 - Tucker, Erica; 0A239 - Morales, Fernando; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B023 - Oblitas, Luis; 0B031 - diesing, Ashley; 0B040 - Rosenfelt, Ashley; 0B050 - Goodrich, Kaitlyn; 0C106 - Delgrosso, Lisa; OC117 - Harvey, Stephanie; OC141 - Lindlau, Jeremy; OD001 - Popovich, George; 0D028 - kendall, Gregory; 0D029 - Dileo, Cathy; 0E115 - Knox, Tracy; 0E207 - decristofaro, Nancy; 0E243 - Menech, Nicole PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 072 - Johnson, Akira; 094 - Fox, William; 115 - Hanson, Michelle; 167 - Hudson, Dashe; 216 - Avila, Gary; 232 - Blainey, FRank; 265 - cruz, christopher; 285 - Maxwell, Taja; 360 - Grugen, Jason; 377 - Johnston, Karen; 548 -Donovan-Poth, Debbie S; 563 - eurbin, terri PUBLIC STORAGE \sharp 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 1037 - Stallings, Sydney; 1124 - Brown, Nicholas A; 1125 - Bullis, Eldon; 1127 - Powell, Jessica; 1181 - Hicks, Ashley; 1191 - Mcdearmon, Sandra; 2008 - Mack, Patricia; 2010 - Hughes, Charolettee; 2016 - Mason, Melissa; 2064 - Rieger, Shannon; 2077 - Gagnon, April; 2141 - Beasley, Karelle; 2143 - Resto, Jayshelly; 2162 - Barker, Johnathan; 2171 - Ruffini, Allison; 2203 - Bohannon, Brenda; 2219 - Terrill, Jamie; 2225 - Peterson, Nicholas; 3017 - Drake, Alyssa; 3070 -Dees, Richard; 3074 - Thompson, Bryan; 3080 - Castro, Micah; 3101 - Montgomery, Stephanie; 3111 - Denton, Dane; 3152 - Price, Landis; 3188 - Bumgardner, Kaitlyn; 3253 - viera, Katelyn; 3254 - McKeon, Trinity; 3260 - Goggin, Carole; 3295 - santos, Charli; RV04 - Hart, Joshua Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

FIRST INSERTION

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Terra Bella Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 6, 2024 TIME: 6:00 p.m.

July 5, 12, 2024

Terra Bella Community Pool LOCATION: 2266 Via Bella Blvd. Land O' Lakes, FL 34639

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above 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, Jason Greenwood, Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.wynnmerewestcdd.com.

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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing 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.

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

July 5, 2024 24-01204P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ${\bf ESTANCIA\ AT\ WIREGRASS\ COMMUNITY\ DEVELOPMENT\ DISTRICT}$

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, July 16, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jordan Lansford, District Manager Governmental Management Services – Tampa, LLC

July 5, 2024

FIRST INSERTION Notice of Public Hearing and Board of Supervisors Meeting of The Verandahs Community Development District

The Board of Supervisors (the "Board") of The Verandahs Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 6, 2024, at 6:30 p.m. at The Verandahs Amenity Center, 12375 Chenwood Avenue,

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 As-

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 http:// theverandahscdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001.

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE

| TOTAL O&M BUDGET | \$583,933.00 |
|------------------------------|--------------|
| COLLECTION COSTS 2% | \$12,424.11 |
| EARLY PAYMENT DISCOUNTS 4.0% | 24,848.21 |
| TOTAL O&M ASSESSMENT | \$621,205.32 |

| LOT SIZE | UNITS | PER LOT O&M |
|--------------------------------|------------|------------------------|
| Single Family Home Townhome | 495 116 | \$1,123.34 \$561.67 |
| TOTAL UNITS | 611 | |

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 with-

in 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. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at http://theverandahscdd. 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.

District Manager

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY

gives notice that on 07/21/2024 at

10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S.

HWY 19 HOLIDAY FLORIDA 34691

to satisfy the lien for the amount owed

on each vehicle for any recovery, tow-

ing, or storage services charges and

administrative fees allowed pursuant to

1FTNS24WX8DA75352 2008 FORD

24-01208P

Florida statute 713.78.

July 5, 2024



July 5, 2024

24-01205P

FIRST INSERTION NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 07/20/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

JKBZXJC145A014455 2005 KAWK July 5, 2024 24-01209P

FIRST INSERTION

NOTICE OF PUBLIC REVISED MEETING TIMES TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Talavera Community Development District will hold their regular monthly meetings for the balance of Fiscal Year 2023/2024 at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610 on the dates and times as follows:

July 17, 2024 at 6:00 p.m.

August 21, 2024 at 6:00 p.m.

September 18, 2024 at 6.00 p.m. The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours. 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 to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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.

Sean Craft District Manager

July 5, 2024

24-01202P

24-01203P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County Civil Court, Court of Pinellas County, Florida on the 19th day of March, 2024, in the cause wherein Huntington National Bank, was Plaintiff, and John G Thompson, was Defendant, being case number 2004CC8964 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right,

title, and interest of the defendant, John G Thompson, in and to the following described property, to wit:
2019 White Dodge Grand Caravan

VIN: 2C4RDGEG6KR724701

I shall offer this property for sale "AS IS" on August 7, 2024, or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610, at 10:00am 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.

Shafritz and Associates PA

601 North Congress Avenue Suite 424

Delray Beach, FL 33445

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff 24-01200P

July 5, 12, 19, 26, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 07/24/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. JTKKT624040077453 2004 TOYT

July 5, 2024 24-01211P

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 Scotti Consignment and Thrift Store located at 7932 Harbor Bridge Blvd, in the County of Pasco, in the City of New Port Richey, Florida 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 28th day of June 2024. Amy J Scaricaciottoli

July 5, 2024 24-01215P

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 DayTradingGPS located at 26246 Wesley Chapel Blvd Unit #12 in the City of Lutz, Pasco County, FL 33539 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of 07, 2026. Jay Greenlees July 5, 2024 24-01216P

FIRST INSERTION NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 07/22/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to

Florida statute 713.78. 5XYPG4A5XJG387809 2018 KIA July 5, 2024 24-01210P

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 Sun - Kissed Blossom's located at 7225 Brentwood Dr, in the County of Pasco, in the City of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Richey, Florida, this 28th day of June 2024. Lydia Rhinesmith

July 5, 2024

24-01214P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 07/19/2024 at

10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FATP8UH2H5308282 2017 FORD 1FTFW1C81MFB35197 2021 FORD JKBVNCA18SA006745 1995 KAWK July 5, 2024 24-01207P

FIRST INSERTION

Affordable Secure Storage – Hudson **Public Notice** Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates × indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act,

Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. Do2: Stephanie Dailey

J16: Cassidy Delameter N06: Kurt King SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON July 20th, 2024 AT OR AFTER: 11:00 AM.EST. July 5, 12, 2024 24-01219P

--- PUBLIC SALES ---

FIRST INSERTION

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESS-MENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting
The Board of Supervisors ("Board") for the Summit View Community Development District ("District") will hold the following two public hearings and a regular meeting:

August 16, 2024 TIME: 10:00 a.m. 6255 Dupree Lakes Boulevard LOCATION: Land O' Lakes, Florida 34639

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") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, 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 Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. Pursuant to Section 170.07, Florida Statutes, 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 per unit, which are subject to change at the hearing:

| Land Use | Total # of Units / Acres | EAU Factor | Proposed O&M Assessment (including collection costs / early payment discounts) |
|--------------------------------|--------------------------|------------|--|
| Single Family-Platted | 185 | 1 | \$1,010.64 |
| Single Family-Unplatted | 221 | 1 | \$253.13 |
| Unplatted – Boundary Amendment | .636 | | |

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2025.

For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your 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 assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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 hearings and meeting may be obtained at the offices of the District Manager, located at c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members 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 three (3) business days 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.

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.



RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170,190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager bas heretofore prepared and submitted to the Board of Supervisors ("Board") of the Summit View Community Development District ("District") prior to June 15, 2024, a proposed Budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

August 16, 2024 DATE: HOUR: 10:00 a.m. LOCATION: Dupree Lakes Clubhouse 6255 Dupree Lakes Blvd. Land O Lakes, FL 34639

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Dade City and Pasco County at least 60 days prior to the

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption. PASSED AND ADOPTED THIS 11 TH DAY OF JUNE 2024.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

meeting,

Jason Greenwood

Notice of Organizational Meeting

Community Development District

Board of Supervisors of the Summit

View II Community Development District ("District") will be held on

Friday, July 19, 2024 at 10:00 a.m.

or immediately after the conclusion

of the Summit View Community

whichever is later. The meeting will be

held at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd. Land

O'Lakes, FL 34639. The meeting will

include organizational matters of the

District and will set public hearings on

 $A\,copy\,of\,the\,\,agenda\,may\,be\,obtained$

rates, rules and policies of the District.

District

rganizational

Development

District Manager July 5, 12, 2024

FIRST INSERTION

by contacting the offices of the Summit View II District Manager, Governmental Management Services, LLC, 4530 Eagle Falls Place Tampa FL 33610 Attn: Jason Greenwood (jgreenwood@ gms-tampa.com) Telephone: (813) 344-4844 ("District Office"), during normal business hours. 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 to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical

Office at (813) 344-4844 at least three calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office, Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

impairment should contact the District

Jason Greenwood District Manager July 5, 2024 24-01199P

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 OCEAN WAVES DENTISTRY located at 8532 Old CR 54 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 27th day of June, 2024. Maria Claudia Alvarado LLC

24-01217P 24-01218P July 5, 2024

FIRST INSERTION

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Notice

is hereby given that on 07/30/2024 at

08:00 AM the following vehicles(s) may

be sold at public sale at 31548 SPOON-

FLOWER CIR, WESLEY CHAPEL, FL

33545 for the amount owed on each

vehicle to satisfy the lien for repairs,

services and storage charges and any

administrative fees allowed pursuant

to Florida Statute 713.585. JN1BV7AP-

5FM354759 2015 INFI 8340.00 JNK-

 $BV61F08M274088\ 2008\ INFI\ 6372.75$

Lienor Name: DCB COMPANY, PAINT DEPARTMENT LLC Lienor Address:

31548 SPOONFLOWER CIR, WES-

LEY CHAPEL, FL 33545 Lienor Tele-

phone #: 813-697-1791 MV License #:

MV111124 Location of Vehicles: 31548 SPOONFLOWER CIR, WESLEY

CHAPEL, FL 33545

FICTITIOUS NAME NOTICE NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION FLORIDA 865.09, STATUTES NOTICE IS HEREBY GIVEN that MARTHA REYES will engage in business under the fictitious name REYES REAL ESTATE SERVICES, with a physical address 32627 Abby Lax Lane Wesley Chapel, Fl 33543, with a mailing address 32627 Abby Lax Lane

Wesley Chapel, Fl 33543, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

24-01206P

24-01213P July 5, 2024

FIRST INSERTION

24-01198P

NOTICE OF BOARD MEETING DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, July 16, 2024, at 6:00 PM at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at $(86\bar{5})$ 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn. com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of

such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

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

July 5, 2024 24-01201P

FIRST INSERTION FICTITIOUS NAME NOTICE

is hereby given that 24 ENTERPRISES, INC., Notice JAS

OWNER, desiring engage in business under the fictitious name of RENT A VAN TAMPA located at 3833 LAJUANA BLVD, WESLEY CHAPEL, FLORIDA 33543 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes

July 5, 2024 24-01212P

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 Day Trading Levels located at 26246 Wesley Chapel Blvd, Unit #12 in the City of Lutz, Pasco County, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of 07, 2026. Pivotal Trading Group LLC

July 5, 2024

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-876 IN RE: ESTATE OF EILEEN CALAUTTI, aka EILEEN T. CALAUTTI

Deceased. The administration of the estate of EI-LEEN CALAUTTI, also known as EI-LEEN T. CALAUTTI, deceased, whose date of death was March 2, 2024; File Number 2024-CP-876 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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: July 5, 2024.

Signed on this 21st day of May, 6/28/2024.

MARK CALAUTTI Personal Representative 1934 Oswego Drive Holiday, FL 34691 DENISE CALAUTTI

Personal Representative 163 Devon Loop Staten Island, NY 10314 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 July 5, 12, 2024 24-01191P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-978 IN RE: ESTATE OF TODD H. KING, Deceased.

The administration of the estate of TODD H. KING, deceased, whose date of death was May 1, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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: July 5, 2024. Signed on this 5th day of June,

6/28/2024. SHANNON CORVEY

Personal Representative 1469 Cottonwood Terrace

Dunedin, FL 34698 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 July 5, 12, 2024 24-01192P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-000985 Division: Probate IN RE: ESTATE OF NAHED FARDOUS WILKINSON a/k/a NAHED SADEK,

Deceased. The administration of the estate of NA-HED FARDOUS WILKINSON, also known as NAHED SADEK, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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: July 5, 2024.
Signed on this 26th day of June,

Personal Representative: Jamil G. Daoud

100 North Tampa Street, Suite 2700 Tampa, Florida 33602 Attorney for Personal Representative: Jamil G. Daoud, Esq. Florida Bar No. 25862 Foley & Lardner LLP 100 North Tampa Street, Suite 2700 Tampa, Florida 33602 Telephone: 813-229-2300 Email: jdaoud@foley.com July 5, 12, 2024 24-01224P

FIRST INSERTION

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

File No. 51-2024-CP-000806-ES IN RE: ESTATE OF TERRENCE HARRINGTON

Deceased.

The administration of the estate of Terrence Harrington, deceased, whose date of death was February 8, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 July 5, 2024. Personal Representative: /w/ Tamara Bowman Tamara Bowman

5014 Beacon Ave. Monroe, North Carolina 28110 Attorney for Personal Representative: Russell G. Marlowe, Esq. Attorney

Florida Bar Number: 748889 Russell G. Marlowe PA 8520 Government Drive, Suite 2 New Port Richey, Florida 34654 Telephone: (727) 847-0055 Fax: (727) 815-0044 E-Mail: service@russmarlowe.com July 5, 12, 2024 24-01223P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE $6\mathrm{TH}$ JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 512024CP000897CPAXWS IN RE: ESTATE OF JOHN MICHAEL FOUGERE,

Deceased.The administration of the estate of JOHN MICHAEL FOUGERE, Deceased, whose date of death was July 16. 2023, 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

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 July 5, 2024

FRANKLIN JAMES COWLEY, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 5, 12, 2024 24-01190P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000905CPAXES IN RE: ESTATE OF

MELISSA EHLER SMALL Deceased.

The administration of the estate of Melissa Ehler Small, deceased, whose date of death was August 19, 2023, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 5, 2024.

Personal Representative: Kenneth Small

5207 Gato Del Sol Circle Wesley Chapel, FL 33544Attorney for Personal Representative: Jon P. Skelton Attorney for Personal Representative

Florida Bar Number: 49939 SHUMAKER LOOP & KENDRICK 101 E. Kennedy Blvd., Suite 2800

Tampa, FL 33602 Telephone: (813) 229-7600 Fax: (813) 229-1660 E-Mail: jskelton@shumaker.com Secondary E-Mail: tmcintvre@shumaker.com July 5, 12, 2024 24-01194P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001046 IN RE: ESTATE OF CAROL K. HOGAN 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 Carol K. Hogan, 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 October 28, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Kimberly Mottern 5301 Bowline Bend 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 July 5, 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 24-01193P July 5, 12, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-941 IN RE: ESTATE OF LARRY TRECARTIN. aka LAWRENCE TRECARTIN, aka LAWRENCE S. TRECARTIN, aka LAWRENCE S. TRECARTIN,

JR. Deceased.

The administration of the estate of LARRY TRECARTIN, also known as LAWRENCE TRECARTIN, also known as LAWRENCE S. TRECARTIN, also known as LAWRENCE S. TRECAR-TIN, JR., deceased, whose date of death was April 21, 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 attor-

ney 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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: July 5, 2024. Signed on this 31st day of May, 7/2/2024.

DOROTHY MAESTRANZI Personal Representative 10 Holland Street

Saugus, MA 01906 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com July 5, 12, 2024 24-01222P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.

2024CA000045CAAXWS TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs. JEANETTE M MORRIS, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 29, 2024 in Civil Case No. 2024CA000045CAAXWS of the Circuit Court of the SIXTH JUDI-CIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and Jeanette M Morris, 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 31st day of July, 2024 at 11:00 AM on the following described

Final Judgment, to-wit: Lot 55, Block F, MEADOW OAKS UNIT TWO, a subdivision according to the plat thereof recorded at Plat Book 25, Pages 121 through 125, in the Public Records of Pasco County, Florida.

property as set forth in said Summary

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

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 23-08795FL July 5, 12, 2024 24-01185P

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2023CAO04129CAAXESS LAKEVIEW LOAN SERVICING, Plaintiff, vs.
SABRINA ADELSON; UNITED

STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE, INC.; BRIDGEWATER COMMUNITY ASSOCIATION INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s). TO: SABRINA ADELSON $30920~\mathrm{BACLAN~DR}$ WESLEY CHAPEL, FL 33545TO: UNKNOWN TENANT NO. 1 30920 BACLAN DR WESLEY CHAPEL, EL 33545 TO: UNKNOWN TENANT NO. 2 30920 BACLAN DR

WESLEY CHAPEL, FL 33545 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County,

LOT 36, BLOCK 1, BRIDGE-

WATER PHASE 3, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 90 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 08/05/24, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans

with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352- 521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay

Service. DATED on JUL 01, 2024. As Clerk of the Court (SEAL) By: Melanie Gray As Deputy Clerk

Diaz Anselmo & Associates, P.A., P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1691-191315 VP2 July 5, 12, 2024

24-01181P

FIRST INSERTION

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

2022CA000440CAAXWS MIDFIRST BANK Plaintiff, v.

THE UNKNOWN HEIRS. GRANTEES, DEVISEES, LIENORS. TRUSTEES, AND CREDITORS OF ROBERT RAVMOND RACINE DECEASED: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS TRUSTEES AND CREDITORS OF DANIEL TYSIN RACINE A/K/A DANIEL RACINE, DECEASED: REGINA DIANE GREEN: TIMOTHY JACOB RACINE; UNKNOWN TENANT 1: UNKNOWN TENANT 2: ELIZABETH NICOLE RACINE, A MINOR; MICHELLE LORRAINE LAPE, AS GUARDIAN OF ELIZABETH NICOLE RACINE, A MINOR; VICTORIA RACINE; CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA; PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (COMMUNITY DEVELOPMENT DIVISION): STATE OF FLORIDA.

DEPARTMENT OF REVENUE Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 20, 2024, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki

erty situated in Pasco County, Florida, described as: LOT 26, COLONIALS HILLS, UNIT #1, ACCORDING TO

Alvarez-Sowles, Esq. - AES, Clerk of

the Circuit Court, shall sell the prop-

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5026 MANOR DR, NEW PORT RICHEY, FL 34652-6166

at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on July 25, 2024 beginning 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 Richev, 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.

Dated at St. Petersburg, Florida this 26th 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 33716Telephone No. (727) 536-4911 Attorney for the Plaintiff 1000007442

July 5, 12, 2024

24-01183P

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 24-CC-75 ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation,

Plaintiff, vs.
ANABEL MACHIN-DOMINGUEZ 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:

22, Block 3, ABERDEEN PHASE TWO, according to the plat thereof as recorded in Plat Book 44, Pages 72-74, of the Public Records of Pasco County, Florida. With the following street address: 31434 Loch Aline Drive,

Wesley Chapel, Florida, 33545. at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on August 1, 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

Dated this 28th 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 July 5, 12, 2024 24-01184P

FIRST INSERTION

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

FLORIDA CASE NO .: 2023CA004101CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. ESTATE OF JANN C. MUSSELMAN, DECEASED; et.al.,

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure In Rem dated June 20, 2024, entered in Civil Case No.: 2023CA-004101CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF JANN C. MUSSEL-

MAN, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, CREDITORS, LIENORS, TRUSTEES OF JANN C. MUSSEL-MAN, DECEASED; RONALD F. VO-BORIL: GARY J. VOBORIL: AARON E. VOBORIL; DARRYL A. VOBORIL; JANE ELIZABETH MCCLELLAND; SAMUEL THOMAS THEOBALD; GEOFFREY JONES THEOBALD; KRISTIN ELIZABETH KOLER; JERI LEA THEOBALD PETERSON; DON E. THEOBALD; THEODORE J. THEOBALD; DANIEL P. THEO-BALD: GAIL SPARKS HOOD: BAR-BARA JO NYTES; NANCY JANE MARETT; WILLIAM DUANE REED; RONALD D. MOORE: DENNIS G. MOORE; CYNTHIA L. WILMOTH; STANLEY MARK ARMSTRONG; DARYL KAY MOORE; JOYCE ANN MOORE; WAYNE ALAN MOORE; JUDITH A. AGUSTIN VEGA; JULIA LYNN JONES: SCOTT D. BAXEN-DALE; JULIE ANN FISHER; BRAD-LEY A. BAXENDALE; TODD DWANE BAXENDALE: NEIL G. BAXEN-DALE; WILLIAM EUGENE BAX-ENDALE; VIRGINIA LEE MILLS; JOHN RONALD CARROLL: JOSEPH HARDIN CARROLL; FREDERICK D.

FIRST INSERTION

BUTTS; CONSTANCE F. WALTS, are

Defendants.

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 23, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line July 12, 2024,

at 6:00am and ending July 23, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

<u>Name</u> Kalliopi Lempidakis July 5, 12, 2024

Unit 24-01221P

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www. pasco.realforeclose.com, at 11:00 AM, on the 25th day of July, 2024, the following described real property as set forth in said Judgment, to wit:

LOT 219, TANGLEWOOD TERRACE UNIT FOUR, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 145 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of 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.

Dated: June 25, 2024 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Samp; Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442

Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-50753

July 5, 12, 2024

FIRST INSERTION

24-01186P

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/19/2024 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. July 5, 12, 2024 24-01220P

FIRST INSERTION

Ridge Rd., and U-Stor Zephyrhills will be held on July 24th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor

general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at

10:00 AM Anthony Celluzzi R106 Patrick Dowd B271-272 Chris Herdt Immediately Following at

U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 C288 Patti Caruso

Patti Caruso C293 E65 Jorge Pena Jr. C141 Jacob Quillen Marlainna Roeshink E79 Marlainna Roeshink

Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541

Eileen Esposito I16 Michael Johnson C30 A15 Terry Mcwilliams C31 Clence Poe Paul Tyre B29 Valerie Vance

24-01197P

July 5, 12, 2024

FIRST INSERTION

PROPERTY IN THE CIRCUIT COURT OF SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY

NOTICE OF ACTION -

CIVIL DIVISION CASE NO. 2024CA001768CAAXES SANTOS EPIFANIO RECINOS HERNANDEZ, a/k/a SANTOS RECINOS

Plaintiffs, vs. THOMAS EATON, any, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, and against him; or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties. or claiming to have any right, title or

TO: THOMAS EATON, any, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under, and against him; or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or

interest in the property hereinafter

described,

corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties, or claiming to have any right, title or interest in the property herein-

after described. YOU ARE NOTIFIED that an action for declaratory judgment on the following property in Pasco County, Florida:

Parcel ID No. 02-26-21-001C-00000-0210 LOT 21, of VILLAGE GROVE PLAT ONE, according to the map or plat thereof, as recorded in Plat Book 20, Pages 66 and 67, Public Records of Pasco County, Florida,

TOGETHER with a 1983 Twin Doublewide Mobile Home I.D. Nos. T23613888A and T23613888B.

More commonly known as: 38721 Vulcan Circle, Zephyrhills, Florida 33542

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's attorney, whose name and address is:
JOHN A. DWYER, ESQUIRE 506

North Alexander Street Plant City, Florida 33563 (813) 754-1198 on or before AUGUST 5TH, 2024,

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.

WITNESS my hand and seal of said Court on this June 28, 2024

Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk

July 5, 12, 19, 26, 2024 24-01182P

ADVANTA IRA SERVICES, LLC

S. LEYDEN, Husband and wife; JOHN ROBERT LEYDEN, Individually; STATE OF FLORIDA, DEPARTMENT OF REVENUE; JOHN DOE and JANE DOE,

DEN and SUSAN S. LEYDEN, husband individually; STATE OF FLORIDA, DEPARTMENT OF REVENUE;

YOU ARE NOTIFIED that an action erty, located in Pasco County, Florida:

125 feet of the North Half (N 1/2) of Lot 19, Block A, and the East 50 feet of the West 150 feet of the North 125 feet of the North Half (N 1/2) of said Lot 19, Block A, U.S. 19 NO. 9 ADD'N, according to plat thereof as recorded in Plat Book 5, Page 66 of the Public Records of Pasco County, Florida. Parcel 2:

FIRST INSERTION

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

CIVIL DIVISION Case No.: 2024CA000530CAAXWS

f/b/o IRA #8007626, Plaintiff, vs. JOHN R. LEYDEN and SUSAN

Defendants.
TO DEFENDANTS, JOHN R. LEYand wife; JOHN ROBERT LEYDEN, JOHN DOE and JANE DOE AND ALL PARTIES HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

to foreclose a mortgage, and other loan documents, on the following real prop-

The West 100 feet of the North

Lot 1, Block A, SUNSET ES-TATES, according to plat thereof as recorded in Plat Book 5, Page

165, Public Records of Pasco County, Florida.

Parcel 3: Lot 2, Block A, SUNSET ES-TATES, according to plat thereof as recorded in Plat Book 5, Page 165, 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 Tyler J. Caron, Esq. of Thompson Commercial Law Group, the Plaintiff's attorney, whose address is 615 W. DeLeon Street, Tampa, FL 33606, on or before thirty (30) days after the Date of the First Publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DUE ON OR BEFORE AU-GUST 5TH, 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (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."

Dated on June 28, 2024. CLERK OF THE COURT PASCO COUNTY, FLORIDA (SEAL) By: Haley Joyner As Deputy Clerk July 5, 12, 2024 24-01188P

FIRST 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. 2022CA002519CAAXES 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. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNELIESE T.

KOTACKA, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 01, 2024, and entered in 2022CA002519CAAXES 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 Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AN-NELIESE T. KOTACKA, DECEASED; FAIRWAY SPRINGS HOMEOWN-ERS ASSOCIATION, INC.; BARBARA M. KOTACKA; ROLF O. KOTACKA are the Defendant(s). Nikki Alvarez-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 22, 2024, the following described property as set forth in said Final Judgment,

LOT 281, FAIRWAY SPRINGS, UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 22, PAGES 27 THROUGH 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 3602 SARA-ZEN DR, NEW PORT RICHEY, FL 34655

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 DISABILI-TIES 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 Richev. 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 transporta-

tion services. Dated this 28 day of June, 2024. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.comROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-045831 - MaM July 5, 12, 2024

24-01187P

FIRST 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. 2024CA000281CAAXWS

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs.

PATRICIA MONTEMURNO A/K/A PATRICIA M. MONTEMURNO F/K/A PATRICIA M. VALENTINE AND PAUL M. MONTEMURNO, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2024CA000281CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRIS-TIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and PATRICIA MON-TEMURNO A/K/A PATRICIA M. MONTEMURNO F/K/A PATRICIA M. VALENTINE; PAUL M. MONTE-MURNO are the Defendant(s). Nikki Alvarez-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 29, 2024, the following described property as set forth in said Final Judgment,

LOT 58, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 27, PAGES 141-152 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7036 MAID-STONE CT, NEW PORT RICHEY, FL 34653

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

IMPORTANT AMERICANS WITH DISABILI-

TIES 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 transporta-

tion services. Dated this 2 day of July, 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 Service Email: mail@rasflaw.com 23-168476 - NaC July 5, 12, 2024 24-01225P

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.: 51-2024-CA-000862-CAAX-WS

RESIDENTIAL, INC., Plaintiff, vs. FERNANDY BEAGUE; FIFTH THIRD MORTGAGE COMPANY; WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

MISSION SERVICING

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

LOT 10, WINDSOR PLACE AT RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 52, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA.
PROPERTY ADDRESS: 7754 BRISBANE CT, NEW PORT RICHEY, FL 34654

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-ING 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 ccommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

Dated this 27 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

24-00702 July 5, 12, 2024 24-01180P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 512024CP000783CPAXWS IN RE: ESTATE OF ATHANAFIOS I KOTZIAS,

Deceased.The administration of the estate of ATHANAFIOS I KOTZIAS, Deceased, whose date of death was March 15, 2024, 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

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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 July 5, 2024.

THERESA KOTZIAS, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 5, 12, 2024 24-01189P

SUBSEQUENT INSERTIONS

FOURTH 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. $4146\,TARKINGTON\,DRIVE, LAND\,0'\,LAKES, FL\,34639$

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 l 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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001018 IN RE: ESTATE OF EDWIN SANTIAGO,

NOTICE TO CREDITORS

Deceased.

The administration of the estate of EDWIN SANTIAGO, deceased, whose date of death was March 14, 2024, 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

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 28, 2024.

ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B

Tampa, FL 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 33612Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

SECOND 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. SCHLOSKY. Deceased.

The administration of the estate of ROBERT J. SCHLOSKY, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE

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

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

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

Florida Statutes Section 732,2211. The date of first publication of this notice is June 28, 2024.

Personal Representative: Mary Cole

1513 Westerham Loop Trinity, FL 34655 Attorney for Personal Representative: Jerome J. Sanchy, Esq.

Florida Bar No.: 240397 6981 Curtiss Avenue #3 Sarasota, FL 34231 24-01152P June 28; July 5, 2024

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.

Spring Hill Suites Marriott Tampa Suncoast Parkway LOCATION:

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"). The second public hearing is being held pursuant to Chapters 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 O&M Assessment (including collection costs / early payment discounts) |
|------------------------------|--------------------------|------------|--|
| Townhome | 171 | 1.00 | \$1,626.88 |
| 30 Series | 64 | 1.00 | \$1,626.88 |
| Duplex/Villa | 44 | 1.00 | \$1,626.88 |
| 40 Series | 254 | 1.00 | \$1,626.88 |
| 50 Series | 336 | 1.00 | \$1,626.88 |
| 60 Series | 212 | 1.00 | \$1,626.88 |
| Courtyard | 28 | 1.00 | \$1,626.88 |
| 70 Series | 187 | 1.00 | \$1,626.88 |
| 80 Series | 43 | 1.00 | \$1,626.88 |
| Daycare/Residential Support | 1 | 1.00 | \$1,626.88 |
| Recreational | 1 | 1.00 | \$1,626.88 |
| 40 Series (Expansion Parcel) | 160 | 1.00 | \$1,626.88 |
| 50 Series (Expansion Parcel) | 143 | 1.00 | \$1,626.88 |

*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 Assess ments, 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

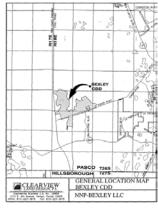
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & 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 https://www.bexleycdd.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 meet-

ing. 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



June 28; July 5, 2024 24-01153P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL

CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY

CIVIL DIVISION Case No. 51-2023-CA-000475 CROSSCOUNTRY MORTGAGE,

Plaintiff vs BOBBY EARL BRAGG, UNKNOWN SPOUSE OF BOBBY EARL BRAGG, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 13, 2023, and Amended Order to Cancel and Reschedule Foreclosure Sale entered June 7, 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 1541, HOLIDAY LAKE ES-TATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3347 ROXBURY DR, HOLIDAY, FL 34691; 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 October 7, 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 20, 2024

By:/s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff

Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com June 28; July 5, 2024 24-01140P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP000947CPAXWS

Division J IN RE: ESTATE OF CAROLE A. PELUSO Deceased.

The administration of the estate of CAROLE A. PELUSO, deceased, whose date of death was December 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is PO Box 338, New Port Richey, Florida 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:

JOHN M. BENEDICT 13736 Chillicothe Road

Novelty, Ohio 44072 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

June 28; July 5, 2024

24-01151P

--- ACTIONS / SALES ---

SECOND INSERTION

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

2023CC000208CCAXWS RIVERCHASE UNIT TWO HOMEOWNERS ASSOCIATION,

Plaintiff, vs. MINH NGUYEN, et al. Defendants.

TO: MINH NGUYEN, UNKNOWN SPOUSE OF MINH NGUYEN, HAHN LE and UNKNOWN SPOUSE OF

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, RIVERCHASE UNIT TWO HOMEOWNERS ASSOCIA-TION, INC., herein in the following described property:

Lot 2, Riverchase Unit Two Tract 100 Replat, according to the map or plalt thereof, as recorded in Plat Bok 81, Page(s) 45 through 48, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 9917 Patrician Drive, New Port Richey, Florida, 34655

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the

Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JULY 29TH,

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 informa-

tion regarding transportation services.
WITNESS my hand and the seal of this Court on June 21, 2024 Nikki Alvarez-Sowles, Esquire

(SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100

June 28; July 5, 2024

24-01138P

Clerk and Comptroller

SECOND 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 Á. Martello Trust Agreement Dated September 8, 2022, et al. To: BEAR CREEK VILLAGE OWN-

ERS 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

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-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY,

FLORIDA

CASE NO.:

2024CA000728CAAXWS

CMG MORTGAGE, INC.;

JOHN A. SWICK; CAROL A.

KAUSAS-SWICK; UNKNOWN

THE PROPERTY; UNKNOWN

To the following Defendant(s):

PORT CHESTER, NY 10573 3045

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

THE SOUTH 150 FEET OF THE

SOUTHEASTERLY 300 FEET

OF THE FOLLOWING DE-

SCRIBED TRACT 152 UNRE-

CORDED 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 DIS-

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

TOGETHER WITH THAT

THEREON - I.D. NUMBER

JACFL26857 A/B WHICH HAS

a/k/a 12717 MORGAN RD,

SITUATE

HOME

TANCE OF

OF BEGINNING.

BEEN RETIRED.

TENANT #1 IN POSSESSION OF

TENANT #2 IN POSSESSION OF

Plaintiff, VS.

THE PROPERTY;

Defendant(s).

JOHN A. SWIČK

Last Known Address

128 N RECENT ST APT 1

lowing described property:

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 DIS-ABILITIES

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

HUDSON, FL 34669 PASCO

has been filed against you and you are

required to serve a copy of you writ-

ten 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 at-

torney or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demand in the com-

plaint. DUE ON OR BEFORE JUNE

29TH, 2024.
This notice is provided pursuant to

IN ACCORDANCE WITH THE

AMERICANS WITH DISABILITIES

ACT, If you are a person with a disabil-

ity 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 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 im-

paired call 711. The court does not pro-

vide transportation and cannot accom-

modate for this service. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-

tion regarding transportation services.

this Court this June 21, 2024.

Marinosci Law Group, P.C.

Fort Lauderdale, FL 33309

Telephone: (954) 644-8704

Facsimile: (754) 206-1971

June 28; July 5, 2024

Submitted by:

Suite 1045

100 W Cypross Cre

WITNESS my hand and the seal of

Pasco County Clerk & Comptroller (SEAL)

Nikki Alvarez-Sowles, Esq.

Deputy Clerk:

Haley Joyner

24-01142P

Administrative Order No. 2.065.

SECOND INSERTION

SECOND 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 HENE-QUEN 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,

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 abovestyled 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 notifi-cation 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 RAYMER LEIBERT MCCALLA 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

SECOND INSERTION

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

DIVISION 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. 2023CA003870CAAX-ES 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 Judg-

ment, 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 55minutes 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 feet, thence East 24 degrees 55 minutes North 90 feet, in Sec tion 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.

27-23-21-0030-00000-0010 & 27-23-21-0000-02400-0000

Parcel Number:

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06379FL

June 28; July 5, 2024 24-01173P

SECOND INSERTION

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000924

KLOSICKI, JR. Deceased.

You are hereby notified that an Order of Summary Administration

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:

Emma A. Klosicki

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 PE-RIODS 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 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.comFlorida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 June 28; July 5, 2024 24-01178P

THIRD 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 PETI-

TION FOR TERMINATION OF PA-RENTAL RIGHTS AND ADOPTION by has been filed against you by JU-DITH 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

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

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

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-4365

ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs. AGUIEUS LLC., A DELAWARE LIMITED LIABILITY COMPANY and ANY UNKNOWN OCCUPANTS IN POSSESSION,

CALIENTE MASTER

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 No. 103 in Building I, of CALIENTE APARTMENTS CONDOMINIUM, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5121, Page 1482, of the Public Records of Pasco County, Florida, together with its undivided interest or share in the common elements, and any amendments thereto. With the following street address: 21011 Picasso Court, #103, Land O'Lakes, Florida, 34637.

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

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) evt \$110 (V) in Dade 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

Dated this 21st 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 24-01139P June 28; July 5, 2024

NOTICE TO CREDITORS

(summary administration)
IN THE CIRCUIT COURT FOR IN RE: ESTATE OF MICHAEL THOMAS

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

has been entered in the estate

NAME ADDRESS 21350 Preservation Drive Land O' Lakes, FL 34638

JBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
REF#: 2023-CP-001394
IN RE: ESTATE OF
LOVERA A. EBERSOLE,
Deceased.

The administration of the estate of LO-VERA A. EBERSOLE, deceased, whose date of death was November 1, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34656. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

Personal Representative: STEVEN S. GREINER

26598 Hwy. 18
Brainerd, MN 56401
Attorney for Estate:
PAUL KNUDSEN, ESQUIRE
Paul Knudsen, P.A.
10863 Park Boulevard, Suite 5
Seminole, FL 33772
Telephone: (727) 398-3600
June 28; July 5, 2024
24-01179P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 2024-CP-000767
Division Probate
IN RE: ESTATE OF
JOSEPH W. LEWIS,

Deceased.
The administration of the estate of Joseph W. Lewis (a/k/a Joseph Williston Lewis), deceased, whose date of death was March 7, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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.

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

The date of first publication of this

notice is June 28, 2024. Personal Representative: Rebecca L. Johnson 7411 Roebellini Avenue

Trinity, FL 34655-6732
Attorneys for Personal Representative:
DUNWODY WHITE & LANDON, P.A.
Denise B. Cazobon, Esq.
Florida Bar Number: 71616
4001 Tamiami Trail North, Suite 200
Naples, FL 34103
Telephone: (239) 263-5885
Fax: (239) 262-1442

24-01145P

June 28; July 5, 2024

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000921
IN RE: ESTATE OF
MASON PARKER FOX,

Deceased.
The administration of the estate of MASON PARKER FOX, deceased, whose date of death was May 7, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024. AMY ANN FOX

Personal Representative
14300 66th Street North, Unit 600
Clearwater, FL 33764
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: jrivera@hnh-law.com
June 28; July 5, 2024
24-01177P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2024-CP-000968

CASE NO. 2024-CP-000968
IN RE: THE ESTATE OF
ROBERT PLOYART RIST AKA
ROBERT P. RIST
Deceased.

The administration of the estate of Robert Ployart Rist aka Robert P. Rist, deceased, whose date of death was April 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative are set forth below.

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

ALL CLAIMS NOT FILEDWITHIN 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 28, 2024.

ce is June 28, 2024. Personal Representative Robert T. Rist a/k/a Teall Rist

4038 Eagle Cove West Drive Palm Harbor, Florida 34685 Attorney for Personal Representative Lyndy C. Jennings, Esq. Attorney Florida Bar No. 908851 Law Offices of Lyndy C. Jennings, PA 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 Email: ljennings@lyndylaw.com

24-01146P

June 28; July 5, 2024

SECOND INSERTION

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

File No: 512024CP001045CPAXES Division Probate IN RE: ESTATE OF WAYNE BAXTER MILLS

Deceased.
The administration of the estate of Wayne Baxter Mills, deceased, whose date of death was May 8, 2024, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

Personal Representative: Wayne Baxter Mills, Jr.

885 Cecil Ave.
Millersville, Maryland 21108
Attorney for Personal Representative:
Robert C Burnette
Attorney
Florida Bar Number: 0159614
5710 Gall Boulevard

Zephyrhills, FL 33542
Telephone: (813) 788-6800
Fax: (813) 322-3588
E-Mail: reburnettepa@gmail.com
Secondary E-Mail: c182fl@gmail.com
June 28; July 5, 2024
24-01144

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2024CP000946
IN RE: THE ESTATE OF
BRIAN K. GASPAROVICH, a/k/a

Brian Keith Gasparovich,

deceased.
The administration of the estate of BRI-AN K. GASPAROVICH, a/k/a BRIAN KEITH GASPAROVICH, deceased, whose date of death was April 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attor-

ney 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

/s/ Chris Gasparovich CHRIS GASPAROVICH Personal Representative

Attorney for Personal Representative
11900 Bunday Dr.
Jerome, Michigan 49249
Attorney for Personal Representative:
/s/ Steven Meiller
STEVEN MEILLER, ESQUIRE
Florida Bar Number: 0846340
12000 U.S. Hwy. 19
Hudson, Florida 34667
Telephone: (727) 869-9007
E-Mail: steveslad@gmail.com
Attorney for Personal Representative
June 28; July 5, 2024
24-01147P

SECOND INSERTION

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

File No.
51-2024-CP000627-CPAXWS
Division Probate
IN RE: ESTATE OF
JIMMY C. NICHOLS
Deceased.

The administration of the estate of Jimmy C. Nichols, deceased, whose date of death was February 3, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

Personal Representative: Joanne C. Benenati 9561 Sunshine Blvd

New Port Richey, Florida 34654
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA
12300 US Hwy 19
Hudson, FL 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
June 28; July 5, 2024
24-01143P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0875-WS
IN RE: ESTATE OF
BERTHA L. SCHALK
a/k/a BERTHA LEE SCHALK

Deceased.
The administration of the estate of BERTHA L. SCHALK a/k/a BERTHA LEE SCHALK, deceased, whose date of death was May 4, 2024, 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 attor-

ney 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

Personal Representative: DONALD R. PEYTON 7317 Little Road

New Port Richey, Florida 34654 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 28; July 5, 2024
24-01149P

SECOND INSERTION

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

PROBATE DIVISION
File No.: 2024CP000429CPAX
IN RE: ESTATE OF
DANIEL YERKES, a/k/a
DANIEL EDWIN YERKES, a/k/a
DANIEL EDWARD YERKES,
Deceased.

The administration of the Estate of Daniel Yerkes, a/k/a Daniel Edwin Yerkes, a/k/a Daniel Edward Yerkes, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, Suite 104, New Port Richey, FL 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

Personal Representative: Kevin Yerkes

1330 Moreland Drive, Apt. 4 Clearwater, Florida 33764 Attorney for Personal Representative: Christopher J Ryan Attorney Florida Bar Number: 99131 The Grantham Law Firm 1860 Forest Hill Blvd., #105 West Palm Beach, FL 33406-6086 Telephone: (561) 966-3000 Fax: (561) 966-3860 E-Mail: chris@kirkgrantham.com Secondary E-Mail:

robin@kirkgrantham.com

June 28; July 5, 2024

SECOND INSERTION

24-01150P

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-788
IN RE: ESTATE OF
ANTHONY ROSS PALARINO,
Deceased.

The administration of the estate of AN-THONY ROSS PALARINO, deceased, whose date of death was July 25, 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 representatives attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2024.

MARGARET ELLEN PALARINO

MARGARET ELLEN PALARING Personal Representative 7929 Cadillac Avenue

7929 Cadillac Avenue
Hudson, FL 34667
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: jrivera@hnh-law.com
June 28; July 5, 2024
24-01174P

SECOND INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
Probate Division

File No. 2024CP001001CPAXWS IN RE: ESTATE OF JOHN A. SATKOWSKI DECEASED

JOHN A. SATKOWSKI, a resident of Pasco County, Florida, who died on April 29, 2024, was the grantor of a trust entitled:

The John A. Satkowski Trust U/A/D January 12, 2005, as amended

which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the Trustee is set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative

Representative.
Signed on this 7th day of June, 2024.
ARLENE M. SATKOWSKI, Trustee
10836 Luscombe Court

New Port Richey, FL 34654 Copy mailed to Cynthia E. Orozco, Attorney for the Trustee June 28; July 5, 2024 24-01148P

--- TAX DEEDS ---

FOURTH 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

BLOCK 18 OR 5155 PG 1735 Name(s) in which assessed: JAMES E BUTLER JR SHIRLEY ANN BUTLER

10 PG 197 EAST 1/2 OF SE1/4 OF

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 am. 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000257TDAXXX

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:

sessed are as follows: Certificate #: 1910834 Year of Issuance: 06/01/2020

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 NOODG $23'\ 26{\rm "E}\ 47.70\ {\rm FT\ TH\ S89DG}$ 44' 45"E 29.00 FT TH NOODG 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

Name(s) in which assessed:
BARNETT BANK OF PASCO
COUNTY
PEOPLE STATE BANK OF NEW

PORT RICHEY All of said property being in the County of Pasco, State of Florida

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 am.

1 July 18, 2024 a 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

24-010511

--- TAX DEEDS ---

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000260TDAXXX 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:

Certificate #: 1705671 Year of Issuance: 06/01/2018 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

Name(s) in which assessed: CLARENCE SCHULTZ DONALD SCHULTZ

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 am.

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

24-01054P

FOURTH 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 A MEANS LENETTA THOMAS BILL HANNON

BRANDON HANNON All of said property being in the County of Pasco, State of Florida

TRACEY HANNON

DERRICK HANNON

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. 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

FOURTH INSERTION Notice of Application for Tax Deed

2023XX000287TDAXXX 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

Certificate #: 1901894 Year of Issuance: 06/01/2020 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 Name(s) in which assessed:

MANUEL VASQUEZ MICHELLE N HOLLEY

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 am.

May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

June 14, 21, 28; July 5, 2024

Deputy Clerk 24-01068P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000265TDAXXX 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:

Certificate #: 1902127 Year of Issuance: 06/01/2020 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

Name(s) in which assessed: MARGUERITE HOWARD FRED HOWARD

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 am. 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 24-01058P

FOURTH INSERTION

Notice of Application for Tax Deed

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:

Certificate #: 1903603

Year of Issuance: 06/01/2020 Description of Property:

11-26-19-0010-00000-0860

ANGUS VALLEY UNIT 1 UNRECORDED 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 NOODEG

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

Name(s) in which assessed: SRINIVASULU KANDUKURU

ARKA HOMES LLC All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-01057P

REGISTERED AGENT

on July 18, 2024 at 10:00 am.

June 14, 21, 28; July 5, 2024

May 31, 2024

of Pasco, State of Florida

2023XX000264TDAXXX NOTICE IS HEREBY GIVEN,

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000263TDAXXX NOTICE IS HEREBY GIVEN,

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 ssessed are as follows:

Certificate #: 1705629 Year of Issuance: 06/01/2018 Description of Property: 09-25-17-0010-00I00-0710

MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 71 & 72 BLOCK I OR 2083 PG 1833 Name(s) in which assessed:

RICHARD B REECE ROSE REECE

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 am.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

June 14, 21, 28; July 5, 2024

24-01056P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000259TDAXXX 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:

Certificate #: 1906365 Year of Issuance: 06/01/2020 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

Name(s) in which assessed: LEDA HAMILTON ESTATE OF LEDA PURVIS LEDIA PURVIS DECEASED

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 am. 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 24-01053P

FOURTH INSERTION FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000258TDAXXX

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 ssessed are as follows:

Certificate #: 1912333 Year of Issuance: 06/01/2020

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 $\rm POB~OR~7904~PG~263$ Name(s) in which assessed: SAM BELSITO

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 am.

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 24-01052P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000256TDAXXX 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:

Certificate #: 1600147 Year of Issuance: 06/01/2017 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

Name(s) in which assessed: B L MICKLER ESTATE OF B L MICKLER BART LELAND MICKLER BARTLEY L MICKLER

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 am.

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 24-01050P

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000267TDAXXX

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

Year of Issuance: 06/01/2016

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

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-01060P

on July 18, 2024 at 10:00 am.

June 14, 21, 28; July 5, 2024

May 31, 2024

TO POB OR 7648 PG 1276

Name(s) in which assessed: JERRY FOWLER

of Pasco, State of Florida

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 1506661

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000274TDAXXX 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:

Certificate #: 1500231 Year of Issuance: 06/01/2016 Description of Property:

24-23-21-0030-02100-0140 G O WEEMS & SEABOARD LAND COMPANY AKA MAP OF LACOOCHEE 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 Name(s) in which assessed: LUIS QUINTERO

MARTHA QUINTERO 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 am.

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 24-01066P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000272TDAXXX 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:

Certificate #: 1907717

Year of Issuance: 06/01/2020 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

POB OR 4878 PG 1785 Name(s) in which assessed:

KEVIN DARBY ALMA R CEDENO DARBY All of said property being in the County of Pasco, State of Florida

N01DG 05' 15"E 200.0 FT TO

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.

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

24-01065P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000275TDAXXX

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: Certificate #: 1601141 Year of Issuance: 06/01/2017Description of Property:

Name(s) in which assessed MICHAEL P DONNELLY

of Pasco, State of Florida redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

June 14, 21, 28; July 5, 2024

FOURTH INSERTION Notice of Application for Tax Deed

2023XX000271TDAXXX 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 sessed are as follows:

Certificate #: 1907967 Year of Issuance: 06/01/2020 Description of Property: 04-25-16-0100-00000-0170 LEISURE BEACH UNIT 6 PB 16 PG 50 LOT 17 OR 5070 PG 1155 Name(s) in which assessed

GEORGE LAWRENCE BRINKMAN DECEASED KATHERINE ANN BRINKMAN 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 am. 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

24-01064P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000269TDAXXX

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:

Description of Property: 10-25-16-0040-00000-0050 JOHNSON HEIGHTS UNIT 1 PB 8 PG 23 LOT 5 OR 9657 PG 2755(TS) Name(s) in which assessed:

CHRISTOPHER L HANKINS

Year of Issuance: 06/01/2020

Certificate #: 1908064

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,

May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

on July 18, 2024 at 10:00 am.

Deputy Clerk June 14, 21, 28; July 5, 2024 24-01062P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000266TDAXXX

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:

Certificate #: 1904061 Year of Issuance: 06/01/2020 Description of Property: 09-24-18-0030-00000-0120 HIGHLAND MEADOWS UNIT 2

PB 12 PGS 101-102 LOT 12 Name(s) in which assessed: LEE MICHIE

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 am.

All of said property being in the County

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 31, 2024

June 14, 21, 28; July 5, 2024 24-01059P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000261TDAXXX 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:

Certificate #: 1805836 Year of Issuance: 06/01/2019 Description of Property:

CONFIDENTIAL PER F.S. 119 Name(s) in which assessed: CONFIDENTIAL PER F.S. 119

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 am. 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

24-01055P

34-24-16-0060-00000-0490 FLORESTATE PARK UNIT #1 PB $7\,\mathrm{PG}$ 10 LOT 49 & WEST 1/2 LOT 50 OR 5297 PG 1337

All of said property being in the County

Unless such certificate shall be on July 18, 2024 at 10:00 am. May 31, 2024

By: Denisse Diaz Deputy Clerk

24-01067P

All of said property being in the County

May 31, 2024

Deputy Clerk

Notice of Application for Tax Deed 2023XX000270TDAXXX 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:

Certificate #: 1904633

Year of Issuance: 06/01/2020 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 NOODG 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 Name(s) in which assessed:

SCUDERIA DEVELOPMENT LLC ARTURO UZDAVINIS REGISTERED AGENT FIORANO DEVELOPMENT INC DAVID RANKIN

REGISTERED AGENT

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 am.

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 24-01063P