

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 51-2021-DR-001944-WS
Division: E
IN RE THE MARRIAGE OF: AILEN ALBIA KENNEDY, Petitioner, and MICHAEL DAVID KENNEDY, Respondent
TO: Michael David Kennedy
YOU ARE NOTIFIED that an action for an Amended Supplemental Petition for Modification of Final Judgment of Dissolution of Marriage, including claims for payments of support, 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, Petitioner's attorney, whose address is 8520 Government Drive, Suite 2, New Port Richey, Florida 34654, on or before August 26, 2024, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED this 22 day of July, 2024.
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Melanie Gray Deputy Clerk
Aug. 2, 9, 16, 23, 2024 24-01408P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Union Park Community Development District
The Board of Supervisors (the "Board") of the Union Park Community Development District (the "District") will hold a public hearing and a meeting on August 28, 2024, at 6:00 p.m. at the Residence Inn Wesley Chapel located at 2867 Lajuana Blvd., 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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.unionparkcdd.org, or may be obtained by contacting the District Manager's office via email at heather@breezehome.com or via phone at (813)565-4663.
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.
Heather Dilley
District Manager
August 2, 9, 2024 24-01416P

FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES
SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 AND FISCAL YEAR 2024/2025
The Board of Supervisors of Summit View II Community Development District will hold their regular meetings for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Boulevard, Land O' Lakes, Florida 34639 on the third Friday of every month, at 10:00 a.m. or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later, unless otherwise indicated as follows:
FISCAL YEAR 2023/2024
August 16, 2024
September 20, 2024
FISCAL YEAR 2024/2025
October 18, 2024
November 15, 2024
December 20, 2024
January 17, 2025
February 21, 2025
March 21, 2025
April 18, 2025
May 16, 2025
June 20, 2025
July 18, 2025
August 15, 2025
September 19, 2025
October 17, 2025
November 21, 2025
December 19, 2025
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, by phone: (813) 344-4844, or by email: jgreenwood@gms-tampa.com.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jason Greenwood
District Manager
August 2, 2024 24-01417P

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT
In accord with Chapters 120 and 190, Florida Statutes, the Magnolia Island Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.
The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.
The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.013, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2023).
A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010.
District Manager
Magnolia Island Community Development District
August 2, 2024 24-01422P

FIRST INSERTION
WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S) AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board") of the Wiregrass II Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 23, 2024
TIME: 10:30 A.M.
LOCATION: Offices of Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.wiregrassicdd.org/.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
August 2, 9, 2024 24-01419P

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 10.47 acres known as Angeline 6 Collector Road C.
The project is located in Pasco County, Section(s) 33, Township 25 South, Range 18 East. The permit applicant is Len-Angeline, LLC whose address is 2502 N Rocky Point Dr, St 1050, Tampa, FL 33607. The Permit No. is 43044257.052.
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.
NOTICE OF RIGHTS
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
August 2, 2024 24-01425P

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 minor alteration of an existing Surface Water Management System on 3.78 acres to serve the Residential project known as New Port Corners Phase 1 Amenity. The project is located in Pasco County, Section(s) 02, Township 26 South, Range 16 E. The permit applicant is Len-New Port Corners LLC, 5505 Blue Lagoon Dr., Miami, FL 33126. The Permit No. is 43044703.005.
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 (District) at 7601 Highway 301 North, Tampa, Florida 33637.
NOTICE OF RIGHTS
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
August 2, 2024 24-01424P

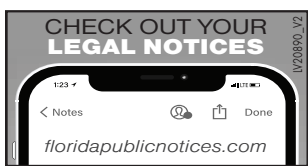
FIRST INSERTION
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a public hearing on August 28, 2024, at 6:30 p.m. at the Fairfield Inn & Suites Tampa Wesley Chapel, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543 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"). A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32745, (813) 565-4663 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://unionparkeastcdd.org/.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
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
Patricia Thibault
August 2, 9, 2024 24-01421P

FIRST INSERTION
AFFORDABLE SECURE STORAGE - HUDSON PUBLIC NOTICE
Notice of Sale
Affordable Secure Storage-Hudson
8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash only for

FIRST INSERTION
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Affordable Secure Storage-Hudson
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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.

FIRST INSERTION

WIREGRASS 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 AND IRRIGATION 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 (the "Board") for the Wiregrass Community Development District (the "District") will hold the following public hearings and a regular meeting:

DATE: August 23, 2024
 TIME: 10:00 A.M.
 LOCATION: Rizzetta & Company, Inc.,
 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 (the "Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments (the "O&M Assessments") upon the lands located within the District, to fund the general administrative, operations, and maintenance portion of the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the O&M Assessments. The third public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of irrigation special assessments (the "Irrigation Assessments," and together with the O&M Assessments, the "FY 25 Assessments") upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the Irrigation Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy FY 25 Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of the FY 25 Assessments

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

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted- Non-Residential			
Retail - Audi	60	1.15	\$342.94
Hotel- Fairfield Inn	92	0.60	\$178.93
Light Industrial- Morningstar	100	0.85	\$253.48
Retail - Culvers	4.443	1.15	\$342.94
Retail - Kiddie Academy	10	1.15	\$342.94
Hospital-NTBH	123	0.60	\$177.78
Retail- 7-11	4.48	1.15	\$342.94
Retail- Cooper's Hawk	10.522	1.15	\$342.94
Retail - Parcel M14B	7.57	1.15	\$342.94
Office - Florida Cancer	56.56	0.85	\$253.48
Retail-Daybreak Market	4.87	1.15	\$342.94
Residential			
Apartment - BH	100	0.25	\$74.56
Apartment - Altis	392	0.25	\$74.56
Arbors			
TH- Parcel M21	160	0.60	\$177.78
SF 30-40 M21	23	1.00	\$298.21
SF 41-50 M21	1	1.00	\$298.21
SF 51-60 M21	1	1.00	\$298.21
SF 61-70 M21	3	1.00	\$298.21
SF 71-80 M21	1	1.00	\$298.21
Windemere			
TH (Active)	220	0.60	\$177.78
Ridge			
SF 30-40	14	1.00	\$298.21
SF 41-50	163	1.00	\$298.21
SF 51-60	194	1.00	\$298.21
SF 61-70	47	1.00	\$298.21
SF 71-80	85	1.00	\$298.21
SF 71-80 Plus	61	1.00	\$298.21
Persimmon Park			
SF-Parcel M21(PP)-30-40	160	1.00	\$298.21
SF-Parcel M21(PP)-41-50	152	1.00	\$298.21
SF-Parcel M21(PP)-51-60	18	1.00	\$298.21
UNPLATTED			
TH(Persimmon Park-Phase3)	75	0.60	\$177.78
SF(Persimmon Park-Phase 3)	37	1.00	\$298.21

TOTAL 2380
 Based on unit type. For more information, please contact the District Manager's Office.

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

Land Use	Total # of Units/ Acres	Irrigation Factor	Proposed Irrigation Assessment collection costs / early payment discounts)
Platted Non-Residential			
Retail - Audi	60k sq. ft.	Commercial	\$92.51
Hotel- Fairfield Inn	92 rooms	Commercial	\$46.41
Light Industrial- Morningstar	100k sq. ft.	Commercial	\$37.65
Retail - Culvers	4.443K sq. ft.	Commercial	\$567.58
Retail - Kiddie Academy	10k sq. ft.	Commercial	\$232.19
Hospital-NTBH	123 beds	Commercial	\$58.62
Retail- 7-11	4.48k sq. ft.	Commercial	\$454.34

CONT'D ON NEXT PAGE -->

PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV201873.VZ9

Retail-Cooper's Hawk	10.522k sq. ft.	Commercial	\$614.98
Retail-Parcel M14B	7.57k sq. ft.	Commercial	\$357.45
Office- FL Cancer Specialists	56.56k sq. ft.	Commercial	\$126.79
Retail-Daybreak Market	4.87k sq. ft.	Commercial	\$770.21

Residential

Apartments -BH	100 lots	Apts/Condos	\$64.24
Apartments -Altis	392 lots	Apts/Condos	\$63.90

Arbors

TH- Parcel M21	160 units	TH	\$390.49
SF 30-40 M21	23 lots	30-40	\$552.60
SF 41-50 M21	1 lots	41-50	\$594.47
SF 51-60 M21	1 lots	51-60	\$636.22
SF 61-70 M21	3 lots	61-70	\$677.96
SF 71-80 M21	1 lots	71-80	\$719.84

Windermere

TH (Active)	220 units	TH	\$307.92
Ridge			

SF 30-40	14 lots	30-40	\$516.35
SF 41-50	163 lots	41-50	\$558.22
SF 51-60	194 lots	51-60	\$599.96
SF 61-70	47 lots	61-70	\$641.71
SF 71-80	85 lots	71-80	\$683.58
SF 71-80 Plus	61 lots	80+	\$727.62

Persimmon Park

SF-Parcel M21(PP)-30-40	160 lots	30-40	\$491.96
SF-Parcel M21(PP)-41-50	152 lots	41-50	\$533.84
SF-Parcel M21(PP)-51-60	18 lots	51-60	\$575.58

UNPLATTED

TH (Persimmon Park-Phase 3)	0		\$0
SF (Persimmon Park-Phase 3)	0		\$0
TOTAL DISTRICT	2268		

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND FY 25 ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed FY 25 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 FY 25 Assessments, such that no public hearing on FY 25 Assessments shall be held or notice provided in future years unless the FY 25 Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the FY 25 Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the FY 25 Assessments imposed on certain developed property and will directly collect the FY 25 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 FY 25 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 FY 25 Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect FY 25 Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

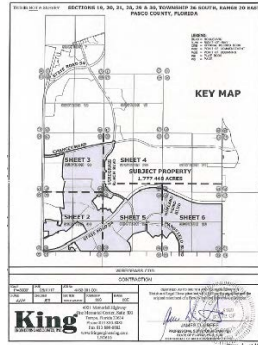
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.wiregrasscd.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that the 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



August 2, 9, 2024

24-01420P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that New Port Richey Hospital, Inc., One Park Plaza, Nashville, TN 37203, desiring to engage in business under the fictitious name of HCA Florida Sunlake Emergency, with its principal place of business in the State of Florida in the County of Pasco will file an Application for Registration of Fictitious Name with the Florida Department of State.

August 2, 2024 24-01428P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Asezart located at 3622 Front Park Dr., in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 29th day of July, 2024.
August 2, 2024 24-01426P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Forbes Dream Properties located at 6874 Ripple Pond Loop, in the County of Pasco, in the City of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 29th day of July, 2024.
O'CONNELL ENTERPRISES LLC
August 2, 2024 24-01427P

--- ESTATE ---

FIRST INSERTION

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

Case No. 2024CA001991CAAXES
In re: **TAYLOR'S FLIP 4 FLOPS, INC., Assignor, to PHILIP BIRKHOOLD, Assignee.**
TO: CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that on July 19, 2024, a petition was filed commencing Assignment for the Benefit of Creditors proceedings pursuant to Chapter 727, Florida Statutes, made by Taylor's Flip 4 Flops, Inc. (the "Assignor"), to Philip Birkhold (the "Assignee"), whose address is 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, Florida 33315. The Assignor maintains its principal place of business in Pasco County, Florida at 1752 Bruce B. Downs Blvd., Wesley Chapel, FL 33544.

Pursuant to Section 727.105 of the Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727 of the Florida Statutes. Except in the case of a consensual lienholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment, or the like, in connection with any judgment against assets of the estate in the possession, custody, or control of the Assignee.

YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding, you must file a proof of claim with the Assignee on or before November 18, 2024.
Aug. 2, 9, 16, 23, 2024 24-01409P

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000807
IN RE: ESTATE OF **TERRY RAY MALLORY**
Deceased.

The administration of the estate of TERRY RAY MALLORY, deceased, whose date of death was February 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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

FIRST INSERTION

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 August 2, 2024.

Personal Representative:
EBONY LATRICE JOHNSON
27149 Sora Blvd
Wesley Chapel, FL 33545
Attorney for Personal Representative:
/s/ Laurie R. Chane
Laurie R. Chane, Attorney
Florida Bar Number: 843547
The Law Office of Laurie R. Chane
14206 5th Street
Dade City, Florida 33523
Telephone: (352) 567-0055
Fax: (352) 437-3918
E-Mail: laurie@chanelaw.com
Secondary E-Mail:
service@chanelaw.com
August 2, 9, 2024 24-01411P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000361CPAXWS
IN RE: ESTATE OF **JOSEPHINE M SAGISTANO,**
Deceased.

The administration of the estate of Josephine M. Sagistano, deceased, whose date of death was September 26, 1991, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other 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 BE-

FORE 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 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 August 2, 2024.
Personal Representative:
Alan Petrillo
Attorney for Personal Representative:
John R. Cappa II
E-Mail Addresses:
jrc@cappalaw.com
Florida Bar No. 56227
1229 Central Avenue
St. Petersburg, FL 33705
Telephone: 727-894-3159
August 2, 9, 2024 24-01431P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1044
IN RE: ESTATE OF
BARBARA E. DUPILL,
Deceased.

The administration of the estate of BARBARA E. DUPILL, deceased, whose date of death was February 20, 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: August 2, 2024.

Signed on this 17th day of June, 2024. 7/29/2024.

SHARON A. PELCHAT
Personal Representative

7135 Trenton Place
New Port Richey, FL 34653
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
August 2, 9, 2024 24-01412P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1144
IN RE: ESTATE OF
SUSAN F. TRUSINA
Deceased.

The administration of the estate of SUSAN F. TRUSINA, deceased, whose date of death was June 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal 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 August 2, 2024.

Personal Representative:
/s/ Pamela Winberg
PAMELA WINBERG

13673 Fallow Dr.
Huntley, Illinois 60142
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
August 2, 9, 2024 24-01434P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000712
IN RE: ESTATE OF
CAROL SUE RAMIREZ,
Deceased.

The administration of the estate of CAROL SUE RAMIREZ, deceased, whose date of death was October 30, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 2, 2024.

JAMES F. DENTON, JR.
Personal Representative

7611 Saint Luke's Road
Land O' Lakes, FL 34638
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:
jrvera@hnh-law.com
August 2, 9, 2024 24-01413P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000934CPAXWS
IN RE: ESTATE OF
RICHARD E. CARTER,
Deceased.

The administration of the estate of RICHARD E. CARTER, deceased, whose date of death was September 6, 2023, and the last four digits of his social security number are 2218, and whose address was: 7330 New York Avenue, Hudson, Pasco County, FL 34667, is pending in the Sixth Judicial Circuit for Pasco County, Florida, Probate Division, the address of which is P.O. 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 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 Friday, August 2, 2024.

Personal Representative:
Robert Leone

2211 Ashley Oaks Circle
Wesley Chapel, FL 33544
Attorney for Personal Representative:
Estate of Richard E. Carter
Robert Grad, Esq.
FL Bar # 96363
Osprey Law Firm, P.A.
9500 Koger Blvd N, Suite 112
St. Petersburg, FL 33702
Telephone: (727) 456-8970
E-Mail: robert@ospreylawfirm.com
August 2, 9, 2024 24-01435P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001003
IN RE: ESTATE OF
KAREN LYNN BROOK A/K/A
KAREN L. BROOK A/K/A
KAREN BROOK,
Deceased.

The administration of the estate of Karen Lynn Brook a/k/a Karen L. Brook a/k/a Karen Brook, deceased, whose date of death was February 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 August 2, 2024.

Personal Representative:
Kelly Robert Barnett

3904 Judson Drive
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
August 2, 9, 2024 24-01414P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000974
IN RE: ESTATE OF
ANNE MARIE BENEDINI,
Deceased.

This administration of the Estate of ANNE MARIE BENEDINI, deceased, whose date of death was May 5, 2024, File Number 24-CP-000974, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338 New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: August 2, 2024.

KRISTEN MARIE BENEDINI
Personal Representative

307 SW 16th Avenue
Apartment 415
Gainesville, FL 32601
/s/ Keathel W. Chauncey
KEATHEL CHAUNCEY, ESQ.
Attorney for Personal Representative
FL Bar No. 68461
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, FL 33625
813-448-1042
Service@FLPLawFirm.com
KChauncey@FLPLawFinn.com
August 2, 9, 2024 24-01433P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP001269CPAXWS
IN RE: ESTATE OF
DEAN R. THORSON
Deceased.

The administration of the estate of Dean R. Thorson, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, Ste 105, New Port Richey, FL 34654. The names and addresses of the petitioner and the petitioner'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 August 2, 2024.

Personal Representative:
Deann Marie Thorson Garcia

12826 Ironwood Cir
Hudson, Florida 34667
Attorney for Petitioner:
/s/ Rachel M. Wagoner
Rachel M. Wagoner
Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
August 2, 9, 2024 24-01432P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 001451
**WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE
LOAN TRUST 2007-4,
ASSET-BACKED CERTIFICATES,
SERIES 2007-4,
Plaintiff, VS.**

**MARVIN W. NICHOLS A/K/A
MARVIN WAYNE NICHOLS, SR.
A/K/A MARVIN WAYNE NICOLS,
SR. A/K/A MARVIN W. NICHOLS
SR; et al.,
Defendant(s).**

TO: Marvin W. Nichols A/K/A Marvin Wayne Nichols, Sr. A/K/A Marvin Wayne Nichols, Sr. A/K/A Marvin W. Nichols Sr
Last Known Residence: 38345 Fossil Ln Zephyrhills, FL 33540
TO: Unknown Spouse of Marvin W. Nichols A/K/A Marvin Wayne Nichols, Sr. A/K/A Marvin Wayne Nicols, Sr. A/K/A Marvin W. Nichols Sr
Last Known Residence: 38345 Fossil Ln Zephyrhills, FL 33540
TO: Kimberly Nichols a/k/a Kimberly Ann Nichols a/k/a Kimberly A. Nichols n/k/a Kimberly Ann Mosansky
Last Known Residence: 38345 Fossil Ln Zephyrhills, FL 33540
TO: Unknown Spouse of Kimberly Nichols a/k/a Kimberly Ann Nichols a/k/a Kimberly A. Nichols n/k/a Kimberly Ann Mosansky
Last Known Residence: 38345 Fossil Ln Zephyrhills, FL 33540
TO: Unknown tenant #1
Last Known Residence: 38345 Fossil Ln Zephyrhills, FL 33540
TO: Unknown tenant #2
Last Known Residence: 38345 Fossil Ln Zephyrhills, FL 33540

YOU ARE NOTIFIED THAT AN ACTION TO foreclose a mortgage on the following property in PASCO County, Florida:

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP001085CPAXWS
Division J
IN RE: ESTATE OF
MARJORIE ANN WARNER
AKA MARJORIE A. WARNER
Deceased.

The administration of the estate of MARJORIE ANN WARNER aka MARJORIE A. WARNER, deceased, whose date of death was August 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 August 2, 2024.

Personal Representative:
GARY PATRICK WARNER

1533 Westerham Loop
Trinity, Florida 34655
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
August 2, 9, 2024 24-01436P

LOTS 527 AND 528, OF THE TOWN OF CRYSTAL SPRINGS, AS DESCRIBED ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before September 3rd, 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 29th, 2024.

As Clerk of the Court
By: Haley Joyner
As Deputy Clerk
1221-6090B
Ref# 8691
August 2, 9, 2024 24-01429P

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

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 51-2023-CA-004666-ES
Division J4

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. BOBBY R ROBINSON, UNKNOWN SPOUSE OF BOBBY R ROBINSON, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on July 31, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 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), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 4652 5TH ST, ZEPHYRHILLS, FL 33542; including the building, appurtenances, and fixtures located therein, at public sale,

to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on November 19, 2024 at 11:00 A.M.

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

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

Dated this July 31, 2024

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

Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
August 2, 9, 2024 24-01438P

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.: 2024-CA-000175
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. BRANDI L. CREEK, et al. Defendant

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on July 23, 2024, in Case No. 2024-CA-000175 of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and BRANDI L. CREEK and GILBERT J. DE LUNA 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 9th day of September 2024, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 4, ASHLEY PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 88 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 31026 HARPER BRANCH PL, WESLEY CHAPEL, FL 33543.

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 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 25th 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
Counsel for Plaintiff
August 2, 9, 2024 24-01410P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 51-2023-CA-004019 ES
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. JASON BRYAN HERNANDEZ A/K/A JASON B. HERNANDEZ, UNKNOWN SPOUSE OF JASON BRYAN HERNANDEZ A/K/A JASON B. HERNANDEZ, SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC., CENTENNIAL BANK, SUCCESSOR TO HERITAGE BANK OF FLORIDA, PHENIX SUPPLY COMPANY, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 18, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 28, BLOCK 11, SEVEN OAKS PARCELS S-16 AND S-17A, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 37-51, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 27621 KIRKWOOD CIRCLE, WESLEY CHAPEL, FL 33543; including the building, appurtenances, and fixtures located there-

in, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on September 16, 2024 at 11:00 A.M.

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

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

Dated: July 24, 2024

By: /s/ William Noriega
William Noriega
Attorney for Plaintiff
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
August 2, 9, 2024 24-01406P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2024CA000042CAAXWS
DIVISION: J3
Nationstar Mortgage LLC Plaintiff, vs.- Nickolas B. Ayala; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Pablo Ayala a/k/a Juan Pablo Ayala Montes, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Santos Pedro Ayala a/k/a Santos P. Ayala a/k/a Santos Ayala; Larry Ayala, Sr. a/k/a Larry Ayala; Jose Albert Ayala a/k/a Jose A. Ayala; Evelyn Renaila Lamboy Ayala a/k/a Evelyn L. Ayala a/k/a Evelyn Ayala; Ellen Marie Ayala a/k/a Ellen M. Ayala f/k/a Ellen Marie Requarth f/k/a Ellen M. Requarth; Vincent Paul Ayala a/k/a Vincent P. Ayala; Tabatha Louise Brown a/k/a Tabatha L. Brown f/k/a Tabatha L. Taylor f/k/a Tabatha L. Ayala; Theresa Anne Franks f/k/a Theresa Anne Clark f/k/a Theresa A. Clark f/k/a Theresa Anne Ayala; John P. Ayala; Unknown Spouse of Nickolas B. Ayala; Unknown Spouse of Santos Pedro Ayala a/k/a Santos P. Ayala a/k/a Santos Ayala; Unknown Spouse of Larry Ayala, Sr. a/k/a Larry Ayala; Unknown Spouse of Jose Albert Ayala a/k/a Jose A. Ayala; Unknown Spouse of Evelyn Renaila Lamboy Ayala a/k/a Evelyn L. Ayala a/k/a Evelyn Ayala; Unknown Spouse of Ellen Marie Ayala a/k/a Ellen M. Ayala f/k/a Ellen Marie Requarth f/k/a Ellen M. Requarth; Unknown Spouse of Vincent Paul Ayala a/k/a Vincent P. Ayala; Unknown Spouse of Tabatha Louise Brown a/k/a Tabatha L. Brown f/k/a Tabatha L. Taylor f/k/a Tabatha L. Ayala; Unknown Spouse of Theresa Anne Franks f/k/a Theresa Anne Clark f/k/a Theresa A. Clark f/k/a Theresa Anne Ayala; and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000042CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Nickolas B. Ayala 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 August 27, 2024, the following described property as set forth in said Final Judgment, to-wit:
THE SOUTH 35 FEET OF LOT 89, JASMINE HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 56, 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
23-328696 FCO1 CXE
August 2, 9, 2024 24-01439P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2022CA001753CAAXES
DIVISION: J5
NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, vs.- Marty F. Wanyo a/k/a Marty F. Wanyo a/k/a Martin Floyd Wanyo; Dara Marie Wanyo a/k/a Dara Marie Wiesert; Hernando HMA LLC DBA Bayfront Health Spring Hill; Bank of America, N.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA001753CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff and Martin Wanyo a/k/a Marty F. Wanyo a/k/a Martin Floyd Wanyo 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 September 3, 2024, the following described property as set forth in said Final Judgment, to-wit:
TRACT 16, OF THE UNRECORDED SUBDIVISION OF HIGHLAND FOREST, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE

SOUTH LINE OF SAID SECTION 7, NORTH 89°58'14" EAST, A DISTANCE OF 1306.24 FEET; THENCE NORTH 0°08'31" WEST, A DISTANCE OF 989.97 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°08'31" WEST, A DISTANCE OF 329.99 FEET; THENCE NORTH 89°59'26" EAST, A DISTANCE OF 1,255.52 FEET; THENCE SOUTH 0°03'44" WEST, A DISTANCE OF 329.89 FEET; THENCE SOUTH 89°59'08" WEST, A DISTANCE OF 1,254.34 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, 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
22-326584 FCO1 ALW
August 2, 9, 2024 24-01407P

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO, FLORIDA.
CASE No. 2022CA002194CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. BARON, JOSEPH, et al., Defendants

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF REBECCA BARON AKA REBECCA KRUEGER BARON, DECEASED 8233 CHANNEL DRIVE PORT RICHEY, FL 348668 UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JEFFREY BARON AKA JEFFREY BARON AKA JEFFREY THOMAS BARON, DECEASED, AS POTENTIAL HEIR OF REBECCA BARON AKA REBECCA KRUEGER BARON, DECEASED 8233 CHANNEL DRIVE PORT RICHEY, FL 348668

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: LOT 67, HARBOR ISLES SUBDIVISION; SAID LOT BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION WHICH APPEARS OF RECORD IN PLAT BOOK 8, AT PAGES 35 AND 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

LOT 67, HARBOR ISLES SUBDIVISION; SAID LOT BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION WHICH APPEARS OF RECORD IN PLAT BOOK 8, AT PAGES 35 AND 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA001317CAAXWS
BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF HAROLD K. CRITCHLAW III A/K/A HAROLD CRITCHLAW III, 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 Harold K. Critchlaw III A/K/A Harold Critchlaw III, Deceased Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 226, EMBASSY HILLS UNIT ONE, AS SHOWN ON PLAT BOOK 11, RAGES 86, 87 AND 88, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written

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 September 3rd, 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 29th day of July, 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
(58341.10404)
August 2, 9, 2024 24-01430P

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South,
Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(58341.10404)
August 2, 9, 2024 24-01430P

FIRST INSERTION

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 September 3rd, 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 30th, 2024.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk
1092-13 100B
Ref# 8765
August 2, 9, 2024 24-01437P

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the Concord Station Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 20, 2024, at 6:30 p.m. at the Concord Station Clubhouse located at 18636 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 www.concordstationcdd.com, 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 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.

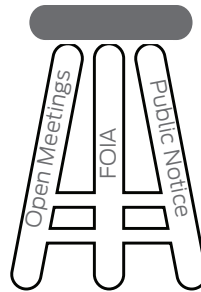
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact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

Larry Krause
District Manager
July 26; Aug. 2, 2024 24-01375P

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence

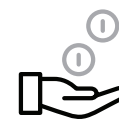


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

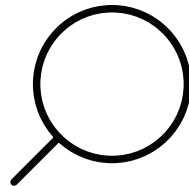


Citizens continue to learn about vital civic matters from newspaper notices.

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

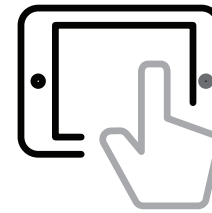
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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--- SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case# 512024CA000588CAAXWS
Diane Hamilton Plaintiff, vs.
Suncoast Old Dixie Properties, Inc., and Joena Ebarle, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 512024CA000588CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida,

wherein Diane Hamilton, Plaintiff, and Suncoast Old Dixie Properties, Inc. and Joena Ebarle are Defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash in AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM. AT 11 am ON August 19th 2024, the following described property as set forth in said Final Judgment, to-wit: CAPE CAY UNIT ONE PB 7 PG 30 LOT 8 & 9 BLOCK B OR 8291 PG 613 together with all fixtures, machinery equipment, appliances

and personal property.
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: Diane Hamilton Pro Se Plaintiff s 512 20th Ave., Indian Rocks Beach, FL 33785 (727)- 422-3054 July 26 Aug. 2, 2024 24-01363P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No. 23-CC-003995
FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.
DENISE KELLO, and VICTOR KELLO, Defendants.
Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 23-CC-003995 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

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 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 this 17th 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@rpjlaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizani
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
Nicholas T. Pizani,
Florida Bar No.: 118857
July 26; Aug. 2, 2024 24-01367P

Lot 12 Block Q Meadow Oaks Parcel I & Q according to the Plat thereof, recorded in Plat Book 36 Pages 6 through 10, of the Public Records of Pasco County, Florida. ("Property")
Property Address: 13203 Golf Ridge Place, Hudson, Florida 34669

at public sale, to the highest and best bidder for cash at 10:00 a.m. on November 7, 2024. The sale shall be conducted 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

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 23rd day of July, 2024.
NIKKI ALVAREZ-SOLWES, ESQ., CLERK AND COMPTROLLER s/ Stephan C. Nikoloff
Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698
Telephone: (727) 738-1100
July 26; Aug. 2, 2024 24-01397P

24-01367P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 24-CC-820
THE ASSOCIATION OF CEDARWOOD VILLAGE CONDOMINIUM II, INC., a Florida not-for-profit corporation, Plaintiff, vs.
ESTATE OF SARAH V. BRANDT, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will

sell all the property situated in Pasco County, Florida described as:
Unit 64, Phase III, CEDARWOOD VILLAGE CONDOMINIUM II, as per plat thereof, recorded in Condominium Plat Book 4, Pages 47-54, inclusive, together with an undivided percentage of interest or share in the common elements appurtenant thereto, in accordance with the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Records Book 1685, Pages 1084-1155, inclusive, of the Public Records of Pasco County, Florida; and all subsequent amendments thereto. With the following street address: 4707 Wallingford Court, New Port Richey, Florida, 34655.
at public sale, to the highest and

best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 27, 2024.
Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the

time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 23rd day of July, 2024.
NIKKI ALVAREZ-SOLWES, ESQ., CLERK AND COMPTROLLER s/ Stephan C. Nikoloff
Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698
Telephone: (727) 738-1100
July 26; Aug. 2, 2024 24-01397P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No.
512023CA003877CAAXWS
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMS INC., CHL MORTGAGE PASS -THROUGH TRUST 2006-HYB4, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HYB4, PLAINTIFF, VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JEROME WHEELER A/K/A JEROME MICHAEL WHEELER (DECEASED), ET AL. DEFENDANT(S).
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 16, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on August 27, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

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 provided 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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.
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.
Tromberg, Morris & Poulin, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmpllc.com
By: /s/ Kyle Melanson
Kyle Melanson, Esq.
FBN 1017909
Our Case #: 23-000126
July 26; Aug. 2, 2024 24-01369P

LOT 500, TANGLEWOOD TERRACE, UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 84 AND 85, 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

24-01369P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019-CA-002410
AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, vs.
ROBERT K. LEWIS, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 23, 2024 in Civil Case No. 2019-CA-002410 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is Plaintiff and Robert K. Lewis, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOLWES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of August, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 25, Block 3, The Villages of Trinity Lakes, according to the map or plat thereof as recorded in Plat Book 68, Page 83, of the Public Records of Pasco County, Florida.
Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
22-05169FL
July 26; Aug. 2, 2024 24-01366P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.
2023CA003831CAAXWS
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A., Plaintiff, vs.
LINDA MARVEL, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 19, 2024 in Civil Case No. 2023CA003831CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A. is Plaintiff and Linda Marvel, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOLWES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of August, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 1359, Jasmine Lakes Unit 7-E, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 90 and 91, of the Public Records of Pasco County,

SECOND INSERTION

Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07234FL
July 26; Aug. 2, 2024 24-01365P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
ASE NO. 2023CA004428CAAXES
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SAMUEL MCCULLOUGH, JR., DECEASED; RONA D. MCCULLOUGH A/K/A RONA ELAINE MCCULLOUGH; SAMUEL MCCULLOUGH, III; SHADRICK KENYATTA MCCULLOUGH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MICROF LLC A/K/A MICROF; FIDELITY BANK; FIDELITY BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 18, 2024 and entered in Case No. 2023CA004428CAAXES of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SAMUEL MCCULLOUGH, JR., DECEASED; RONA D. MCCULLOUGH A/K/A RONA ELAINE MCCULLOUGH; SAMUEL MCCULLOUGH, III; SHADRICK KENYATTA MCCULLOUGH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-

RETARY OF HOUSING AND URBAN DEVELOPMENT; MICROF LLC A/K/A MICROF; FIDELITY BANK; are defendants. NIKKI ALVAREZ-SOLWES, 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 19, 2024, the following described property as set forth in said Final Judgment, to-wit:
LOT 95, LAKE PADGETT SOUTH UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated this 19th 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.: 23-01278 CLNK
July 26; Aug. 2, 2024 24-01364P

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. 2023CA004103CAAXWS
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEVEN JEROME SCHETTER, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 2023CA004103CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC 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 STEVEN JEROME SCHETTER, DECEASED; NIKKI SCHETTER CHRISMAN; KRISTEN WYNIA; STEVEN ANTHONY SCHETTER, JR. 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 14, 2024, the following described property as set forth in said Final Judgment, to-wit:
LOT 1578, AND THE EASTERLY 2 FEET OF LOT 1579, FOREST HILLS UNIT NO. 25, ACCORD-

SECOND INSERTION

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 60, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5611 RIDDLE RD, HOLIDAY, FL 34690
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 23 day of July, 2024.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100 Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
23-122998 - GrS
July 26; Aug. 2, 2024 24-01398P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2019-CA-003778-WS
ONEMAIN FINANCIAL GROUP, LLC, Plaintiff, vs-
MIGUEL A. PEREZ A/K/A MIGUEL PEREZ; MARITZA PEREZ A/K/A MARITZA B. PEREZ, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order dated July 19, 2024, entered in the above-captioned action, Case No. 2019-CA-003778-WS, the Clerk of the Court, NIKKI ALVAREZ-SOLWES, ESQ., will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.pasco.realforeclose.com, on September 10, 2024, the following described property as set forth in said final judgment, to-wit:
LOT 48, HUNTERS RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 118 THROUGH 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 9323 Via Segovia, New Port Richey, FL 34655
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE

LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. 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 19, 2024.
WEITZ & SCHWARTZ, P.A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
July 26; Aug. 2, 2024 24-01370P

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CALL 941-906-9386
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Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 512024CP000903CPAXWS
Division 1/J
IN RE: ESTATE OF
ROBERTA K. TRIVILINO
Deceased.

The administration of the estate of ROBERTA K. TRIVILINO, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 26, 2024.

Co-Personal Representatives:
ALAN B. TRIVILINO
205 Roycroft Avenue
Pittsburgh, Pennsylvania 15234
MARK E. TRIVILINO
29212 W. 183rd Terrace
Gardner, Kansas 666030
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcoleglaw.com
Secondary E-Mail:
eservice@siegcoleglaw.com
July 26; Aug. 2, 2024 24-01373P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1125
IN RE: ESTATE OF
MARCIA L. BETCHER AKA
MARCIA LOU BETCHER
Deceased.

The administration of the estate of MARCIA L. BETCHER AKA MARCIA LOU BETCHER, deceased, whose date of death was January 31, 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 26, 2024.

Personal Representative:
SUSAN KUHLMAN
4853 Bostonian Loop
New Port Richey, Florida 34655
Attorney for Personal Representative:
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 26; Aug. 2, 2024 24-01403P

SECOND 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 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 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 26, 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 E-Mail:
lmartinez@hnh-law.com
July 26; Aug. 2, 2024 24-01371P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-995
IN RE: ESTATE OF
RICHARD ALLEN KELLY
Deceased.

The administration of the estate of RICHARD ALLEN KELLY, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 26, 2024.

Personal Representative:
N MICHAEL KOUSKOUTIS
623 E. Tarpon Ave.
Tarpon Springs, FL 34689
Attorney for Personal Representative:
N. Michael Kouskoutis, Esq.
FBN: 883591.
623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribe123@gmail.com
July 26; Aug. 2, 2024 24-01402P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000932
IN RE: ESTATE OF
TERESA ANN PIEPER Deceased.

The administration of the estate of TERESA ANN PIEPER, 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 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 26, 2024.

Personal Representative:
JOHN A. SHONDER
10921 Greenaire Drive
Tampa, Florida 33624
Attorney for Personal Representative:
Denise A. Welter, Esquire
Attorney
Florida Bar Number: 585769
2405 Creel Lane Suite 102
Wesley Chapel, FL 33544
Telephone: (850) 388-3845
E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
July 26; Aug. 2, 2024 24-01374P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1169
IN RE: ESTATE OF
BERTHA H. BRAHM, Deceased.

The administration of the estate of BERTHA H. BRAHM, deceased, whose date of death was January 3, 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 26, 2024.

Signed on this 27th day of June, 2024.

RODNEY J. BRAHM
Personal Representative
9217 Sun Coast Terrace
Hudson, FL 34667

Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
July 26; Aug. 2, 2024 24-01401P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-000957
Division: Probate Division
IN RE: ESTATE OF
RONALD DOUGLAS CLELAND
Deceased.

The administration of the estate of Ronald Douglas Cleland, deceased, File Number: 2024-CP-000957, whose date of death was April 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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.

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 26, 2024.

Personal Representative
Kimberly Vandry
1135 Melvin Drive
Murfreesboro, TN 37128
Attorney for Personal Representative
Carling Freidzon, Esq.
Florida Bar number: 0117683
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, FL 33134
Office line: 305-677-5119
Email: Carling@flpfl.com
July 26; Aug. 2, 2024 24-01372P

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of JUAN JOSE GONZALEZ VELAZQUEZ, MONSERRATE VAZQUEZ TORRES, ESTEBAN CABRERA VAZQUEZ and EVANGELISTA VELAZQUEZ, if deceased any unknown heirs or assigns, will, on August 7, 2023, at 10:00 a.m., at 39619 Sweetgum Avenue, Lot #85, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1970 CNCR MOBILE HOME,
VIN: 3304241578,
TITLE NO.: 0004276409
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 26; Aug. 2, 2024 24-01395P

SECOND INSERTION

PUBLIC NOTICE
Effective July 18, 2024, Vrajesh Shah, MD will no longer be providing care at WellMed.

Patients of Vrajesh Shah, MD may continue care at WellMed at Land O' Lakes.

Patients can obtain copies of their medical records at:

WellMed at Land O' Lakes
20615 Amberfield Dr., Suite 102
Land O' Lakes, FL, 34638
Phone: 1-813-949-2950

A partir del 18 de julio de 2024, el Dr. Vrajesh Shah, MD dejará de atender pacientes en WellMed.

Los pacientes del Vrajesh Shah, MD podrán continuar recibiendo atención médica en WellMed at Land O' Lakes.

Los pacientes pueden obtener copias de su expediente médico en:
WellMed at Land O' Lakes

20615 Amberfield Dr., Suite 102
Land O' Lakes, FL, 34638
Phone: 1-813-949-2950

July 26; Aug. 2, 9, 16, 2024
24-01376P

THIRD INSERTION

PUBLIC NOTICE
Effective Aug. 1, 2024,
Richard Miller, DO, will
no longer be providing care
at Optum.

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, 26; Aug. 2, 9, 2024
24-01280P

THIRD 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, 26; Aug. 2, 9, 2024
24-01281P

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the Concord Station Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 20, 2024, at 6:30 p.m. at the Concord Station Clubhouse located at 18636 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 www.concordstationcdd.com, or may be obtained by contacting the District Manager's office via email at larry@breezeshome.com or via phone at (813) 565-4663.

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.

Larry Krause
District Manager
July 26; Aug. 2, 2024 24-01394P

--- ACTIONS ---

THIRD 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 Tabogy 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 me 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

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA003034CAAXES
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3, Plaintiff, vs. CYNTHIA THOMAS A/K/A CYNTHIA WILLIAMS; BRIAN THOMAS, ET AL. Defendants.
To the following Defendant(s):
CYNTHIA THOMAS A/K/A CYNTHIA WILLIAMS (CURRENT RESIDENCE UNKNOWN)

Last Known Address: 14646 15TH STREET, DADE CITY, FL 33523
Additional Address: 3655 PEREGRINE WAY, LAKE LAND, FL 33811
Additional Address: 39309 GREENMEADOW DR, ZEPHYRHILLS, FL 33542
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE SOUTH 210 FEET OF THE NORTH 440 FEET OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 IN SECTION 27, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 375 FEET AND LESS THE WEST 20 FEET THEREOF AND LESS ROAD RIGHT OF WAY.
A/K/A 14646 15TH STREET, DADE CITY FL 33523
has been filed against you and you are required to serve a copy of your written

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024-CA-001385
CROSSCOUNTRY MORTGAGE, LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WORMAN A/K/A TIFFANY C. WORMAN, et al., Defendants.
To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WORMAN A/K/A TIFFANY C. WORMAN, 8053 COLRAIN DRIVE, PORT RICHEY, FL 34668
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 557, THE LAKES UNIT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 20 THROUGH 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before 8/26/24 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
WITNESS my hand and seal of said Court on the 22 day of July, 2024.
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Melanie Gray
Deputy Clerk
DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
24-06230
July 26; Aug. 2, 2024 24-01396P

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2024CA001188CAAXES
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOANNE HUGHLEY; CITY OF CLEARWATER, FLORIDA; BEXLEY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF JOANNE HUGHLEY; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
TO: JOANNE HUGHLEY, 16334 FREHLEY RUN, LAND O LAKES, FL 34638
UNKNOWN SPOUSE OF JOANNE HUGHLEY, 16334 FREHLEY RUN, LAND O LAKES, FL 34638
YOU ARE NOTIFIED that an action to foreclose to the following properties in Pasco County, Florida:
LOT 15, BLOCK Y, BEXLEY SOUTH PARCEL 4 PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 31 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 16334 Frehley Run, Land O Lakes, FL 34638
Property Address: 18021 Applejack Ct, Spring Hill, FL 34610
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtull-

la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before AUGUST 26TH, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
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.
July 23, 2024
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL)
Deputy Clerk: Haley Joyner
SOKOLOF REMTULLA, PLLC
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 26; Aug. 2, 2024 24-01399P

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 51-2024-DR-002712-WS
Division: F
IN RE THE MARRIAGE OF: GARY L. TUCKER, Petitioner, and JOYCE LEA TUCKER, Respondent
TO: Joyce Lea Tucker
YOU 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 Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Former Wife's attorney or immediately thereafter. If you fail to do

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 AUGUST 26TH, 2024 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court this day of July 22, 2024.
Nikki Alvarez-Sowles, Esq.
PASCO COUNTY
CLERK OF COURT
By Deputy Clerk:
Haley Joyner
As Deputy Clerk
J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH17487-22/cam
July 26; Aug. 2, 2024 24-01400P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2023CA004775CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE O'CONNOR, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CATHERINE MARONEY; JAMES O'CONNOR; SALLY ANN DUNNE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED Defendant(s).
TO: JAMES O'CONNOR
Last Known Address
6753 Hudson Ave
Hudson, FL 34667
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

ing described property in Pasco County, Florida:
LOT 754, ALOHA GARDENS UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 132 THROUGH 134, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 08/05/24, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.
DATED on July 18, 2024.
As Clerk of the Court (SEAL) By: Haley Joyner
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com
1446-194468/VP2
July 26; Aug. 2, 2024 24-01362P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024CA001230CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP2, Plaintiff, vs. VICTORIA M. LYNCH, et. al. Defendant(s).
TO: VICTORIA M. LYNCH, UNKNOWN SPOUSE OF VICTORIA M. LYNCH,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 39, BLOCK 3, SUNCOAST POINTE VILLAGES 1A AND 1B, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 68 THROUGH 71, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before AUGUST 26TH, 2024 / (30 days from Date of First Publication of this Notice) 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 filed 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 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.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at County, Florida, this July 18, 2024
CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-128548
July 26; Aug. 2, 2024 24-01368P

to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including 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

--- TAX DEEDS ---

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000009TDAXXX
NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1906446
Year of Issuance: 06/01/2020
Description of Property: 21-25-17-0150-19400-0330
MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 33 & 34 BLOCK 194 OR 8439 PG 1516
Name(s) in which assessed: DAVID HENRY BLISCHE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 29, 2024 at 10:00 am.
July 10, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 26; August 2, 9, 16, 2024 24-01346P

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000016TDAXXX
NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2001193
Year of Issuance: 06/01/2021
Description of Property: 02-26-21-0010-01700-0020
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 SOUTH 60 FT OF EAST 200 FT OF TRACT 17 IN SEC 2 OR 7305 PG 1044
Name(s) in which assessed: MARVIN C GILL
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 29, 2024 at 10:00 am.
July 10, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 26; August 2, 9, 16, 2024 24-01352P

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000028TDAXXX
NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2003284
Year of Issuance: 06/01/2021
Description of Property: 11-24-18-0050-00000-0230
PASCO LAKE ACRES UNRECORDED SUB LOT 23 DESC AS COM INTERSECTION OF NORTH LINE OF SOUTH 1/4 OF SEC WITH WLY R/W SAL RR FOR POB TH S24DEG22'46"W 270.00 FT TH N65DEG37'14"W 110.00 FT TH S49DEG59'10"W 353.10 FT TH CV LEFT RAD 75 FT CHD N65DEG02'54 "W 63.47 FT TH N00DEG04'57"W 400.00 FT TH N89DEG55'03"E 540.00 FT TO POB
Name(s) in which assessed: STATE SOCIETY OF CHRISTOPHER NATION
JOSEPH R JUDY JR
LIAM MARCUS KNOWN AS THE GOVERNMENT AND
MEGAN RYAN KNOWN AS THE GOVERNMENT AND
REMI VIVIAN CRISTOBAL TORRES KNOWN AS THE GOVERNMENT
KNOWN AS THE GOVERNMENT AND PEOPLE OF THE STATE SOCIETY OF CHRISTOPHER NATION
CHANCELLOR THOMAS MORE TORRES KNOWN AS NIAMH DE JURE TORRES UNKNOWN AS THE GOVERNMENT
LIAM FRANCIS MARY TORRES KNOWN AS THE GOVERNMENT AND
PEOPLE OF THE STATE SOCI-

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000017TDAXXX
NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2000493
Year of Issuance: 06/01/2021
Description of Property: 22-24-21-0030-00400-0010
LAKE GEORGE PARK SUB PB 4 PG 32 LOTS 1-3 INCL BLOCK 4 OR 4479 PG 980
Name(s) in which assessed: ROSA CONTRERAS
ROSA CONTRERAS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 29, 2024 at 10:00 am.
July 10, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 26; August 2, 9, 16, 2024 24-01353P

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000012TDAXXX
NOTICE IS HEREBY GIVEN, That ANTHONY ALECCI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2001726
Year of Issuance: 06/01/2021
Description of Property: 15-26-21-0110-00000-0090
LANE PARK ESTATES 1ST ADD PB 10 PG 137 LOT 9 OR 9492 PG 2245
Name(s) in which assessed: MARCUS A F VILLAFANE
ANNETTE TORRES CRUZ
MARCUS ALEXIS FERNANDEZ VILLAFANE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 29, 2024 at 10:00 am.
July 10, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 26; August 2, 9, 16, 2024 24-01348P

ETY OF CHRISTOPHER NATION
JONATHAN IAN TORRES KNOWN AS THE GOVERNMENT
JUSTIN PATRICK TORRES KNOWN AS THE GOVERNMENT
ALEX RENAN TORRES ARGUINZONI KNOWN AS THE GOVE
MARIA SALOME TORRES ARGUINZONI KNOWN AS THE ROCKY TORRES KNOWN AS THE GOVERNMENT AND
JERRI FRYE KNOWN AS THE GOVERNMENT AND
JERRI ANNETTE TORRES KNOWN AS THE GOVERNMENT
DALILA TORRES KNOWN AS THE GOVERNMENT AND
MONICA TORRES MALDONADO KNOWN AS THE GOVERNMENT
YALITZA TORRES MALDONADO KNOWN AS THE GOVERNMENT
SHADIMIR VILLARREAL KNOWN AS THE GOVERNMENT
MATTHEW TURNER KNOWN AS THE GOVERNMENT AND
ZIRPA YALIZ TORRES ARGUINZONI KNOWN AS THE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 29, 2024 at 10:00 am.
July 10, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
July 26; August 2, 9, 16, 2024 24-01361P

--- TAX DEEDS ---

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000022TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That TAX BRAKE FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2002510 Year of Issuance: 06/01/2021 Description of Property: 33-26-20-0050-01800-0010 MEADOW POINTE PARCEL 14 UNIT 2 PB 37 PGS 48-53 LOT 1 BLOCK 18 OR 4355 PG 939</p> <p>Name(s) in which assessed: DAVID A EVANS II</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01358P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000025TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That TAX BRAKE FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2005523 Year of Issuance: 06/01/2021 Description of Property: 22-24-16-0020-00A00-0280 GULF SIDE ESTATES PB 6 PGS 63 & 63A LOTS 28 & 30 BLOCK A</p> <p>Name(s) in which assessed: GERALCY RIBEIRO DA SILVA</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01359P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000027TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1810503 Year of Issuance: 06/01/2019 Description of Property: 16-26-16-0540-00D00-0010 HOLIDAY GARDENS ESTATES UNIT 4 PB 12 PG 1 PORTION OF TRACT D LYING ELY OF LOT 731 OR 1805 PG 977</p> <p>Name(s) in which assessed: KANDICE HICKS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01341P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000015TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2000887 Year of Issuance: 06/01/2021 Description of Property: 03-25-21-0020-01700-0050 DADE CITY HEIGHTS PB 2 PG 76 LOTS 5 & 6 BLOCK 17 DB 83 PG 500</p> <p>Name(s) in which assessed: N R WILLIAMS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01351P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000008TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1909480 Year of Issuance: 06/01/2020 Description of Property: 32-25-16-0270-00500-0170 H R NICKS SUBDIVISION PB 2 PG 25 THE EAST 40 FT OF LOT 17 BLOCK 5 OR 9252 PG 1926</p> <p>Name(s) in which assessed: PORT RICHEY MARINA LLC TAIT A LUNDQUIST REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01345P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000018TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2008536 Year of Issuance: 06/01/2021 Description of Property: 18-26-16-0110-00000-0770 PALM LAKES TERR 1ST ADD PB 6 PG 40 LOT 77 OR 8202 PG 1155</p> <p>Name(s) in which assessed: VERONA V LLC JONATHAN R POLITANO REGT AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01354P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000021TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That TAX BRAKE FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2004024 Year of Issuance: 06/01/2021 Description of Property: 11-24-17-0020-00001-486B SUNCOAST HIGHLAND UN- REC PLAT POR OF TRACT 1486A DESC AS COM AT NW COR OF SEC TH S89DEG53' 02"E ALG NORTH LINE OF SEC 1190.00 FT TH SOUTH 228.00 FT FOR POB TH SOUTH 194.56 FT TH WEST 190.00 FT TH CURVE LEFT RAD 625.00 FT CHD S88DEG37'03" W 29.79 FT TH N02DEG43'53" W 195.48 FT TH EAST 229.09 FT TO POB SUBJ TO INGRESS/EGRESS & UTILITIES ESMT OVER EAST 25.00 FT THEREOF OR 8255 PG 750</p> <p>Name(s) in which assessed: CHARLES A WOMACK</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01357P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000004TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1712052 Year of Issuance: 06/01/2018 Description of Property: 25-26-15-0010-01600-0000 TAMPA TARPON SPRINGS LAND COMPANY PB 1 PG 68 TRACT 16 EXC THAT PART IN THE FOLLOWING ALOHA GARDENS UNIT 3 PB 10 PG 15 & ALOHA GARDENS UNIT 4 PB 10 PG 25 & ALOHA GARDENS UNIT 7 PB 10 PG 132 & TAHI- TIAN HOMES UNIT 6 PB 11 PG 115 & TIKI VILLAGE MOBILE HOME PARK CONDO UNREC OR 1792 PG 1923</p> <p>Name(s) in which assessed: DUANE POWNELL REV DUANE POWNELL CHRISTIAN LIFE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01343P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000003TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1911899 Year of Issuance: 06/01/2020 Description of Property: 32-26-16-0170-00000-018A COM MOST ELY COR OF LOT 7 OF ANCLOTE RIVER HEIGHTS UNIT 2 PB 5 PG 121 TH S41DG 22' 28"E 274.54 FT FOR POB TH CONT S41DG 22' 28"E 63.39 FT TH S18DG 34' 55"W 36.84 FT TO NELY COR OF LOT 18 OF SAID ANCLOTE RIVER HEIGHTS UNIT 2 TH CV LEFT RAD 390 FT CHD N71DG 04' 23"W 49.97 FT TH N14DG 28' 30"E 68.45 FT TO POB OR 3414 PG 93</p> <p>Name(s) in which assessed: RANDALL DREHER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01342P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000019TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2002664 Year of Issuance: 06/01/2021 Description of Property: 02-26-19-0020-00001-1170 ANGUS VALLEY UNIT #3 UN- REC PLAT LOT 1117 COM AT SW COR OF SEC TH EAST ALG SEC LN 3281.25 FT TH NORTH 3440.42 FT FOR POB TH WEST 150.00 FT TH NORTH 150.00 FT TH EAST 150.00 FT TH SOUTH 150.00 FT TO POB OR 1615 PG 422</p> <p>Name(s) in which assessed: ARNIE ALVAREZ EST OF KATHY A FISHER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01355P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000005TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1905827 Year of Issuance: 06/01/2020 Description of Property: 09-25-17-0040-04300-0110 MOON LAKE ESTATES UNIT 4 PB 4 PGS 79 & 80 LOTS 11 TO 13 INCL BLOCK 43 OR 1126 PG 874</p> <p>Name(s) in which assessed: ROBERT E POWER ESTATE OF BETTY L POWER DECEASED V CARMACK R POWER D POWER B POWER D L FOSSETTA</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01344P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000013TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ANTHONY ALECCI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2003202 Year of Issuance: 06/01/2021 Description of Property: 07-24-18-0010-00000-0570 HIGHLAND FOREST UNREC PLAT POR TRACT 57 DESC AS EAST 1/2 OF WEST 1/2 OF NW1/4 OF SE1/4 OF SE1/4 LESS SOUTH 25 FT FOR ROAD R/W & LESS NORTH 318.00 FT THEREOF</p> <p>Name(s) in which assessed: JANE ANNE BUSSELL</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01349P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000014TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2006300 Year of Issuance: 06/01/2021 Description of Property: 09-25-16-0760-00000-1170 PINELAND PARK UNREC PLAT LOT 117 DESC AS: COM AT SE COR OF TRACT 38 OF PORT RICHEY LAND COMPANY SUB PB 1 PG 61 OF SEC 9 TH ALG SOUTH LN OF TRACTS 38 & 39 S89DEG59'08" W 743.03 FT TH N00DEG21'13"E 222.90 FT FOR POB TH N89DEG51'58" W 50 FT TH N00DEG21'13"E 110 FT TH S89DEG 51'58"E 50 FT TH S00DEG21'13" W 110 FT TO POB; NORTH 25 FT THEREOF SUB- JECT TO EASEMENT FOR PUB- LIC ROAD R/W &/OR UTILI- TIES OR 8551 PG 1855</p> <p>Name(s) in which assessed: ALEXANDER THOMPSON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01350P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000011TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GRIFFIN HARE CAPITOL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1710142 Year of Issuance: 06/01/2018 Description of Property: 08-26-16-0010-04900-0041 TAMPA TARPON SPRINGS LAND CO PB 1 PGS 68-70 POR- TION OF TRACT 49 DESC AS COM AT THE INTERSECTION OF ELY R/W LINE OF CHARLES ST & SLY R/W LINE OF GULF DR TH S00DEG32'57" W 294.00 FT TH S89DEG36'06" E 120.00 FT TO POB TH CONT S89DEG36'06" E 107.77 FT TH S00DEG26'37" W 50.00 FT TH N89DEG36'06" W 107.86 FT TH N00DEG32'57" E 50.00 FT TO POB A/K/A PORTION OF LOT 4 OR 6977 PG 1264 OR 7422 PG 304</p> <p>Name(s) in which assessed: PERRY W DOTSON JR PERRY DOTSON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01340P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000027TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2008111 Year of Issuance: 06/01/2021 Description of Property: 09-26-16-0020-00100-0260 EAST GATE ESTATES UNREC PLAT LOT 26 BEING POR OF TR 1 OF PORT RICHEY LAND CO SUB PB 1 PG 61 DESC AS COM NW COR OF LOT 27 OF EAST GATE ESTATES THIRD ADD PB 7 PG 128 FOR POB TH ALG NLY EXTENSION OF W LN LOT 27 N00DEG15' 54" W 60 FT SAID W LN LOT 27 BEING SAME AS W LN TR 1 TH PARALLEL TO N LN LOT 27 N89DEG39' 39"E 124.09 FT TH S00DEG20' 21"E 60 FT TH S89DEG39' 39" W 124.17 FT TO POB</p> <p>Name(s) in which assessed: FIX PADS HOLDINGS LLC CT CORPORATION SYSTEM REGT AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01360P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000011TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ERIC L COX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1507456 Year of Issuance: 06/01/2016 Description of Property: 34-24-16-0000-00300-0020 COM AT MOST NELY COR OF LOT 12 OF WINDSOR MILL- UNIT ONE PB 16 PG 135 FOR POB TH S12DG 26' 58" W ALG ELY BDY OF SAID LOT 12 11 FT TH S77DG 33' 02"E 35 FT TH N12DG 26' 58"E 80 FT TH N77DG 33' 02"W 35 FT TO ELY BDY OF AFORESAID WINDSOR MILL- UNIT ONE TH S12DG 26' 58" W ALG SAID ELY BDY 69 FT TO POB OR 3021 PG 1072 OR 3036 PG 1801</p> <p>Name(s) in which assessed: WINSOR WOODS IRREVOCABLE TRUST JOHN C BIERLEY TRUSTEE JANE B SMITH TRUSTEE THE ZELIA-B 2017 LAND TRUST UTD 6/5/2017</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01347P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2023XX000172TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1610680 Year of Issuance: 06/01/2017 Description of Property: 08-25-21-0010-00000-048A LAKE PASADENA HEIGHTS PB 7 PGS 141 & 12 21/96TH INTER- EST IN LOT 48-A OR 238 PG 594 OR 249 PG 283 OR 595 PG 610 OR 594 PG 690 OR 589 PG 106 OR 392 PG 294 OR 719 PG 571 OR 2044 PG 423 OR 5231 PG 605</p> <p>Name(s) in which assessed: DEW TRUST WILBER DEW TRUSTEE C A HARDWICK GERALDINE E HARDWICK RALPH P ROUDNBUSH MILTON P LOCKHART IRENE V LOCKHART JAMES H CHIVALL GRACE M CHIVALL ANTHONY M SEANO LINDA M SHANO WILBUR ISAAC DEW DECEASED TRUSTEE PATSY L DEW DECEASED TRUSTEE DEW TRUST DATED JANUARY 29, 2003</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01339P</p>

SECOND INSERTION
<p>Notice of Application for Tax Deed 2024XX000020TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That KONSTANTINOS GKARAVELIS, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1909231 Year of Issuance: 06/01/2020 Description of Property: 28-25-16-0080-00200-001A HERMANSON SUBDIVISION PB 2 PG 50 PORTION OF LOTS 4 5 & 6 & A POR OF TRACT 23 PORT RICHEY LAND COM- PANY SUB PB 1 PG 61 DESC AS COM AT NW COR OF SEC 28 TH S89DEG38'05"E 449.00 FT TH S00DEG24'31" W 166.82 FT FOR POB TH S86DEG22' 00"E 25.75 FT TH S48DEG07'58"E 118.52 FT TH S61DEG17'32"E 70.93 FT TO WLY R/W LINE OF US HWY 19 TH ALG SAID R/W 31.18 FT ALG ARC OF CV CON- CAVE TO NW RAD 5661.58 FT CHD BRG S24DEG57'48" W TH N61DEG17'32" W 76.56 FT TH N48DEG07'58" W 111.32 FT TH N86DEG22'00" W 30.42 FT TH N30DEG02'32"E 34.74 FT TO POB OR 7887 PG 1870</p> <p>Name(s) in which assessed: TD FINANCIAL PRODUCTS INC TODD MAUTNER REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01356P</p>