

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Preserve at South Branch Community Development District ("District") will hold a public hearing on August 6, 2024, at the SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

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 July 19, 2024 24-01276P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a public hearing on August 6, 2024 at 6:30 p.m. at the Hampton Inn and Suites by Hilton-Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

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.

Kyle Darin District Manager July 19, 26, 2024 24-01277P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Road Projects activities on 40.81 acres known as Angeline 6 Collector Road A - Segment 2. The project is located in Pasco County, Section(s) 32, 33, Township 25 South, Range 18 East. The permit applicant is Len-Angeline, LLC whose address is, 2502 N. Rocky Point Dr., Tampa, FL 33607. The Permit No. is 43044257.053.

NOTICE OF RIGHTS

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. July 19, 2024 24-01304P

FIRST INSERTION

DUPREE LAKES 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 Dupree Lakes Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 20, 2024
HOUR: 6:00 p.m.
LOCATION: Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd. Land O'Lakes, FL 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 ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025").

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. 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.

Table with 4 columns: Land Use, Total # of Units/Acres, EAU/ERU Factor, Proposed O&M Assessment. Rows include 55' - Single Family (465 units, 1.0 factor, \$1,596.15) and 65' - Single Family (199 units, 1.0 factor, \$1886.57).

*includes collection costs and early payment discounts

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.

For FY 2025, the District intends to have the County Tax Collector collect the O&M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Seven Oaks Community Development District

The Board of Supervisors (the "Board") of the Seven Oaks Community Development District (the "District") will hold a public hearing and a meeting on Wednesday August 14, 2024, at 6:00 p.m. at the Seven Oaks Clubhouse Gathering Room, 2910 Sports Core Circle, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting.

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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting.

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. Scott Brizendine District Manager July 19, 26, 2024 24-01302P

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Ballantrae Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 12, 2024, at 6:30 p.m. at the Ballantrae Community Center located at 17611 Mentmore Blvd., Land O'Lakes, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting.

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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting.

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. Patricia Thibault District Manager July 19, 26, 2024 24-01300P

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.

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, Government Management Services-Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office").

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. 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.

Jason Greenwood District Manager



July 19, 2024 24-01278P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Residential activities on 0.26 acres known as Plathe Rd Extension. The project is located in Pasco County, Section(s) 11, Township 26 South, Range 16 East. The petitioner is Lennar whose address is 4301 W Boy Scout Blvd. Suite 600, Tampa, FL, 33607. The Petition No. is 42047860.000.

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

NOTICE OF RIGHTS

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. July 19, 2024 24-01303P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DANIELLE RENEE HARRIS, MICHELLE BROOKS and UNKNOWN PARTY IN POSSESSION, will, on July 31, 2024, at 10:00 a.m., at 7107 Gordon Drive, Lot #128, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 SKYL MOBILE HOME, VIN: SF1272F, TITLE NO.: 0009122903 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#4337-14027) July 19, 26, 2024 24-01325P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GEORGE PHIPPS, if deceased any unknown heirs or assigns, will, on July 31, 2024, at 10:30 a.m., at 11239 Shasta Lane, Lot #228, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 HILL MOBILE HOME, VIN: 5262, TITLE NO.: 0004975942 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#4337-12024) July 19, 26, 2024 24-01326P

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson North Community Development District

The Board of Supervisors (the "Board") of the Epperson North Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2024, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.eppersonnorthcdd.org, or may be obtained by contacting the District Manager's office via email at larry@breezehome.com or via phone at 813-565-4663.

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

Lot Width	Units	Assigned ERU	Net Assmt/ Unit ¹	Gross Assmt/Unit	Total Gross Assmt
26'	164	0.52	\$496	\$527	\$86,463
40'	514	0.80	\$762	\$811	\$416,902
50'	778	1.00	\$953	\$1,014	\$788,788
60'	329	1.20	\$1,144	\$1,217	\$400,275
70'	63	1.40	\$1,334	\$1,419	\$89,423
75'	68	1.50	\$1,430	\$1,521	\$103,414
85'	12	1.70	\$1,620	\$1,724	\$20,683
Total	1,928				\$1,905,948

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.

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.

Larry Krause
District Manager



July 19, 2024

24-01308P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2024, at 3:30 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.watersedgecdd.org/>, or may be obtained by contacting the District Manager's office via email at mhuber@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 year.

	Proposed Maximum Annual ¹ FY 2024-2025 O&M Assessment	FY 2024-2025 Irrigation	FY 2024-2025 Total O&M Assessment	FY 2023-2024 O&M Assessment	FY 2023-2024 Irrigation	2023-2024 Total O&M Assessment	% Increase	Total Annual O&M Assmt. Increase Over Prior Year
Townhomes	\$533.70	\$0.00	\$533.70	\$468.83	\$0.00	\$468.83	13.84%	\$64.87
SF 50/55'	\$533.70	\$78.67	\$612.37	\$468.83	\$69.42	\$538.25	13.77%	\$74.12
SF 60'	\$533.70	\$78.67	\$612.37	\$468.83	\$69.42	\$538.25	13.77%	\$74.12
SF 65'	\$533.70	\$78.67	\$612.37	\$468.83	\$69.42	\$538.25	13.77%	\$74.12
SF 70'	\$533.70	\$78.67	\$612.37	\$468.83	\$69.42	\$538.25	13.77%	\$74.12
SF 80'	\$533.70	\$78.67	\$612.37	\$468.83	\$69.42	\$538.25	13.77%	\$74.12

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.

If approved this amount will serve as the "maximum rate" for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.

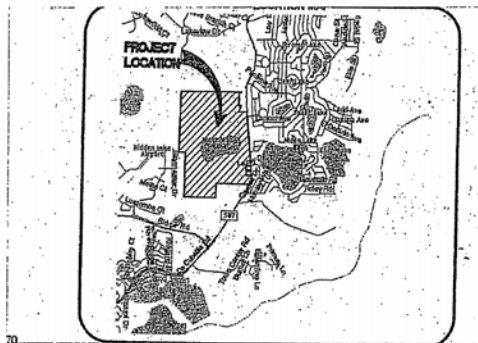
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Matthew Huber
District Manager



July 19, 2024

24-01314P

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Copperspring Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 13, 2024, at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33588.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.copperspringcdd.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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Sean Craft
District Manager
July 19, 2024 24-01306P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Connerton East Community Development District

The Board of Supervisors (the "Board") of the Connerton East Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 13, 2024, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.connertoneastcdd.org>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Debby Wallace
District Manager
July 19, 2024 24-01305P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Long Lake Reserve Community Development District

The Board of Supervisors (the "Board") of the Long Lake Reserve Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2024, at 6:00 p.m. at the Long Lake Reserve Recreation Center, 19617 Breyntia Drive, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, 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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Sean Craft
District Manager
July 19, 2024 24-01307P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1987 Mobile Home, FH277320A87/FH277320B87, and the contents therein, if any abandoned by previous owner and tenant, Wendy Marie Ponsonby and David Pemberton Ponsonby

On August 1, 2024 at 9:30am at 9:30am at Caribbean Mobile Home Estates, 10751 Bone Fish Road, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard, Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
July 19, 26, 2024 24-01301P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that DSM QUALITY SERVICES LLC, desiring to engage in business under the fictitious name of DSM CLEANING & GENERAL SERVICES located at 16824 MOSS TREE LOOP APT 209 BLD 7, LAND O LAKES, FL 34638 intends to register the said name in PASCO COUNTY county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 19, 2024 24-01282P

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 Johnathon Taylor located at 26246 Wesley Chapel Blvd Unit #201 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 16th day of July, 2024.

*Johnathon Tehlirian
July 19, 2024 24-01329P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 08/01/2024 at 10:00 AM the following vehicle(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.

4S4BTACC3L3108395 2020 SUBA
July 19, 2024 24-01274P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that TLK LAND MANAGEMENT LTD, LLC, OWNER, desiring to engage in business under the fictitious name of THE MONKEY BAR located at 8744 GALL BOULEVARD, ZEPHYRHILLS, FLORIDA 33331 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 19, 2024 24-01310P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Floridian Mobile Home Park Inc notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106, & 715.109 by Gina Marie Oldfield, Daniel Guess, for the following Mobile Home on 08/02/2024 at 8:30AM at 5018 Sleighbell Ln. Lot#4, New Port Richey, FL 34652. Said Landlord reserves the right to accept or reject any and all bids. 1972 RIDG VIN# 23127

July 19, 26, 2024 24-01315P

FIRST INSERTION

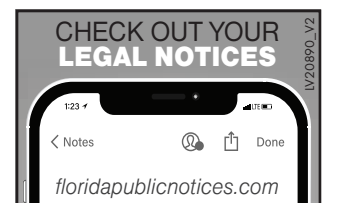
FICTITIOUS NAME NOTICE

Notice is hereby given that TLK LAND MANAGEMENT LTD, LLC, OWNER, desiring to engage in business under the fictitious name of TWO NAKED MONKEYS BAR located at 8744 GALL BOULEVARD, ZEPHYRHILLS, FLORIDA 33331 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 19, 2024 24-01311P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com



--- PUBLIC SALES ---

FIRST INSERTION

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Deerbrook Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 13, 2024, at 9:00 a.m., and at Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.**

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 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, 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 2024/2025; 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. 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	Equivalent Assessment Unit Factor	Annual O&M Assessment ⁽¹⁾
Platted & Sold 40' SF	Up to 199	.80	\$1,266.37
Platted & Sold 50' SF	Up to 155	1.0	\$1,582.97
Platted & Sold 60' SF	Up to 56	1.20	\$1,899.56

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2024/2025, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be

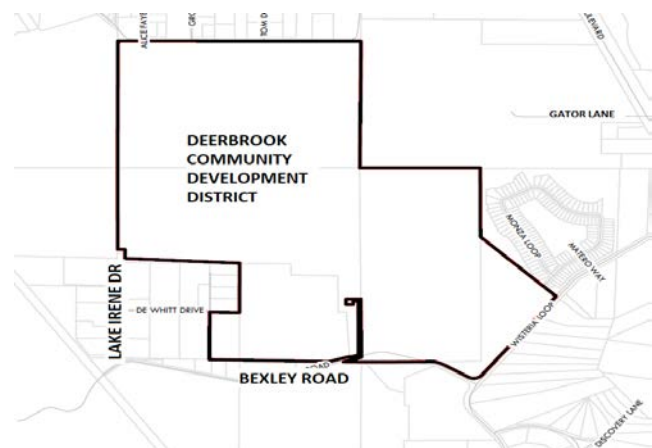
funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE 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.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 Ph: (813) 533-2950 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

Scott Brizendine
District Manager



July 19, 2024

24-01330P

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 2 Rowdy Roosters located at 28574 Tranquil Lake Circle in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of July, 2024. Morello Enterprises LLC William Morello

July 19, 2024 24-01328P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Ernie Smith / Leeanne Starcher will engage in business under the fictitious name VETS FEEDING VETS, with a physical address 4717 Airport Rd Zephyrhills, FL 33542, Florida 33542, with a mailing address 4717 Airport Rd Zephyrhills, FL 33542, Florida 33542, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. Dated this 16th day of July, 2024

July 19, 2024 24-01327P

FIRST INSERTION

PUBLIC NOTICE

Effective July 27, 2024, Kshemal Mankodi, MD, will no longer be providing care at WellMed.

Patients of Dr. Miller may continue care at Optum - New Port Richey.

Patients can obtain copies of their medical records at: Optum - New Port Richey 4759 US Highway 19 New Port Richey, FL 34652 Phone: 1-727-841-8772

July 19, 2024 24-01280P

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 Creations Medical and Wellness Spa located at 1535 Dale Mabry Highway in the City of Lutz, Pasco County, FL 33548 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of July, 2024. Creations Med Spa LLC

July 19, 2024 24-01312P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 08/06/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19, HOLIDAY, FL 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.

1HGFA16569L018340 2009 HOND 4S3BNAN60J3041614 2018 SUBA 4TB1BF1FK9HU314915 2017 TOYT 5NMZT3LB6JH055373 2018 HYUN

July 19, 2024 24-01275P

FIRST INSERTION

PUBLIC NOTICE

Effective July 27, 2024, Kshemal Mankodi, MD, will no longer be providing care at WellMed.

Patients of Dr. Mankodi may continue care at WellMed at Wesley Chapel.

Patients can obtain copies of their medical records at: WellMed at Wesley Chapel 28959 Wesley Chapel Blvd. Wesley Chapel, FL 33543 Phone: 1-813-994-4749 Fax: 1-813-994-0474

July 19, 2024 24-01281P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the North AR-1 of Pasco Community Development District

The Board of Supervisors (the "Board") of the North AR-1 of Pasco Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2024, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.norhar1ofpasco.org, or may be obtained by contacting the District Manager's office via email at larry@breezehome.com or via phone at (813) 565-4663.

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

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt
Villa (30')	344	0.64	\$1,026.52	\$353,122
TH (26')	528	0.64	\$1,026.52	\$542,000
Villa 34.5'	70	0.69	\$1,115.43	\$78,080
40'	250	0.80	\$1,293.25	\$323,312
50'	500	1.00	\$1,616.56	\$808,280
60'	200	1.20	\$1,939.87	\$387,975
Total	1892			\$2,492,769

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

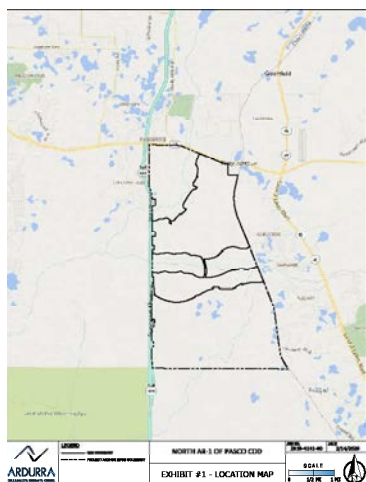
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Larry Krause
District Manager



July 19, 2024

24-01313P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson Ranch II Community Development District

The Board of Supervisors (the "Board") of the Epperson Ranch II Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2024, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.eppersonranch2cd.org, or may be obtained by contacting the District Manager's office via email at larry@breezehome.com or via phone at 813-565-4663.

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

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	456	0.45	\$673	\$306,964.15	\$716.14	\$326,557.71
27' (Phase 7)	102	0.60	\$898	\$91,550.71	\$954.85	\$97,394.40
22' TH Parcel B	174	0.08	\$122	\$21,213.73	\$129.70	\$22,567.81
50'	257	1.00	\$1,496	\$384,453.24	\$1,591.41	\$408,992.84
TOTAL	989			\$804,181.84		\$855,512.77

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

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

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

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

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

Larry Krause
District Manager



July 19, 2024

24-01309P

Q&A What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson Ranch Community Development District

The Board of Supervisors (the "Board") of the Epperson Ranch Community Development District (the "District") will hold a public hearing and a meeting on Monday August 5, 2024, at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.eppersonranchcdd.org/>, or may be obtained by contacting the District Manager's office via email at kdarin@vestapropertyservices.com or via phone at (321) 263-0132, extension 747.

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

LOT TYPE	ERU	LOT COUNT	PROPOSED O&M
SINGLE FAMILY 40-49'	0.82	249	\$1,504.18
SINGLE FAMILY 50-59'	1.00	430	\$1,834.36
SINGLE FAMILY 60-69'	1.18	232	\$2,164.55
SINGLE FAMILY 75'	1.36	52	\$2,494.74

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

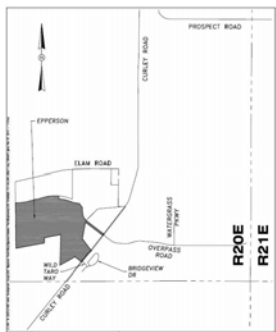
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

Kyle Darin
District Manager



July 19, 26, 2024

24-01331P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1069
IN RE: ESTATE OF
FRANK ESCHENLAUER, aka
FRANK CHARLES
ESCHENLAUER, SR. aka
FRANK C. ESCHENLAUER, SR.
Deceased.

The administration of the estate of FRANK ESCHENLAUER, also known as FRANK CHARLES ESCHENLAUER, SR., also known as FRANK C. ESCHENLAUER, SR., deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 19, 2024.

Signed on this 21st day of June, 2024.

RONALD LEE FISH
Personal Representative
8041 Tantalum Way
New Port Richey, FL 34655
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 19, 26, 2024 24-01290P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-24-CP-000987-CP-AXWS
Division PROBATE
IN RE: ESTATE OF
KAREN EILEEN BLAHOS a/k/a
KAREN E. BLAHOS
Deceased.

The administration of the estate of KAREN EILEEN BLAHOS a/k/a KAREN E. BLAHOS, deceased, whose date of death was April 9, 2024; File Number 51-24-CP-000987, 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 19, 2024.

LORI CONLEY
Personal Representative
24 North Davis Avenue
Audubon, NJ 08106
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
July 19, 26, 2024 24-01317P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 2024-CP-001133
IN RE: ESTATE OF
GARY SCOTT IRONS
Deceased.

The administration of the estate of Gary Scott Irons, deceased, whose date of death was February 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

Personal Representative:
/s/ Laurie Ann George
Laurie Ann George
8123 Cindy Drive
Zephyrhills, Florida 33540
Attorney for Personal Representative:
/s/ Kelly B. McGill
[] AARON W. SAOUD, ESQUIRE
Florida Bar Number: 096124
[] MARTIN P. FITZGERALD, ESQUIRE
Florida Bar Number: 1044315
[X] KELLY B. MCGILL, ESQUIRE
Florida Bar Number: 1050006
2202 N. Westshore Boulevard,
Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-mail: KellyM@AWSLaw.org
2nd E-mail: Team@AWSLaw.org
Attorney
July 19, 26, 2024 24-01284P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-967
IN RE: ESTATE OF
W. ANDREW WILSON, aka
WILFRED ANDREW WILSON JR.
Deceased.

The administration of the estate of W. ANDREW WILSON, also known as WILFRED ANDREW WILSON JR., deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 19, 2024.

Signed on this 4th day of June, 2024.
LISA M. CUNNINGHAM
Personal Representative
1418 East Elm Street
New Albany, IN 47150
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 19, 26, 2024 24-01289P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2024CP000891CPAXWS
IN RE: ESTATE OF
YOGANAND KUMAR,
Deceased.

The administration of the estate of Yoganand Kumar, deceased, whose date of death was February 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of Court, 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 July 19, 2024.

Personal Representative:
Gail Ann Kumar
214 Brooke Drive
Royersford, Pennsylvania 19468
Attorney for Personal Representative:
Robert C. Segear, Esq.
Florida Bar Number: 93818
Kelley Kronenberg PA
220 Alhambra Circle, Suite 410
Coral Gables, Florida 33134
Telephone: (305) 503-0850
Fax: (786) 228-2951
E-Mail: rsegear@kklaw.com
Secondary E-Mail: probateservice@kklaw.com
July 19, 26, 2024 24-01283P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000950
IN RE: ESTATE OF
EVA MARIE SEEKINS,
Deceased.

The administration of the estate of EVA MARIE SEEKINS, 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 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 19, 2024.

MARK SEEKINS
Personal Representative
36122 Lake Chase Blvd., Unit 103
Zephyrhills, FL 33541
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
July 19, 26, 2024 24-01321P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000822CPAXES
IN RE: ESTATE OF
CATHY PURDY,
Deceased.

The administration of the estate of CATHY PURDY, deceased, whose date of death was October 26, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: July 19, 2024.

MARY KEUFFER
Personal Representative
14300 66th Street North, Unit 600
Clearwater, FL 33764
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
July 19, 26, 2024 24-01299P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000920
IN RE: ESTATE OF
DONNA M. SIMPSON,
Deceased.

The administration of the estate of DONNA M. SIMPSON, deceased, whose date of death was April 13, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: July 19, 2024.

CINDY K. STEVENS
Personal Representative
625 W. 20th St.
Holland, MI 49423
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
July 19, 26, 2024 24-01288P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000519CPAXWS
IN RE: ESTATE OF
DENISE M BALON,
Deceased.

The administration of the estate of DENISE M BALON, Deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 19, 2024.

JULES JACOB BALON,
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 19, 26, 2024 24-01297P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
UCN: 512024CP000764CPAXWS
REF NO: 2024CP000764CPAXWS
IN RE: ESTATE OF
LYDIA CONNER PATRICK,
Deceased.

The administration of the Estate of LYDIA CONNER PATRICK, deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

Personal Representative:
Cathy Jean Patrick
2636 15th Avenue North
St. Petersburg, Florida 33713
Attorney for Personal Representative:
Katie Jackson
GROWNEY, MCKEOWN &
BARBER, P.A.
3116 66th Street North
St. Petersburg, Florida 33710
Telephone: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
kjackson@barber-law.com
Florida Bar No.: 0100158
July 19, 26, 2024 24-01319P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000917CPAXWS
IN RE: ESTATE OF
HELEN J. ARMSTRONG
a/k/a HELEN J. PAPANTONIO
a/k/a HELEN JOANN
ARMSTRONG
a/k/a H. JOANN ARMSTRONG,
Deceased.

The administration of the estate of HELEN J. ARMSTRONG a/k/a HELEN J. PAPANTONIO a/k/a HELEN JOANN ARMSTRONG a/k/a H. JOANN ARMSTRONG, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024

KATHRYN ALLEN
Personal Representative
3131 Town Ave.
New Port Richey, FL 34655
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
July 19, 26, 2024 24-01320P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0972-WS
IN RE: ESTATE OF
REGINALD J. GREENLAW
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 REGINALD J. GREENLAW, deceased, File Number 51-2024-CP-0972-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was May 9, 2024; that the total value of the estate is \$15,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name
Address
Cindy G. Benton
3616 East Minnehaha Parkway
Minneapolis, MN 55406
Reggie John Greenlaw
3315 Ross Road
Ames, IA 50014
Tammy Jean Hoelzer
2175 Torrey Pines Court
Spring Hill, FL 34606

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is July 19, 2024.

Personal Giving Notice:
CINDY G. BENTON
3616 East Minnehaha Parkway
Minneapolis, Minnesota 55406
Attorney for Person Giving Notice
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
July 19, 26, 2024 24-01323P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000732CPAXES
IN RE: ESTATE OF
ALBERT STEPHEN ROSSO,
Deceased.

The administration of the estate of Albert Stephen Rosso, deceased, whose date of death was 3/19/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 2024CP000732CPAXES, the address of which is 38053 Live Oak Ave., 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 THE FIRST PUBLICATION OF THIS NOTICE IS JULY 19, 2024.

Personal Representative:
/s/ Allen Rosso
Allen C. Rosso
230 N. 23rd Street, Apt. 319
Philadelphia, PA 19103
Attorney for Personal Representative:
Kathlyn M. White
Florida Bar No. 13763
Attorney for Personal Representative
DeMaria, de Kozan & White, PLLC
510 E. Zaragoza St.
Pensacola, FL 32502
(850) 202-8535
(850) 438-8860 FAX
kmwhite@demariadekozanwhite.com
dlmclin@demariadekozanwhite.com
pormrgan@demariadekozanwhite.com
July 19, 26, 2024 24-01298P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1111
IN RE: ESTATE OF
ALLAN NERI LEBLANC
Deceased.

The administration of the estate of ALLAN NERI LEBLANC, deceased, whose date of death was April 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 19, 2024.

Personal Representative:
/s/ Audrey Leclair
AUDREY LECLAIR
10433 Oak Dr.
Hudson, Florida 34669
Attorney for Personal Representative:
/s/ Stephen R. Williams
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
July 19, 26, 2024 24-01324P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY,
STATE OF FLORIDA,
PROBATE DIVISION
Case No: 2024 CP 000981
IN RE: ESTATE OF
JAMES D. STOKES, JR. aka
JAMES DOUGLAS STOKES, JR.
Deceased

The administration of the estate of JAMES D. STOKES, JR. aka JAMES DOUGLAS STOKES, JR., deceased, whose date of death was on May 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Department, Post Office Box 338, New Port Richey FL 34656-0338. 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 the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THAT 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 19, 2024

Personal Representative:
Ashley Ruhf
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770-2300
(727) 584-2110
Florida Bar #0845930
E-mail: McLane@McLane-Law.com
July 19, 26, 2024 24-01322P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY FLORIDA
PROBATE DIVISION
File No.: 2024-CP-00368-CPAXWS
IN RE: ESTATE OF
WILLIAM JAMES DEARING,
Deceased

The administration of the Estate of William James Dearing, deceased, who died on February 12, 2024, is pending in the Circuit Court for Duval 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 the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THAT 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 19, 2024

Personal Representative:
Daniel L. Dearing
Attorney for Personal Representative:
/s/ Dan W. Armstrong
Dan W. Armstrong
Attorney for Personal Representative
Florida Bar No. 506613
Law Offices of Dan W. Armstrong, P.A.
P.O. Box 1535
Ponte Vedra Beach, FL 32004-1535
Telephone: (904) 280-0058
Fax: (904) 280-0109
July 19, 26, 2024 24-01338P

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. 2023CA000227CAAXWS
GTE FEDERAL CREDIT UNION
D/B/A/ GTE FINANCIAL,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF GARY
RAY KURTZ A/K/A GARY
KURTZ A/K/A GARY R. KURTZ,
DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 01, 2024, and entered in 2023CA000227CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL 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 GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED; PATRICIA KURTZ; CHRISTINE KOTRODIMOS A/K/A CHRISTINA KOTRODIMOS 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 August 06, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 31 GB OF POINTE WEST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE(S) 319 THROUGH 416, AMENDED IN OFFICIAL RECORDS BOOK 756, PAGE 211, AND OFFICIAL RECORDS BOOK 883, PAGE 863, AND ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 13, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property Address: 12032 BOYNTON LN, NEW PORT RICHEY, FL 34654

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 15 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
22-048854 - DaV
July 19, 26, 2024 24-01295P

**PUBLISH
YOUR
LEGAL NOTICE**

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

Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.:
2024CA001534CAAXWS
COMMUNITY LOAN SERVICING,
LLC, f/k/a BAYVIEW LOAN
SERVICING, LLC, a Delaware
limited liability company,
Plaintiff, v.
SAVANA OF FLORIDA LLC, a
Florida limited liability company;
et al.,
Defendants.

TO: CAPITAL FUNDING GROUP LLC
(ADDRESS UNKNOWN)

If alive, and if dead, to any Unknown
Heirs, Devisees, Grantees, Creditors,
and other unknown persons, unknown
entities, unknown parties or unknown
spouses claiming by, through or under
any of the above-named Defendants

YOU ARE NOTIFIED, that an action
to foreclose a mortgage on the following
property in Pasco County, Florida:
THE PORTION OF TRACTS 39

AND 49 OF TAMPA-TARPON
SPRINGS LAND COMPANY
SUBDIVISION OF SECTION 19,
TOWNSHIP 26 SOUTH, RANGE
16 EAST, AS SHOWN ON PLAT
RECORDED IN PLAT BOOK 1,
PAGES 68, 69 AND 70, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA, TOGETHER
WITH A PORTION OF THE
ORIGINAL 30 FOOT TAMPA-
TARPON SPRINGS LAND
COMPANY ROAD RIGHT-OF-
WAY LYING BETWEEN SAID
TRACTS 39 AND 49, SAID
RIGHT-OF-WAY HAVING BEEN
VACATED BY RESOLUTION
RECORDED IN O.R. BOOK 177,
PAGE 88, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA, ALL BEING FUR-
THER DESCRIBED AS:
COMMENCE AT THE SOUTH-
WEST CORNER OF SAID
TRACT 49; THENCE ALONG
THE WEST LINE OF SAID
TRACT 49, NORTH 00°27'44"
EAST, A DISTANCE OF 200.0

FEET; THENCE RUN PARAL-
LEL TO THE SOUTH LINE
OF SAID TRACT 49, NORTH
89°17'42" EAST, A DISTANCE OF
255.36 FEET FOR A POINT OF
BEGINNING; THENCE CON-
TINUE NORTH 89°17'42" EAST,
A DISTANCE OF 200.0 FEET TO
THE WESTERLY RIGHT-OF-
WAY LINE, SOUTH 01°25'29"
WEST, A DISTANCE OF 100.0
FEET; THENCE SOUTH
89°17'42" WEST, A DISTANCE
OF 200.0 FEET; THENCE
NORTH 01°25'29" EAST, A DIS-
TANCE OF 100.0 FEET TO THE
POINT OF BEGINNING.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to KOPELOWITZ OS-
TROW, FERGUSON, WELSEBERG,
GILBERT, Plaintiff's Attorneys, whose
address is One West Las Olas Boul-
evard, Suite 500, Ft. Lauderdale, Florida
33301, on or before AUGUST 19TH,
2024, or 30 days from the first publica-
tion date, 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 de-
manded in the Complaint.

"If you are a person with a dis-
ability who needs any accommoda-
tion 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 appear-
ance, 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 the July 16, 2024.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
July 19, 26, 2024 24-01336P

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. 2024CA000517CAAXES
SELECT PORTFOLIO SERVICING,
INC.,
Plaintiff, vs.

GAIL ANN BLOUGH; UNKNOWN
SPOUSE OF GAIL ANN BLOUGH;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure filed
June 13, 2024 and entered in Case No.
2024CA000517CAAXES, of the Circuit
Court of the 6th Judicial Circuit in and
for Pasco County, Florida, wherein
SELECT PORTFOLIO SERVIC-
ING, INC. is Plaintiff and GAIL ANN
BLOUGH; UNKNOWN SPOUSE OF
GAIL ANN BLOUGH; UNKNOWN
PERSON(S) IN POSSESSION OF THE
SUBJECT PROPERTY; are defendants.
NIKKI ALVAREZ-SOWLES, ESQ., the
Clerk of the Circuit Court, will sell to
the highest and best bidder for cash
BY ELECTRONIC SALE AT: WWW.
PASCO.REALFORECLOSE.COM, at
11:00 A.M., on August 12, 2024, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

PARCEL 1: THE EAST 100
FEET OF THE NORTH 215
FEET OF THE EAST 1/2 OF
THE SW 1/4 OF THE SE 1/4
OF THE SE 1/4 OF SECTION
1, TOWNSHIP 24 SOUTH,
RANGE 18 EAST, PASCO
COUNTY, FLORIDA
AND
PARCEL 2: THE NORTH 15

FEET OF THE WEST 230 FEET
OF THE EAST 1/2 OF THE SW
1/4 OF THE SE 1/4 OF THE SE
1/4 OF SECTION 1, TOWN-
SHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLOR-
IDA.
SUBJECT TO A 15 FOOT ROAD
EASEMENT ACROSS THE
WEST SIDE PARCEL 2.

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

This notice is provided pursuant to
Administrative Order 2010-045 PA/PI-
CIR "If you are a person with disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you the pro-
vision of certain assistance. Please con-
tact Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) for proceedings in New
Port Richey; (352) 521-4274, ext. 8110
(V) for proceedings in Dade City at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711."

Dated this 16th day of July 2024.

Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00244 LND
July 19, 26, 2024 24-01333P

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2024CC000155CCAXWS
WINDSOR PLACE AT RIVER
RIDGE ASSOCIATION, INC.,
Plaintiff, vs.
FERNANDY BEAGUE,
Defendant.

Notice is hereby given that pursuant to
Paragraph 6 of the Final Judgment of
Foreclosure entered in the case pend-
ing in the County Court of the Sixth Ju-
dicial Circuit in and for Pasco County,
Florida, Case No. 2024-CC-000155, the
Clerk of the Court, Pasco County, shall
sell the property situated in said county,
described as:

Lot 10, WINDSOR PLACE AT
RIVER RIDGE, according to
the plat thereof, recorded in
Plat Book 52, Page 110, of the
Public Records of Pasco County,
Florida.
Parcel Identification Number:
32-25-17-0180-00000-0100
("Property")
Property Address: 7754 Brisbane
Court, New Port Richey, Florida
34654

at public sale, to the highest and best
bidder for cash at 10:00 a.m. on Au-
gust 8, 2024. The sale shall be con-
ducted online at <http://www.pasco.realforeclose.com>. Any person claiming
an interest in the surplus proceeds from

the sale, if any, other than the property
owner as of the date of the notice, must
file a claim within 60 days after the sale.

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 pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated this 15th day of July, 2024.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rplglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanius
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
Nicholaos T. Pizanius,
Florida Bar No: 118857
July 19, 26, 2024 24-01318P

FIRST INSERTION

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

CASE NO.: 2023-CA-005004-WS
CMG MORTGAGE, INC.,
Plaintiff, vs.
MATTHEW W. BOGERT, et al.
Defendants.

NOTICE OF SALE IS HEREBY GIVEN
pursuant to the Uniform Final Judg-
ment of Foreclosure entered on June 11,
2024, in Case No. 2023-CA-005004-
WS of the Circuit Court of the Sixth Ju-
dicial Circuit, in and for Pasco County,
Florida, wherein CMG MORTGAGE,
INC. is Plaintiff, and MATTHEW W.
BOGERT, MAKAYLA L. CARON, AND
FOUNDATION FINANCE COMPANY
LLC are Defendants, the Office of Nikki
Alvarez-Sowles, Esq., Pasco County
Clerk of the Court, will sell to the high-
est and best bidder for cash wherein
bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 27th
day of August 2024, in accordance with
Section 45.031(10), Florida Statutes,
the following described property as set
forth in said Final Judgment, to wit:

LOT 813-G, RIDGEWOOD GAR-
DENS, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
7, PAGE 114, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

Also known as 2018 Hess Drive,
Holiday, FL 34691.
together with all existing or subse-
quently erected or affixed buildings,
improvements and fixtures.

Any person claiming an interest in
the surplus funds from the sale, if any,
other than the property owner as of the
date of the lis pendens, must file a claim
within sixty (60) days after the sale.

IF YOU ARE A PERSON WITH
A DISABILITY WHO NEEDS AC-
COMMODATION TO PARTICIPATE
IN THIS PROCEEDING, YOU ARE
ENTITLED, AT NO COST TO YOU,
TO THE PROVISION OF CERTAIN
ASSISTANCE. CONTACT EITHER
THE PASCO COUNTY CUSTOMER
SERVICE CENTER, 8731 CITI-
ZENS DRIVE, NEW PORT RICHEY,
FL 34654, (727) 847-2411 (V), OR
THE PASCO COUNTY RISK MAN-
AGEMENT OFFICE, 7536 STATE
STREET, NEW PORT RICHEY,
FL 34654, (727) 847-8028 (V), AT
LEAST SEVEN DAYS BEFORE
YOUR SCHEDULED COURT AP-
PEARANCE, OR IMMEDIATELY
UPON RECEIVING THIS NOTIFI-
CATION IF THE TIME BEFORE
THE SCHEDULED APPEARANCE
IS FEWER THAN SEVEN DAYS. IF
YOU ARE HEARING OR VOICE IM-
PAIRED, CALL 711.

Dated this 15th day of July 2024
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
July 19, 26, 2024 24-01337P

FIRST INSERTION

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

CASE NO.
2023CA002995CAAXWS
AMERIHOME MORTGAGE
COMPANY, LLC;
Plaintiff, vs.
ZORAIDA ALLENDE OCASIO,
ET AL;
Defendants

NOTICE IS GIVEN that, in accor-
dance with the Order Granting Plain-
tiff's Motion to Cancel and Resched-
uled
Foreclosure Sale dated June 14, 2024
in the above-styled cause, I will sell
to the highest and best bidder for
cash beginning at 11:00 AM at www.pasco.realforeclose.com, on August
13, 2024, the following described
property:

Lot 2893, BEACON SQUARE
UNIT 22, according to the Plat
thereof, as recorded in Plat Book
11, Page 139-140, of the Public
Records of Pasco County, Flor-
ida.
Property Address: 3501 NOR-
LAND CT, HOLIDAY, FL 34691
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS
AS UNCLAIMED. THE COURT, IN

ITS DISCRETION, MAY ENLARGE
THE TIME OF THE SALE. NOTICE
OF THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED HEREIN.

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 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.
Andrew Arias
FBN: 89501
Attorneys for Plaintiff
Marinosi Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-05131
July 19, 26, 2024 24-01316P

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-000962-CAAX-ES
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
ELIZABETH VANCE;
FLORIDA HOUSING FINANCE
CORPORATION; UNITED
STATES OF AMERICA ACTING
ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
JAMES VANCE; JOYCE
VANCE; UNKNOWN SPOUSE
OF JOYCE VANCE; UNKNOWN
TENANT IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by Florida
Statute 45.031(2), NIKKI ALVAREZ-
SOWLES, ESQ as the Clerk of the Cir-
cuit Court shall sell to the highest and
best bidder for cash electronically at
www.pasco.realforeclose.com at 11:00
AM on the 15 day of August, 2024,
the following described property as set
forth in said Final Judgment, to wit:

THE EAST 65 FEET OF LOTS
13 AND 14, BLOCK 56, TOWN
OF ZEPHYRHILLS, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 1, PAGE 54, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
PROPERTY ADDRESS: 38323
11TH AVENUE, ZEPHYRHILLS,
FL 33542

IF YOU ARE A PERSON CLAIM-
ING 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 ap-
pearance, or immediately upon re-
ceiving this notification if the time
before the scheduled appearance is
less than seven days. The court does
not provide transportation and can-
not a NOS FOR 06/11/2024 SALE,
PENDING ATTORNEY REVIEW
accommodate such requests. Persons
with disabilities needing transporta-
tion to court should contact their lo-
cal public transportation providers for
information regarding transportation
services.

Dated this 12 day of July 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
24-01065
July 19, 26, 2024 24-01294P

FIRST INSERTION

**NOTICE OF RESCHEDULED
SALE PURSUANT TO
CHAPTER 45**

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

CIVIL ACTION
CASE NO.: 51-2023-CA-003168 WS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER,
OR AGAINST NEIL LITVIN,
DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to an Order Rescheduling Foreclosure
Sale dated June 28, 2024, and entered
in Case No. 51-2023-CA-003168 WS
of the Circuit Court of the Sixth Ju-
dicial Circuit in and for Pasco County,
Florida in which Nationstar Mortgage
LLC, is the Plaintiff and The Unknown
Heirs, Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees or other
claimants claiming by, through, under,
or against Neil Litvin, deceased, Bruce
Lawner, Bonnie Leibowitz, Mark Lawner,
Frank Cretella, Iliisa Cavaliere, PNC
Bank, National Association, Henry Pol-
is, Hidden Lakes Estates Residential,
Inc, Unknown Party #1 N/K/A Thomas
Biddinger, Unknown Party #2 N/K/A
Anthony Menicola, are defendants,
the Pasco County Clerk of the Circuit
Court will sell to the highest and best
bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County,
Florida at 11:00 am on the August 5,
2024 the following described property
as set forth in said Final Judgment of
Foreclosure:

LOT 33, HIDDEN LAKE ES-
TATE UNIT ONE, ACCORD-
ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN
PLAT BOOK 10, PAGE 80, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
A/K/A 10312 BEECHCRAFT
STREET NEW PORT RICHEY
FL 34654

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

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

Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New
Port Richey or 352.521.4274, ext 8110
(voice) in Dade City or 711 for the hear-
ing impaired.

Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven days.

The court does not provide trans-
portation and cannot accommodate
such requests. Persons with disabili-
ties needing transportation to court should
contact their local public transportation
providers for information regarding
transportation services.

Dated this 10 day of July, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService:
servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
CT - 23-002354
July 19, 26, 2024 24-01292P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
N THE COUNTY COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA GENERAL
JURISDICTION DIVISION

CASE NO. 2022-CC-002171
WESTBROOK ESTATES
HOMEOWNERS ASSOCIATION,
INC., A FLORIDA NOT FOR
PROFIT CORPORATION,,
PLAINTIFF, V.
CHARVIN MONIQUE DELP, ET
AL,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Fore-
closure dated October 20, 2022, and
entered in Case No. 2022-CC-002171
OF THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT in and
for Pasco County, Florida, wherein
WESTBROOK ESTATES HOME-
OWNERS ASSOCIATION, INC. is
Plaintiff, and CHARVIN MONIQUE
DELP; UNKNOWN SPOUSE OF
CHARVIN MONIQUE DELP;
UNKNOWN TENANT #1 and UN-
KNOWN TENANT #2 are Defen-
dants, I will sell to the highest and
best bidder for cash: [] www.pasco.realforeclose.com, the Clerk's website
for online auctions, at 11:00 AM, on
the 8th day of August, 2024 the fol-
lowing described property as set forth
in said Final Judgment, to wit:

Lot 5, Block 5, SADDLEBROOK

VILLAGE WEST UNITS 1A
AND 1B, according to the plat
thereof as recorded in Plat Book
38, Pages 68 through 76, Public
Records of Pasco County, Flor-
ida.

A/K/A: 27037 Palmbrook Court,
Wesley Chapel, FL 33544
A PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM THE
SALE, IF ANY, OTHER THAN THE
PROPERTY OWNER AS OF THE
DATE OF THE LIS PENDENS MUST
FILE A CLAIM WITHIN SIXTY (60)
DAYS AFTER THE SALE.

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 Court-
house. Telephone 352-521-4545 (Dade
City) 352-847-2411 (New Port Richey)
or 1-800-955-8770 via Florida Relay
Service.
BECKER & POLLAKOFF, P.A.
Attorneys for Plaintiff
1 East Broward Blvd.,
Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary:
cfofserVICemail@beckerlawyers.com
BY: Carolyn C. Meadows
Florida Bar #92888
July 19, 26, 2024 24-01293P

**What is a public notice?**

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

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

--- ACTIONS ---

FIRST INSERTION

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

CASE NO. 2024CC001661CCAXES SADDLEBROOK RESORT CONDOMINIUM ASSOCIATION, INC.

Plaintiff, vs. FADIA HAIDAR AND SARAH EL NAAMANI Defendants.
TO: Sarah Naamani
29129 Bay Hollow Drive, 3213/3215 Wesley Chapel, FL 33543

YOU ARE HEREBY NOTIFIED that an action to foreclose a condominium assessments lien recorded on September 29, 2023, in Official Records Instrument#: 2023172707, in the Public Records of Pasco County, on the following property located in Pasco County, Florida.

ADDRESS: 29129 Bay Hollow Drive, 3213/3215, Wesley Chapel, Florida 33543.

LEGAL:
Unit No. 3213 and 3215 of SADDLEBROOK CONDOMINIUM NO. 5, a Condominium, according to the Declaration thereof as recorded in O.R. Book 1175, Pages 406 through 483, and according to the map or plat thereof as recorded in Plat Book 20, Pages 141 through 143, together with a Non-Exclusive Easement for ingress and egress over and across the land described in O.R. Book 821, Page 1006 and in O.R. Book 839, Page 1763, Public Records of Pasco County, Florida; together with an undivided interest in the common elements appurtenant thereof.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before AUGUST 19TH, 2024, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this July 11, 2024.
Nikki Alvarez-Sowles
Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
July 19, 26, 2024 24-01286P

FIRST INSERTION

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

CASE NO. 2024CC001661CCAXES SADDLEBROOK RESORT CONDOMINIUM ASSOCIATION, INC.

Plaintiff, vs. FADIA HAIDAR AND SARAH EL NAAMANI Defendants.
TO: FADIA HAIDAR
29129 Bay Hollow Drive, 3213/3215 Wesley Chapel, FL 33543

YOU ARE HEREBY NOTIFIED that an action to foreclose a condominium assessments lien recorded on September 29, 2023, in Official Records Instrument#: 2023172707, in the Public Records of Pasco County, on the following property located in Pasco County, Florida.

ADDRESS: 29129 Bay Hollow Drive, 3213/3215, Wesley Chapel, Florida 33543.

LEGAL:
Unit No. 3213 and 3215 of SADDLEBROOK CONDOMINIUM NO. 5, a Condominium, according to the Declaration thereof as recorded in O.R. Book 1175, Pages 406 through 483, and according to the map or plat thereof as recorded in Plat Book 20, Pages 141 through 143, together with a Non-Exclusive Easement for ingress and egress over and across the land described in O.R. Book 821, Page 1006 and in O.R. Book 839, Page 1763, Public Records of Pasco County, Florida; together with an undivided interest in the common elements appurtenant thereof.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before AUGUST 19TH, 2024 and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this July 11, 2024.
Nikki Alvarez-Sowles
Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
July 19, 26, 2024 24-01286P

FIRST INSERTION

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

CASE NO.: 20-24 -CA-001607-CAAX-ES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI
1713 SASSAFRAS DR, WESLEY CHAPEL, FL 33543

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

LOT 15, BLOCK 1, MEADOW POINTE PARCEL 12 UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before 8/19/24, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

24-01152
July 19, 26, 2024 24-01332P

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 16 day of July, 2024.
NIKKI ALVAREZ-SOWLES, ESQ
As Clerk of the Court
By: Melanie Gray
As Deputy Clerk

24-01152
July 19, 26, 2024 24-01332P

FIRST INSERTION

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

CASE NO.: 2024CA001340CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. BEVERLY LESTER A/K/A BEVERLY LAVAUGHN LESTER AND AMANDA K. ODELL A/K/A AMANDA ODELL A/K/A AMANDA K. O'DELL A/K/A AMANDA KATHLEEN ODELL, ET AL., DEFENDANT(S).

TO: REGENCY PARK HOMEOWNERS ASSOCIATION, INC.
Registered Agent, 760 FLORIDA CENTRAL PKWY #200, LONGWOOD, FL 32750
Current Residence: UNKNOWN

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

LOT 2149, REGENCY PARK UNIT THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 65 THROUGH 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before AUGUST 19TH, 2024, within or before a

date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this July 11, 2024
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
22FL373-0979
July 19, 26, 2024 24-01287P

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL ACTION NO.: 2024CA001522 PARCEL NO.: 119

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Petitioner, vs. GLOBE ROAD PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; XANDICANE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; KAREN L. ZACK; TIMOTHY D. SHULER; DANIEL G. GENDRON; RICHARD C. WILCOX; DARREN JP WARTA; ROSEMARY MORRIS, NKA ROSEMARY D. WOOLFE, INDIVIDUALLY AND AS TRUSTEE; LEONARD ROSENDE, JR., AS TO A LIFE ESTATE AND AS TRUSTEE; LINDA G. ROSENDE, AS TO A LIFE ESTATE AND AS TRUSTEE; RICHARD C. WILCOX; CAL-MAINE FOODS, INC., A DELAWARE CORPORATION; PHILIP E. RUSSELL, AS TO A LIFE ESTATE; PHILIP M. BROWN; MARION SCOTT RUSSELL; KELLY NICHELLE RUSSELL, AKA KELLY RUSSELL; ALL UNKNOWN PARTIES THAT MAY HAVE AN INTEREST IN PARCEL 119; AND PASCO COUNTY TAX COLLECTOR, Defendants.

STATE OF FLORIDA TO: Globe Road Properties LLC, a Florida Limited Liability Company
Serve: Jim Helinger, Jr., Esq.
Helinger DeYoung
5650 1st Avenue N.
St. Petersburg, FL 33710
Xandicane II, LLC, A Florida Limited Liability Company
Serve: Scott C. Zednek, as Registered Agent
1230 SW 6th Street
Pompano Beach, FL 33069
Karen L. Zack
Serve: Karen L. Zack
1425 E Mulberry Drive
Tampa, FL 33604-3449
Timothy D. Schuler
Serve: Timothy D. Schuler
27233 Old Spring Lake Road
Brooksville, FL 34602-8002
Daniel G. Gendron
Serve: Daniel G. Gendron
7499 46th Avenue N. Lot 34
Saint Petersburg, FL 33709-2531
Richard C. Wilcox
Serve: Richard C. Wilcox
7499 46th Avenue N. Lot 24
Saint Petersburg, FL 33709-2530
JP Warta
Serve: Darren JP Warta
7499 46th Avenue N. Lot 34
Saint Petersburg, FL 33709-2530
Rosemary Morris, n/k/a Rosemary D. Woolfe, individually, and as Trustee
Serve: Rosemary D. Woolfe, individually, and as Trustee
427 Sailfish Drive

Tarpon Springs, FL 34688-4901
Leonard Rosende, Jr. as to a life estate and as trustee
Serve: Leonard Rosende, Jr.
3118 W. Morrison Avenue
Tampa, FL 33629

Linda G. Rosende, as to a life estate and as trustee
Serve: Lina G. Rosende
3118 W. Morrison Avenue
Tampa, FL 33629
Richard C. Wilcox
Serve: Richard C. Wilcox
35006 Globe Road
Dade City, FL 33523

Cal-Maine Foods Inc., A Delaware Corporation
Serve: Corporation Service Company, as Registered Agent
1201 Hays Street
Tallahassee, FL 32301-2525
Philip E. Russell, as to a life estate
Serve: Philip E. Russell
38121 Globe Road
Ridge Manor, FL 33523-6616

Philip M. Brown
Serve: Philip M. Brown
38125 Globe Road
Dade City, FL 33523

Marion Scott Russell and Kelly Nichelle Russell, a/k/a Kelley Russell
Serve: Marion Scott Russell
38141 Globe Road
Dade City, FL 33523

Marion Scott Russell and Kelly Nichelle Russell, a/k/a Kelley Russell
Serve: Kelly Nichelle Russell
38141 Globe Road
Dade City, FL 33523

All Unknown Parties That May Have an Interest In Parcel 119
Serve: Via Publication
Pasco County Tax Collector
Serve: Mike Fasano or his designee
East Pasco Government Center
14236 6th Street, Room 100
Dade City, FL 33523-3411

To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

WPIS 4475362
STATE ROAD 35
PASCO COUNTY DESCRIPTION
PARCEL 119
FEE SIMPLE RIGHT OF WAY
A portion of the property described in Official Records Book 6848, Page 807 of the Public Records of Pasco County, Florida, lying in the Northwest 1/4 of Section 23, Township 23 South, Range 21 East, Pasco County, Florida, being further described as follows:
Commence at the Northwest corner of the Northwest 1/4 of

Section 23, Township 23 South, Range 21 East, Pasco County, Florida, being marked by a 1 1/2" Iron Pipe with no identification; thence S 89°54'21" E, along the North line of the Northwest 1/4 of said Section 23, a distance of 1831.22 feet to the POINT OF BEGINNING; thence continue S 89°54'21" E, along said North line, a distance of 726.22 feet to the West line of the East 75 feet of said Northwest 1/4 of Section 23; thence S 00°03'23" W, along said West line, a distance of 323.00 feet to the South line of the North 323 feet of the Northwest 1/4 of said Section 23; thence S 89°54'21" E, along said South line, a distance of 75.00 feet to the East line of the Northwest 1/4 of said Section 23; thence S 00°03'23" W, along said East line, 0.03 feet; thence N 89°19'19" E, along the South line of the North 323 feet of the Northeast 1/4 of said Section 23, a distance of 30.73 feet to the existing West right of way line of State Road 35 (U.S. 301) per Florida Department of Transportation Right of Way Maps Section 14050-2522; thence S 13°27'24" W, along said West right of way line, a distance of 195.76 feet; thence S 17°45'11" W, continuing along said West right of way line, a distance of 842.52 feet; thence N 89°36'38" W, departing said West right of way line, a distance of 53.07 feet to a point on a non-tangent curve concave to the Northwest, having a radius of 22830.00 feet; thence Northeasterly 332.54 feet along the arc of said curve, having a central angle of 00°50'04" and a chord bearing and distance of N 15°25'41" E, 332.54 feet to the end of said curve; thence S 75°01'40" E, a distance of 30.00 feet to a non-tangent curve concave to the Northwest, having a radius of 22860.00 feet; thence Northeasterly 15.33 feet along the arc of said curve, having a central angle of 02°02'18" and a chord bearing and distance of N 14°59'30" E, 15.33 feet to the point of tangency; thence N 14°58'20" E, a distance of 205.90 feet to the point of curvature of a curve concave to the Southeast, having a radius of 22976.00 feet; thence Northeasterly 92.08 feet along the arc of said curve, having a central angle of 00°13'47" and a chord bearing and distance of N 15°05'14" E, 92.08 feet to the end of said curve; thence N 74°47'53" W, a distance of 136.87 feet; thence S 81°11'50" W, a distance of 158.10 feet; thence S 57°31'17" W, a distance of 288.02 feet; thence S 07°29'04" W, a distance of 155.45 feet; thence N 61°05'34" W, a distance of 273.42 feet; thence N 00°02'21" E, a distance of 751.08 feet; thence S

89°54'21" E, a distance of 115.48 feet; thence N 00°06'28" E, a distance of 115.00 feet to the POINT OF BEGINNING.
Containing 16.058 acres, more or less.

You are each notified that the Petitioner filed its sworn Petition and its Declaration of Taking in this Court against you as defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Pasco. You are further notified that the Petitioner will apply to the Honorable Susan Gardner Barthle, one of the Judges of this Court on the 10th day of September 2024, at 10:00 a.m., at 38053 Live Oak Avenue, Room 127, Dade City, FL 33523, for an Order of Taking Hearing in this cause - to be held in-person. All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND
Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

State of Florida, Department of Transportation
11201 N. McKinley Drive
Tampa, Florida 33612
c/o Africa Altidor
(813) 975-6099
Florida Bar No.: 124595

on or before August 9, 2024, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition.

If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL ON SAID Court on the day of July 10, 2024.

(SEAL) Nikki Alvarez-Sowles
Deputy Clerk
Pasco County Clerk & Comptroller
July 19, 26, 2024 24-01279P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

IV10237

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2024CA000698CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F., Plaintiff, v. JENNIFER L. GRIFFIN A/K/A JENNIFER GRIFFIN; SCOTT A. GRIFFIN A/K/A SCOTT GRIFFIN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1, Defendant.

To the following Defendant(s):
JENNIFER L. GRIFFIN A/K/A JENNIFER GRIFFIN
(RESIDENCE UNKNOWN)

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

LOT 430, ALOHA GARDENS, UNIT SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 69 AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 3333 Truman Drive, Holiday, FL 34691

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before AUGUST 19TH, 2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer 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.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT DADE CITY COURTHOUSE, 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, PHONE NO. (352) 521-4542 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-955-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this July 17, 2024.

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

Kelley Kronenberg
Attorneys for Plaintiff
8201 Peters Road, Suite 4000,
Fort Lauderdale, FL 33324
July 19, 26, 2024 24-01335P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.

2024CA001227CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2020-NQM2 TRUST, Plaintiff, vs. ROBISON DA SILVA ROSARIO; ERIKA LUCIANA DOS SANTOS PIPERNO; UNION PARK MASTER HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
ROBISON DA SILVA ROSARIO (LAST KNOWN ADDRESS)
31980 GODDARD DRIVE,
WESLEY CHAPEL, FLORIDA 33543

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

LOT 165, UNION PARK PHASE SA AND SB, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 74, PAGES 62 THROUGH 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 31980 GODDARD DRIVE,, WESLEY CHAPEL, FLORIDA 33543

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA

33323 on or before AUGUST 19TH, 2024, 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this July 17, 2024

NIKKI ALVAREZ-SOWLES, ESQ.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380

Designated service email:
notice@kahaneandassociates.com

24-00543 SM

July 19, 26, 2024 24-01334P

FIRST INSERTION

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

Case No.: 2023CC005396CCAXES
CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. JULIO DAVILA, Defendant.

TO: JULIO DAVILA, whose last known address is: 6349 Tabogi Trail, Zephyrhills, FL 33545; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants; and ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Plaintiff, CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., has filed an action against you in the County Court for Pasco County for Foreclosure Injunctive Relief related to certain real property located and situated in Pasco County, Florida, and described as follows:

Lot 1, Block M, CHAPEL PINES-PHASE 3, according to the map or plat thereof as recorded in Plat Book 48, Page 85, Public Records of Pasco County, Florida.

This action is titled CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., v. JULIO DAVILA, et al., Case Number: 23-CC-005396. You are required to serve a copy of your written defenses, if any, to it on William W. Huffman, Esq., of Shumaker, Loop & Kendrick, LLP, the Plaintiff's attorney, whose address is 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602, on or before thirty (30) days af-

ter the date of first publication of this Notice of Action, which will be published by The Business Observer, 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 AUGUST 19TH, 2024

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated: July 12, 2024.

Clerk of the Court, Pasco County
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk
& Comptroller

Deputy Clerk: Haley Joyner

William W. Huffman, Esq.,
Shumaker, Loop & Kendrick, LLP,
the Plaintiff's attorney,
101 East Kennedy Boulevard,
Suite 2800, Tampa, Florida 33602
July 19, 26; Aug. 2, 9, 2024

24-01291P

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024CP000832CPAXWS
IN RE: ESTATE OF
NADIA P. BLATZONIS,
Deceased.

The administration of the estate of NADIA P. BLATZONIS, Deceased, Case No. 2024-CP-000832-CPAXWS, is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO 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 12, 2024.

Personal Representative:
Efthimios Blatzonis
c/o George G. Pappas, Esq.

Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
FBN 109312
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
george@pappaspa.com
admin@pappaspa.com
paralegal@pappaspa.com
July 12, 19, 2024 24-01232P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000641CPAXES
Division probate
IN RE: ESTATE OF
PENNY LA VON LUMPKIN
Deceased.

The administration of the estate of PENNY LA VON LUMPKIN, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2024.

Personal Representative:
KENNY LAMAR LUMPKIN
5196 Pond View Dr
Jacksonville, FL 32258

Attorney for Personal Representative:
David R. McCallister
E-mail Addresses:
DavidMcCallister@hotmail.com
Florida Bar No. 724637
David R. McCallister,
Attorney at Law
13742 17th St.
Dade City, Florida 33525
Telephone: (813) 973-4319
July 12, 19, 2024 24-01266P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000991CPAXWS
Division:
HON. JAMES R. STEARNS
IN RE: ESTATE OF
CHRISTOPHER BRIAN
WHITTAKER Deceased.

The administration of the estate of CHRISTOPHER BRIAN WHITTAKER, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2024.

Personal Representative:
CRYSTAL GANGLER

311 BRADLEYVILLE ROAD
FAIRGROVE, Michigan 48733
Attorney for Personal Representative:
Melinda L. Budzynski
Attorney
Florida Bar Number: 97831
11256 Boyette Rd.
Riverview, FL 33569
Telephone: (813) 850-0025
Fax: (813) 850-0040
E-Mail: mindy@summerfieldlaw.com
July 12, 19, 2024 24-01249P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA PROBATE DIVISION
Case No: 23-CP-000516
IN RE: ESTATE OF
SHELLEY LOCKRIDGE
Deceased.

The administration of the estate of SHELLEY LOCKRIDGE, deceased, Case No: 23-CP000516 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33525. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is July 12, 2024.

/s/ Dakota Bailey
DAKOTA BAILEY

/s/ Derek T. Matthews
DEREK T. MATTHEWS, ESQUIRE

Fla. Bar No: 1000992
KAITLYN N. NORRIS, ESQUIRE

Fla. Bar No.: 1044518
DAVID. H. PAGE, ESQUIRE

Fla. Bar No. 1049323
DANIEL A. ALVAREZ, ESQUIRE

(of counsel)
Fla. Bar No: 54475
MATTHEWS LAW & ASSOCIATES, P.A.

1091 East Brandon Blvd.
Brandon, Florida 33511
813-588-5305

Email:
dmatthews@matthewslawpa.com and
denise@matthewslawpa.com

Attorneys for Personal Representative
July 12, 19, 2024 24-01239P

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Mitchell Ranch Community Development District

The Board of Supervisors (the "Board") of the Mitchell Ranch Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 13, 2024, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558..

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.mitchell-ranchcdd.org>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Debby Wallace
District Manager
July 12, 19, 2024 24-01262P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-000471
In Re: The Estate of
TIMOTHY A. BERNHARDT,
Deceased.

The administration of the estate of TIMOTHY A. BERNHARDT, deceased, whose date of death was 02/23/2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is July 12, 2024.

ROGER D. BERNHARDT-PR
17 Orchard Ln.,
St. Charles, MI 63303
636-627-9736

BEVERLY J. PREPEJCHAL-PR
813 Holland Rd.,
Metamora, IL 61548
309-696-5756

PATRICIA L. JOHNSON-PR
303 S. Elm St.,
Oconomowoc, WI 53066
262-510-5757

SPEIGEL LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991; Fax (727) 221-7066
email: SSpiegel@SpiegelLawOffice.com

SHONTANE SPIEGEL, Esq.
FBN: 1000376
July 12, 19, 2024 24-01233P

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and select the appropriate County name from the menu option

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Business Observer
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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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For legal notice listings go to: Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDAGENERAL JURISDICTION
DIVISIONCASE NO. 2021CA002235CAAXWS
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY,
Plaintiff, vs.THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF LILLIAN ANN
LEIGH A/K/A LILLIAN A. LEIGH,
DECEASED, et al.
Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2024, and entered in 2021CA002235CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN ANN LEIGH A/K/A LILLIAN A. LEIGH, DECEASED; GARRY PAUL SOLOMON; DAVID MARK SOLOMON; DANIEL RAY SOLOMON; LAURA LOUISE SOLOMON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 August 05, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 1542, REGENCY PARK UNIT 10, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK15, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 7834 STAR-LITE DRIVE, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 9 day of July, 2024.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
21-012303 - NaC
July 12, 19, 2024 24-01261P

THIRD INSERTION

NOTICE OF ACTION -
PROPERTY
IN THE CIRCUIT COURT OF SIXTH
JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY
CIVIL DIVISIONCASE 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 interest in the property hereinafter
described,
Defendants.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 orcorporate, 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 follow-
ing 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 33542has 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTIONCASE NO.: 51-2024-CA-001511 WS
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST, KAREN JEAN LEASURE
AKA KAREN LEASURE AKA
KAREN J. LEASURE, DECEASED
, et al,
Defendant(s).To:
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST,
KAREN JEAN LEASURE AKA KAREN
LEASURE AKA KAREN J. LEA-
SURE, DECEASED
Last Known Address: Unknown
Current Address: UnknownYOU ARE NOTIFIED that an action
to foreclose a mortgage on the
following property in Pasco County,
Florida:LOT 1073, LESS THE WEST-2
FEET THEREOF, IN FOREST
HILLS, UNIT TWENTY, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 10, PAGE 51 OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
A/K/A 5724 MOSAIC DR HOLI-
DAY FL 34690has been filed against you and you are
required to file written defenses with
the clerk of court and to serve a copy
within 30 days after the first publica-tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed in the Complaint or petition. Due on
or before August 12th, 2024This notice shall be published once a
week for two consecutive weeks in the
Business Observer.**See the Americans with Disabilities
ActIf 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 provi-
sion of certain assistance. Please contact:
Public Information Dept., Pasco
County Government Center, 7530
Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New
Port Richey or 352.521.4274, ext 8110
(voice) in Dade City or 711 for the hear-
ing impaired.Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven days.The court does not provide trans-
portation and cannot accommodate
such requests. Persons with disabilities
needing transportation to court should
contact their local public transportation
providers for information regarding
transportation services.WITNESS my hand and the seal of
this court on this 3rd day of July, 2024.(SEAL)
Clerk of the Circuit Court
By: Haley Joyner
Deputy ClerkAlbertelli Law
P.O. Box 23028
Tampa, FL 33623
AR - 24-008141
July 12, 19, 2024 24-01226P

SECOND INSERTION

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

CASE NO.: 2023CA001952

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR GS MORTGAGE-BACKED
SECURITIES TRUST 2020-RPL1,
Plaintiff, vs.ROSEMARY GMITTER; ANY AND
ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR
OTHER CLAIMANTS
Defendant(s).NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on June 25, 2024 in Civil Case
No. 2023CA001952, 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 GS MORTGAGE-
BACKED SECURITIES TRUST 2020-
RPL1 is the Plaintiff, and ROSEMARY
GMITTER; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PART-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.The Clerk of the Court, Nikki
Alvarez-Sowles, Esq. will sell to the
highest bidder for cash at www.pasco.
realforeclose.com on August 14, 2024
at 11:00:00 AM EST the following
described real property as set forth in
said Final Judgment, to wit:
LOT 7, MICKEVICH SUBDIVI-SION, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 6,
PAGE 143, PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA.TOGETHER WITH DOUBLE-
WIDE MOBILE HOME VIN
NUMBERS N13371A AND
N13371BAny person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.IMPORTANT AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an accommoda-
tion in order to participate in this
proceeding, you are entitled, at no
cost to you, to the provision of cer-
tain assistance. Please contact: Pub-
lic 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 sched-
uled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven days. The
court does not provide transportation
and cannot accommodate such re-
quests. Persons with disabilities need-
ing transportation to court should
contact their local public transporta-
tion providers for information regard-
ing transportation services.Dated this 3rd day of July, 2024.
By: John J. Cullaro Jr.
2024.07.03
12:52:45-04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1012-3691B
July 12, 19, 2024 24-01227P

SECOND INSERTION

NOTICE OF ACTION FOR
PUBLICATIONIN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 51-2024-DR-002712-WS
Division: FIN RE THE MARRIAGE OF:
GARY L. TUCKER,
Petitioner, and
JOYCE LEA TUCKER, Respondent
TO: Joyce Lea TuckerYOU ARE NOTIFIED that an action
for PETITION FOR DISSOLU-
TION OF MARRIAGE, has been filed
against you. You are required to serve
a copy of your written defenses, if any,
to this action on Russell G. Marlowe,
Esq., of Russell G. Marlowe PA, Former
Wife's attorney, whose address is 8520
Government Drive, Suite 2, New Port
Richey, Florida 34654, on or before
8/12/24, and file the original with the
clerk of this court at West Pasco Judi-
cial Center, 7530 Little Road, New Port
Richey, Florida 34654, either before
service on Former Wife's attorney or
immediately thereafter. If you fail to doso, a default may be entered against you
for the relief demanded in the petition.Copies of all court documents in this
case, including orders, are available at
the Clerk of the Circuit Court's office.
You may review these documents upon
request.You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed
to the addresses on record at the clerk's
office.WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
DATED this 9 day of July, 2024.CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Melanie Gray
Deputy Clerk
July 12, 19, 26; Aug. 2, 2024
24-01259P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDACASE NO. 2024CA000917CAAXWS
WELLS FARGO BANK, N.A., AS
TRUSTEE FOR PARK PLACE
SECURITIES, INC.
ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES
2005-WHQ1,
Plaintiff, vs.
MIKHAIL SEREDA A/K/A MIKAIL
SEREDA; MARIYA SEREDA, ET
AL.Defendants
To the following Defendant(s):
MARIYA SEREDA (CURRENT RESI-
DENCE UNKNOWN)
Last Known Address: 2707 WOOD
POINTE DRIVE, HOLIDAY, FL 34691YOU ARE HEREBY NOTIFIED
that an action for Foreclosure of
Mortgage on the following described
property:LOT 324, KEY VISTA, PHASE
I, ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 39, PAGES(S)
102 THROUGH 112, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.A/K/A 2707 WOOD POINTE DR,
HOLIDAY FL 34691has been filed against you and
you are required to serve a copy
of your written defenses, if any,
to J. Anthony Van Ness, Esq. at
VAN NESS LAW FIRM, PLLC,
Attorney for the Plaintiff, whose
address is 1239 E. NEWPORT
CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
on or before 8/12/24 and file the
original with the Clerk of this
Court either before service onPlaintiff's attorney or immediately
thereafter; otherwise a default will
be entered against you for the
relief demanded in the complaint.
This notice is provided to Admin-
istrative Order No. 2065.If you are a person with a dis-
ability who needs an accommodation
in order to participate in this pro-
ceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact: Pub-
lic Information Dept., Pasco Coun-
ty 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 be-
fore 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 transporta-
tion to court should contact their
local public transportation providers
for information regarding transporta-
tion services.WITNESS my hand and the seal of
this Court this 9 day of July, 2024.Nikki Alvarez-Sowles, Esq.
PASCO COUNTY CLERK OF COURT
(SEAL) By: M. Gray
Deputy ClerkJ. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH19317-23/cam
July 12, 19, 2024 24-01263P

THIRD 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 de-
scribed property, to wit:2019 White Dodge Grand Caravan
VIN: 2C4RDGEG6KR724701I 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
Randi Weiss
601 North Congress Avenue
Suite 424
Delray Beach, FL 33445CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Sgt. John Dill
Sgt. John Dill Deputy Sheriff
24-01200P

July 5, 12, 19, 26, 2024

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
RE: THELMA C. NAMISLO,
DeceasedTO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE
NAMED DECEDENTThe above-named Decedent, established a Living Trust, entitled THELMA
NAMISLO LIVING TRUST Dated DECEMBER 12, 2018 as Amended May 17,
2022.

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against
decedent's Trust (and/or estate) must file their claims with the Trustee listed below
WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is July 12, 2024.ELAINE CARLISLE, Trustee
PO Box 671, Brooksville, FL 34605
(352) 444-0472

July 12, 19, 2024

24-01231P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000952
IN RE: ESTATE OF
KENNETH ANDREW SCHAEFFER,
Deceased.The administration of the estate of
KENNETH ANDREW SCHAEFFER,
deceased, whose date of death was
March 21, 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 curator and the curator's attorney
are set forth below.All creditors of the decedent and oth-
er 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 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
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: July 12, 2024.Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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
July 12, 19, 2024 24-01273PHOW TO PUBLISH
YOUR LEGAL NOTICE
IN THE
BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

--- ACTIONS / SALES ---

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE (Amended to include Pasco County Clerk and ADA information) IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024-CC-003107
GOLD ROCK INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
HTN TRUST INC., A FLORIDA CORPORATION
DEFENDANT(S)
 NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated July 3, 2024 and entered in 24-CC-003107 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Gold Rock Inc., is the Plaintiff and HTN Trust Inc. is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 am on August 1, 2024, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit:
 LOT 48, CARPENTER'S RUN PHASE III, according to the Plat thereof as recorded in Plat Book 27, Pages 116 through 118, Public Records of Pasco County Florida.
 Property Address: 1805 Candlestick Court, Lutz, FL 33549
 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 Statute, Section 45.031.
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 July 9, 2024
 /s/ Kimberly Garno
 Kimberly L. Garno, Esq.
 Florida Bar # 84538
 9104 Brindlewood Dr
 Odessa, FL 33556
 E-Service: kimberlygarno@gmail.com
 July 12, 19, 2024 24-01256P

SECOND INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA004278CAAXES
DIVISION: J5
Swain & Schwartz, LLC FKA Swain & Schwartz Partnership LLP
Plaintiff, vs.
DJGE Enterprises, Inc.; Suncoast Old Dixie Properties Inc.; Joena Ebarle; Don Totten
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004278CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Swain & Schwartz, LLC FKA Swain & Schwartz Partnership LLP, Plaintiff and DJGE Enterprises, Inc. are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on July 16, 2024, the following described property as set forth in said Final Judgment, to-wit:
PARCEL 1:
 THAT PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, LYING WEST OF THE FORT KING HIGHWAY; AND LESS AND EXCEPT THE WEST 50 FEET THEREOF; AND LESS AND EXCEPT THE FOLLOWING; BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4, RUN NORTH 379.15 FEET, THENCE S 74° E, 1375.56 FEET, MORE OR LESS, TO THE SE CORNER OF SAID SW 1/4 OF NW 1/4, THENCE WEST TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING NORTH AND WEST OF THE SAN ANTONIO ROAD, PASCO COUNTY, FLORIDA. AND LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, LYING WEST OF THE FORT KING ROAD FOR A POINT OF BEGINNING; THENCE N 74°00'00" W, 215.00 FEET, THENCE NORTH 210.00 FEET, THENCE EAST TO THE WEST RIGHT OF WAY LINE OF FORT KING HIGHWAY, THENCE SOUTH ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
PARCEL 2:
 LOTS 8, 9, 10, 11, 12, AND 13, BLOCK E, GULF SIDE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 118, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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.
 Submitted By:
 ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 23-328789 FCO1949
 July 12, 19, 2024 24-01230P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File Number: 2024-CP-001153-W5
In Re The Estate Of: EULALIA COOPER, Deceased
 The administration of the estate of EULALIA COOPER, deceased, whose date of death was January 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 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 must file their claims with this court WITHIN THREE MONTHS (3) 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 the first publication of this notice is July 12, 2024.
ERICA COOPER - PR
LAW OFFICES OF
STEVEN K. JONAS, P.A.
 Attorney for Personal Representative
 4914 State Road 54
 New Port Richey, Florida 34652
 (727) 846-6945; Fax (727) 846-6953
 email:
 sjonas@gulfcoastlegalcenters.com
 jnew@gulfcoastlegalcenters.com
 STEVEN K. JONAS, Esq.
 FBN: 0342180
 July 12, 19, 2024 24-01255P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY
COUNTY CIVIL DIVISION
Case No. 2024-CC-1455
THE ESTATES AND RESERVE OF BEACON WOODS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation
Plaintiff, vs.
DONALD R. MILLER; YANQING DU; SCOTT MILLER; KATRINA TRINGAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Amended Default Final Judgment of Foreclosure dated July 9, 2024 and entered in 24-CC-001455 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein The Estates and Reserve of Beacon Woods Property Owners Association, Inc., is the Plaintiff and Donal Miller, Yanqing Du, Scott Miller, and Katrina Tringas as the Defendants. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 am on August 6, 2024, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit:
 Lot 25, The Reserve, according to the plat thereof as recorded in Plat Book 31, Pages 141-142, Public Records of Pasco County, Florida.
 Property Address: 13941 Talmage Loop, Hudson, FL 34667.
 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 Statute, Section 45.031.
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 July 9, 2024
 /s/ Kimberly Garno
 Kimberly L. Garno Esq., FBN 84538
 TERRA LAW FIRM, P.A.
 14910 Winding Creek Court
 Tampa, FL 33613
 Telephone: (813) 280-8525
 Facsimile: (813) 280-8524
 Email: kgarno@terralawfirm.com
 July 12, 19, 2024 24-01267P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2017-CA-000048
ROUNDPOINT MORTGAGE SERVICING CORPORATION,
Plaintiff,
v.
JORGE L. CASTRO, et al.,
Defendants.
 NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 6, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to-wit:
 Lot 403, OAK CREEK PHASE THREE, according to the Plat thereof as recorded in Plat Book 65, Pages 85 through 96, inclusive, Public Records of Pasco County, Florida.
 Property Address: 6435 Sparkling Way, Wesley Chapel, FL 33545
 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
 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) of 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.
 SUBMITTED on this 8th day of July, 2024.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
 OF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 July 12, 19, 2024 24-01245P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-000719
CMG MORTGAGE, INC.,
Plaintiff,
vs.
BOBBY R. ROBINSON; SUNCOAST CREDIT UNION; SUNSET PARK AREA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JEFF SHANKS; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on June 26, 2024, in Case No. 2024-CA-000719 of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein CMG MORTGAGE, INC. is Plaintiff, and BOBBY R. ROBINSON, SUNCOAST CREDIT UNION, SUNSET PARK AREA HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT #1 N/K/A JEFF SHANKS are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 26th day of August 2024, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to-wit:
 LOT 14, EXCEPT THE NORTH 1/3 THEREOF, AND ALL OF LOTS 16, 18, 20, 22 AND 24, BLOCK 2, ZEPHYRHILLS FIRST ADDITION, (COMMONLY KNOWN AS SUNSET PARK), A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Also known as 4652 5th St, Zephyrhills, FL 33542.
 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.
 Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. 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 SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS FEWER THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.
 Dated this 27th day of June 2024
 Sokolof Remtulla, LLP
 By: /s/ Benjamin D. Ladouceur
 Benjamin D. Ladouceur, Esq.
 Bar No: 73863
 SOKOLOF REMTULLA, LLP
 6801 Lake Worth Road, Suite 100E
 Greenacres, FL 33467
 Telephone: 561-507-5252
 Facsimile: 561-342-4842
 E-mail: pleadings@sokrem.com
 Counsel for Plaintiff
 July 12, 19, 2024 24-01246P

SECOND INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 001617
SEATTLE BANK,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMES SYKES, DECEASED; et al.,
Defendant(s).
 TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of James Sykes, Deceased Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO COUNTY, Florida:
 LOT 258, HOLIDAY HILL, UNIT SEVEN AS RECORDED IN PLAT BOOK 10, PAGE 21, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before August 12th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated on July 10th, 2024.
 As Clerk of the Court
 By: Haley Joyner
 As Deputy Clerk
 1395-1142B
 Ref# 8504
 July 12, 19, 2024 24-01265P

SECOND INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO, FLORIDA.
CASE No. 2024CA000858CAAXWS
SUN WEST MORTGAGE COMPANY, INC.,
Plaintiff, vs.
ANTHONY L. GLASSER AKA ANTHONY LOUIS GLASSER, et al.,
Defendants
 TO:
 UNKNOWN SPOUSE OF ANTHONY L. GLASSER AKA ANTHONY LOUIS GLASSER
 6708 MEDLAR DR, NEW PORT RICHEY, FL 34653
 1205 21ST ST NE, CANTON, OH 44714
 14013 BLUEGILL LN, HUDSON, FL 34669
 18002 HANNA RD, LUTZ, FL 33549
 18010 HANNA RD, LUTZ, FL 33549
 337 MONTROSE AVE NW, CANTON, OH 44708
 4030 SW 168TH CIR, OCALA, FL 34481
 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:
 LOT 3, BLOCK 8, RICHEY LAKES UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before AUGUST 12TH, 2024 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.
IMPORTANT
 In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.
WITNESS MY HAND AND SEAL OF SAID COURT on this July 9, 2024.
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:
 Haley Joyner
 Greenspoon Marder, LLP,
 Default Department,
 Attorneys for Plaintiff,
 Trade Centre South, Suite 700,
 100 West Cypress Creek Road,
 Fort Lauderdale, FL 33309
 (23-000590-02)
 July 12, 19, 2024 24-01264P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2021CA001868CAAXWS
BANK OF AMERICA, N.A.,
Plaintiff, vs.
JAMES BRUECKNER, AS NOMINATED PERSONAL REPRESENTATIVE IN THE ESTATE OF JOANNE SMITH, DECEASED, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2023, and Final Judgment of Re-foreclosure and Termination of Redemption Rights dated June 27, 2024, and entered in 2021CA-001868CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and JAMES BRUECKNER, AS NOMINATED PERSONAL REPRESENTATIVE IN THE ESTATE OF JOANNE SMITH, DECEASED; JAMES BRUECKNER; IBIS HOMEOWNERS ASSOCIATION, INC.; BRETTINA ADAMS; CHERYL WHITTEN; KIMBERLY TROMLEY; UNITED STATES OF AMERICA - DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE; BARCLAYS BANK DELAWARE 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 August 01, 2024, the following described property as set forth in said Final Judgment, to-wit:
 LOT 9, IBIS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 113 AND 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 3040 SHEP-PARDS CROOK CT., HOLIDAY, FL 34691
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 9 day of July, 2024.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 23-162916 - NaC
 July 12, 19, 2024 24-01260P

