

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 24, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storage-treasures.com. 01033 - Vitale, Taylor; 01072 - Rush, LaShawn; 01116 - Rhodes, Raby; 02071 - Yarde, Ron; 02132 - Lowrie, Eila; 03167 - Canizalez, Milton; 03173 - Bolin, Jordan; 04026 - MORRISON, LAVONNE; 04078 - Cruz, Michelle; 04213 - Richards, Ahmad PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storage-treasures.com. 040 - Whipkey, Sharon; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 103 - Weathers, Shelley; 155 - Garcia, Jorge; 178 - STEPHENSON, CHRISTINA; 180 - Posada, Fanny; 222 - Posada, Fanny; 270 - Martin, Kathleen; 282 - Fabrizi, Michael PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storage-treasures.com. 11027 - Scott, Jeremy; 11029 - Simon, Tabitha; 11141 - Malin, Derek; 11169 - Bowen, Theodore; 11231 - Quinn, Kaysee; 11255 - Bedford, Rachel; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 11291 - Faulkner, Christina; 12007 - Merritt, Dennis; 12030 - patterson, heather; 12043 - Glass, Paul; 12046 - Torres Acosta, Lucia; 12050 - Maynes, Kellie; 12095 - Smith, Dylan; 12129 - Jackson, Kris; 12141 - monaco, michael; 12161 - Wade, Nicola; 12202 - Giglio, Justina; 12213 - Schettino, Theresa; 12221 - Cicepcion, Gilberto; 12240 - komorowski, Stephanie; 12250 - Despenza, Cheryl; 12280 - McGinnis-Gomez, Noah; 13034 - MEIER, STEPHANIE; 13050 - Toro, Oscar; 13128 - Malin, Derek; 13170 - schroeder, justus; 13200 - Ramos-Gonzalez, Aleisha; 13304 - Boggs, John; 13321 - omojero, Hannah; 13327 - Amie, Ronald; 13331 - Alexander, Todd; B116 - heard, walter; B122 - Washington, Noril; B123 - Harris, Julia; B126 - Galloway, Melinda; B138 - seed, Frederick; B211 - Demarchi, Gordon Edward; B226 - Mann, Stephen; B246 - jones, Angelia; C104 - McKinnon, Kendra; C113 - Blanco, Bryan; C130 - Bliss, Heather; C203 - Braden, Julie; C220 - Dodson, Dede; C236 - Ross, Devina; C367 - STUCKEY, DOMINIQUE; D102 - Alfred, Tiffany; D134 - Denley, Madelene; D151 - Johnson, Rev; D163 - Levzov, Amber; D219 - Walter, Amy; D240 - Casano, Annette; D251 - heard, walter; D259 - faulkner, christina; D280 - Grafton, William; D350 - Hedges, Colleen PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storage-treasures.com. 1018 - Ordner, Randy; 1204 - Riccardi-Sirico, D'Anna; 1372 - Weeks, Richard; 1380 - Florida Wellness Medical group Unger, Stephen; 1411 - Ordner, Randy; 1607 - sims, Chuck; 1720 - Campbell, Christopher; 1928 - Mchugh, Brian; 2203 - Henk, Scott; 2210 - Harrison, James; 2402 - Little, Devin PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storage-treasures.com. A0009 - Morgan, Robin; A0074 - Murawski, Chris; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1124 - Echevarria, Maya; E1132 - Weiner, Jessie; E1153 - Del Rio, Betsy; E1163 - Lindrivas, Angelique; E1198 - Bell, Amajhri; E1231 - Johnson, Monique; E1232 - osorno, Jonathan; E1235 - Fort, Amy; E2202 - Vazquez, Elba; E2244 - Semidey, Daniel Hernandez; E2293 - Holeman, Jacquyn; E2358 - Johnson, Melissa PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storage-treasures.com. 0A141 - Evans, Andrew; 0A160 - Popovich, George; 0A177 - Rogers, Latasha; 0A196 - Laskowski, Gary; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B021 - coats, janie; 0B027 - Rader, Brian; 0B033 - Young, Michael; 0B039 - Megovern, Brittney; 0B127 - Matos, Yessy; 0C027 - Bernard, Cal; 0C106 - Delgrosso, Lisa; 0C113 - Brantley, Danielle; 0D001 - Popovich, George; 0D008 - Driscoll, John; 0E008 - Howard, Robert; 0E054 - Caraballo, Idelisa; 0E065 - Garcia, Jessica; 0E107 - MATTHEWS, HOPE; 0E115 - Knox, Tracy; 0E147 - Bruno santiago, Yadiria; 0E178 - Tuohy, Margaret; 0E186 - Chapman, Matthew; 0E243 - Menech, Nicole PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storage-treasures.com. 071 - Bomhardt, Anne; 078 - Galarza, Zachary; 114 - Morris, Katelynd; 147 - flynn, lawrence; 175 - soltes, Stephen; 190 - Mantia, James; 225 - Prouite, Scott; 233 - Cruz, kimberly; 243 - Patton, Christian; 244 - Carter, Melissa; 247 - Glass, Paul; 253 - Glass, Paul; 266 - Danapas, John; 269 - Glass, Paul; 313 - Mantia, James; 324 - Bomba, Valentina; 342B - Hyjek, John; 343 - Roberts, Brendon; 403 - Cunningham, Bridget; 441 - Murphy, Evan; 452 - Moorehead, Susan; 481 - Scydick, Terry; 490 - traceys loving care llc hendrix, tracey; 533 - Creighbaum, Doyle; 571 - CASTEEL, ANDREW; 574 - Murphy, Kimberly PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storage-treasures.com. 1020 - Niemczyk, Krista; 1045 - muniz, Danielle; 1079 - Landsm, Tameisha; 1102 - Taveras, Sandy; 1118 - McDougal, Mackenzie; 1123 - Taveras, Sandy; 1179 - Roberts, Brian; 1181 - Hicks, Ashley; 1188 - Lee, David; 1191 - Mcdearmon, Sandra; 1210 - Whitney, Sandra L; 1214 - Russella, James; 2014 - Perez, Desmond; 2046 - Fuller, Kirsten; 2049 - Moore, Morgan; 2064 - Rieger, Shannon; 2084 - Bunkoff, Joelle; 2179 - Hines, Jason; 2235 - Casique, Ingrid; 2267 - goodman, dorothea; 2284 - Roussos, Mike; 3006 - martinez, iris; 3020 - Smart, Ronald; 3057 - Traore, Tamara; 3058 - Buran, Ralph; 3091 - Desimone, Christina; 3159 - Towns, Shalandra; 3188 - Bumgardner, Kaitlyn; 3198 - Russell, Becky; 3209 - COLEY, INTIMATE SHERMIRA; 3210 - Ramos, David; 3215 - bermudez, Angelica; 3255 - Rivera, Jorge; 3263 - Ferry, Mike; 3312 - Ortiz, Enrique; 3342 - Robinson, Venessa Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080 August 9, 16, 2024 24-01452P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on August 28, 2024, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Wesley Elias District Manager August 9, 2024 24-01454P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Dupree Lakes Community Development District (the "District") hereby gives notice of its intention to develop rules establishing revised rates and rules related to the District's amenity facilities.

The purpose and effect of the rates is to provide for efficient and effective District operations by setting rates and rules to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on September 17, 2024, at 6:00 p.m. at Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd, Land O'Lakes, FL 34639

Additional information regarding this rule development may be obtained from the District's website, https://www.dupreelakesdcd.org/, or by contacting the District Manager, Jason Greenwood, jgreenwood@gms-tampa.com, or by calling (813) 344-4844.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Government Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, and (813) 344-4844.

Jason Greenwood District Manager August 9, 2024 24-01455P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Reserve at Pradera Community Development District

The Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2024, at 6:00 p.m. at the office of Rizzetta & Company located at 2700 S. Falkenberg Road., Suite 2745, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

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. For additional information, please check the District's website at https://www.reserveatpradera.org.

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.

Stephanie DeLuna District Manager August 9, 2024 24-01456P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Summit View II Community Development District (the "District") hereby gives the public notice of its intent to: (1) adopt its proposed Rules of Procedure; (2) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"); and (3) adopt a new rule establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule").

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 and 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 (2024). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.3144, 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, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 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's Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the 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 Manager's Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office. District Manager Magnolia Island Community Development District August 9, 2024 24-01465P

FIRST 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 21, 2024, 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#10108-2042-NC) August 9, 16, 2024 24-01468P

FIRST INSERTION

Notice of Public Sale:

The following personal property of: Thomas Althof will on September 3, 2024 at 8:30 a.m. at 5330 Green Key Road, New Port Richey, Pasco County, FL 34652, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

SPTC 1960 Mobile Home, VIN 156 TITLE NO: 9043850 And all other personal property located therein

Prepared by Tracy McDuffie, 1003 Cleveland St, Tampa, FL 33606 August 9th and August 16th, 2024 August 9, 16, 2024 24-01469P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 27, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line August 16, 2024, at 6:00am and ending August 27, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit Steven P. Tromley, Jr. 136 Jayme L. Wells 21 August 9, 16, 2024 24-01470P

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 Contract Consultants located at 15141 Princewood Ln, in the County of Pasco, in the City of Land O Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 31st day of July, 2024. Richard B Vogan August 9, 2024 24-01459P

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 the business under the fictitious name of Black Optix Tint, located at 5250 AVERY ROAD, in the city of NEW PORT RICHEY, FL, 34652, in the County of PASCO, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Elite Automotive Solutions LLC August 9, 2024 24-01460P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Amethyst US LLC located at 23335 Dinhurst Court in the City of Land O Lakes, Pasco County, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of 07, 2026. Frank J Fitzgerald August 9, 2024 24-01463P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Roofing Done Wright located at 4830 West Kennedy Boulevard, Suite 600 in the City of Tampa, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2024. Roofing Done Wright FL, LLC August 9, 2024 24-01462P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Beautyberry Springs located at 23110 State Road 54, #136 in the City of Lutz, Pasco County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2024. Stephanie Montalvo August 9, 2024 24-01461P

FIRST INSERTION

Notice of Emergency Board of Supervisors Meeting of the Concord Station Community Development District

The Board of Supervisors of the Concord Station Community Development District (the "District") held an emergency meeting on Friday August 2, 2024, at 10:30 a.m. at the Concord Station Clubhouse located at 18636 Mentmore Blvd., Land O'Lakes, Florida to discuss plumbing issues in the restrooms at the clubhouse and operation of the clubhouse and amenities while the plumbing issues are being investigated and resolved. The Board approved to open the Amenity Center immediately, approved portable restrooms for one month, designated a liaison to work with staff for plumbing and to get a scope of work for the restrooms for the District Engineer to review. The next regular meeting is Tuesday, August 20, 2024 at 6:30 p.m.

Larry Krause District Manager August 9, 2024 24-01453P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Magnolia Island Community Development District ("District") on September 9, 2024, at 2:00 p.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in a newspaper of general circulation on August 2, 2024.

The Rules of Procedure may 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 and 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.

Specific 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, 112.3144, 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, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 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's Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the 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 Manager's Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office. District Manager Magnolia Island Community Development District August 9, 2024 24-01465P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 27, 2024, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line August 16, 2024, at 6:00am and ending August 27, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit David D. Dewolfe H003 Kim Dye E016 Tatia James D018 Cameron McKevitt A015 August 9, 16, 2024 24-01467P

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

**SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET AND 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Summit View II Community Development District ("District") will hold two public hearings on September 20, 2024, at 10:00 a.m. or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later, at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Boulevard, Land O' Lakes, Florida 34639. The District intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes, and the purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method.

The District will also hold a public hearing for the purpose of hearing comments and objections on the adoption of the proposed budgets of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget"), as well as the proposed budget for Fiscal Year 2024/2025 ("2024/2025 Proposed Budget" and, along with the 2023/2024 Proposed Budget, the "Proposed Budgets"). 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 Budgets may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office"), during normal business hours.

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

The public hearings 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, c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (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 hearing with respect to any matter considered at the hearing 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 9, 16, 23, 30, 2024 24-01458P

FIRST INSERTION

**Concord Station Community Development District Notice of Meeting and Public Hearing on Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities**

The Concord Station Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on Thursday, August 29, 2024 at 6:30 p.m. at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O' Lakes, FL 34638.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of administrating and distributing the Key Cards and permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed not to exceed rates and fees are:

Main Clubhouse Meeting Room	
Refundable Rental Deposit	\$250
All Day (during clubhouse hours)	\$250
5-Hour	\$200
Key Card Fee	\$30 per card
Non-Resident Annual User Fee	\$2,500

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the Key Cards and use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: <https://www.concordstationcdd.com/> or by contacting Larry Krause, the District Manager, via email at [larry@breezehome.com](mailto:larry@breezehome.com) or via phone at 813.565.4663.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance 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.

August 9, 2024 24-01482P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2024CP001295CPAXWS IN RE: ESTATE OF CARMEN MARIA IGREJA Deceased.**

The administration of the estate of Carmen Maria Igreja, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 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 9, 2024.

Carlos Igreja  
Petitioner  
/s/ Leslie V. Marengo  
Leslie V. Marengo, Esq.  
Attorney for Petitioner  
Florida Bar No. 78303  
Trust Counsel, PLLC  
201 Alhambra Circle, Suite 802  
Coral Gables, FL 33134  
Telephone: 305-707-7126  
E-mail: [Marengo@trustcounsel.com](mailto:Marengo@trustcounsel.com)  
August 9, 16, 2024 24-01477P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001117CPAXES IN RE: ESTATE OF THOMAS L. DEMPSEY Deceased.**

The administration of the estate of Thomas L. Dempsey, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 9, 2024.

Alexis Dempsey Doyle  
29822 Fairway Drive  
Wesley Chapel, FL 33543  
Co-Personal Representative  
Diane Dempsey-Riehle  
30338 Laurelwood Lane  
Wesley Chapel, FL 33543  
Co-Personal Representative  
SHUMAKER, LOOP & KENDRICK,  
LLP  
Attorneys for Personal Representative  
Jon P. Skelton, Esquire  
101 E. Kennedy Blvd., Suite 2800  
Tampa, Florida 33602  
Telephone: (813) 229-7600  
Facsimile: (813) 229-1660  
Florida Bar No. 49939  
Email Addresses:  
[jskelton@shumaker.com](mailto:jskelton@shumaker.com)  
[tmcityntre@shumaker.com](mailto:tmcityntre@shumaker.com)  
August 9, 16, 2024 24-01478P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-951 IN RE: ESTATE OF HORACE GLEN BULGER, JR., Deceased.**

The administration of the estate of HORACE GLEN BULGER, JR., deceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 9, 2024.

TERESA ANN BULGER  
Personal Representative  
11207 Palamino Drive  
Dade City, FL 33525  
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](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
August 9, 16, 2024 24-01449P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-01189-WS IN RE: ESTATE OF KELLY LEEANN THOMPSON a/k/a KELLY L. STERLING Deceased.**

The administration of the estate of Kelly Leeann Thompson a/k/a Kelly L. Sterling, deceased, whose date of death was March 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Gregory Thompson  
998 Papaya Lane  
Winter Springs, Florida 32708  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: [ryan@fprobatedtrustlaw.com](mailto:ryan@fprobatedtrustlaw.com)  
Secondary E-Mail:  
[stacey@fprobatedtrustlaw.com](mailto:stacey@fprobatedtrustlaw.com)  
August 9, 16, 2024 24-01451P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001077 IN RE: ESTATE OF SAYURI JADE RUIZ, Deceased.**

The administration of the estate of SAYURI JADE RUIZ, deceased, whose date of death was April 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656. 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 9, 2024.

AMANDA JASMINE HERNANDEZ  
Personal Representative  
5631 Chipper Drive  
New Port Richey, FL 34652  
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](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
August 9, 16, 2024 24-01450P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001212 IN RE: ESTATE OF SUSAN DAWN FOX, Deceased.**

The administration of the estate of SUSAN DAWN FOX, deceased, whose date of death was August 18, 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 representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 9, 2024.

SHEILA DAWN PANNO  
Personal Representative  
37130 Orange Row Lane  
Dade City, FL 33525  
ROBYN FOX-ALDERMAN  
Personal Representative  
2832 Newton Falls Bailey Rd SW  
Warren, OH 44481  
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](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
August 9, 16, 2024 24-01476P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001190 IN RE: ESTATE OF ZOEY ADA-CARMEN FISHER, Deceased.**

The administration of the estate of ZOEY ADA-CARMEN FISHER, deceased, whose date of death was June 3, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 9, 2024.

ROBERT J. FISHER, JR.  
Personal Representative  
7533 Hatteras Dr.  
Hudson, FL 34667  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: [rhines@hnh-law.com](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
August 9, 16, 2024 24-01475P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1880 IN RE: ESTATE OF CORINNE A. HOENERBACH, Deceased.**

The administration of the estate of CORINNE A. HOENERBACH, deceased, whose date of death was September 17, 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 curator and the curator'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 9, 2024.

Robert D. Hines  
Curator  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: [rhines@hnh-law.com](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
August 9, 16, 2024 24-01448P

# PUBLISH YOUR LEGAL NOTICE

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

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- PUBLIC SALES ---

FIRST INSERTION

**Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Magnolia Island Community Development District**

The Board of Supervisors ("Board") of the Magnolia Island Community Development District ("District") will hold a regular meeting and public hearing on September 9, 2024, at 2:00 p.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, located at 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated July 8, 2024. The proposed bonds will fund all of the public improvements described in the Report of the District Engineer dated July 8, 2024. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$44,215,000 principal in debt, including interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table 5

**Magnolia Island  
Community Development District**

Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
Townhomes	120	\$5,680,519.48	\$7,830,283.35	\$65,252.36	\$6,166.17
Single Family 40'	99	\$7,498,285.71	\$10,335,974.03	\$104,403.78	\$9,865.87
Single Family 50'	63	\$5,964,545.45	\$8,221,797.52	\$130,504.72	\$12,332.34
Single Family 60'	66	\$7,498,285.71	\$10,335,974.03	\$156,605.67	\$14,798.81
Single Family 70'	41	\$5,434,363.64	\$7,490,971.07	\$182,706.61	\$17,265.28
<b>Total</b>	<b>389</b>	<b>\$32,076,000.00</b>	<b>\$44,215,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Craig Wrathell, District Manager

**RESOLUTION NO. 2024-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the "Board") of the Magnolia Island Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Engineer's Report dated June 13, 2024 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated July 8, 2024, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$32,076,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$44,215,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefitted lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefitted lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on July 8, 2024.

Attest:  
/s/ Craig Wrathell  
Craig Wrathell  
Secretary

Magnolia Island  
Community Development District  
  
/s/Grant Striepling  
Grant Striepling  
Chair of the Board of Supervisors



August 9, 16, 2024

24-01466P

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 5.10 acres to serve the Parks and Recreation Areas project known as New Port Corners Active Adult Amenity. The project is located in Pasco County, Section(s) 2, Township 26 South, Range 16 E. The permit applicant is Lennar Homes, LLC, 4301 W Boy Scout Blvd., Suite 600, Tampa, FL, 33607. The Permit No. is 43044703.004.

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 permit 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 final 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 Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 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 final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application 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 final action in this matter is not available prior to the filing of a request for hearing.

August 9, 2024

24-01464P

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- ESTATE ---

FIRST INSERTION

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

CASE No. 2020CA000764CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ISAC 2006-3, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-3, PLAINTIFF, VS. CARMEN MCCARTHY, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 24, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on September 23, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 69, Fairway Springs, Unit 5, according to the plat thereof, recorded in Plat Book 23, Pages 31-34, 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. 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@tmppllc.com By: /s/ Timothy J. Landers Timothy J. Landers FBN 127154 Our Case #: 20-000026/2020CA-000764CAAXWS/SPS August 9, 16, 2024 24-01444P

FIRST INSERTION

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

CASE NO: 24-CC-583 HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE, INC. a Florida not-for-profit corporation, Plaintiff, vs. JAMES EDWARD DIX, IV, KRISTEN MARIE ROJEK 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:

Lot 102, HUNTER'S LAKE, PHASE ONE, according to the plat thereof, as recorded in Plat Book 29, Pages 41-44, of the Public Records of Pasco County, Florida. Property Address: 12417 Bighorn Court, New Port Richey, Florida, 34654

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on September 26, 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 7th day of August, 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 August 9, 16, 2024 24-01481P

FIRST INSERTION

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

File No. 2024-CP-001073 IN RE: ESTATE OF CHRISTOPHER EDWARD WELLINGTON A/K/A CHRISTOPHER E. WELLINGTON, Deceased.

The administration of the Estate of Christopher Edward Wellington a/k/a Christopher E. Wellington, deceased, whose date of death was March 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105 New Port Richey, Florida 34654. 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 9, 2024. Personal Representative: Denice Diane Martinez 9438 Tiger Run Trail Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atauselaw.com Secondary E-Mail: abby@atauselaw.com August 9, 16, 2024 24-01479P

FIRST INSERTION

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

File No. 2024-CP-001072 IN RE: ESTATE OF JONATHON LUCAS WELLINGTON A/K/A JONATHON L. WELLINGTON, Deceased.

The administration of the Estate of Jonathon Lucas Wellington a/k/a Jonathon L. Wellington, deceased, whose date of death was March 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105 New Port Richey, Florida 34654. 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 9, 2024. Personal Representative: Denice Diane Martinez 9438 Tiger Run Trail Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atauselaw.com Secondary E-Mail: abby@atauselaw.com August 9, 16, 2024 24-01480P

FIRST INSERTION

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

CASE NO. 2024CA000510CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. SUSAN SQUIRES A/K/A SUSAN HUDSON, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 15, 2024 in Civil Case No. 2024CA000510CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Susan Squires a/k/a Susan Hudson, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of September, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 272, Jasmine Lakes Unit 2-L, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 119, 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 24-09262FL August 9, 16, 2024 24-01446P

FIRST INSERTION

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

File No. 2024-CP-001128CPAXWS Division Probate IN RE: ESTATE OF AUDREY ANN NORTON A/K/A AUDREY HUESTIS NORTON Deceased.

The administration of the estate of Audrey Ann Norton a/k/a Audrey Huestis Norton, deceased, whose date of death was May 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative'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

da. 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 24-09262FL August 9, 16, 2024 24-01446P

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 August 9, 2024. Personal Representative: Wendy L. Hart 901 Belleza Ct. Virginia Beach, Virginia 23456 Attorney for Personal Representative: Rebecca L. Nichols, Esq. Florida Bar Number: 72264 Katina H. Pantazis, Esq. Florida Bar Number: 77014 Attorneys for Personal Representative e-Estates and Trusts, PLLC 3035 SE Maricamp Rd. #104-411 Ocala, Florida 34471 Telephone: (352) 600-2987 E-Mail: rebecca@e-estatesandtrusts.com E-Mail: katina@e-estatesandtrusts.com E-Mail: probate@e-estatesandtrusts.com August 9, 16, 2024 24-01447P

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 51-2024-CA-000922-CAAX-ES PINGORA LOAN SERVICING, LLC, Plaintiff, vs. RICHARD OHL A/K/A RICHARD L. OHL; HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.; JPMORGAN CHASE BANK, N.A.; MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN SPOUSE OF HESTER BRINKLEY; UNKNOWN SPOUSE OF RICHARD OHL A/K/A RICHARD L. OHL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 10 day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 8, MEADOW POINTE III PARCEL "U-U", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 144 THROUGH 153, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1044 SLEEPY OAK DRIVE, WESLEY CHAPEL, FL 33543

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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; 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 02 day of August 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00109 August 9, 16, 2024 24-01442P

FIRST INSERTION

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

CASE NO.: 2019-CA-001038 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC4, Plaintiff(s), v. KATHLEEN LATHAM, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 25th day of July 2024, in Case No.: 2019-CA-001038, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET -BACKED CERTIFICATES, SERIES 2005-BC4, is the Plaintiff and KATHLEEN LATHAM; UNKNOWN SPOUSE OF KATHLEEN LATHAM; LOUISE POPOVITCH A/K/A LOUISE SOHL REECE BUILDERS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 29th day of August 2024, the following described property as set forth in said Final Judgment, to wit: LOT 108 OF REGENCY PARK, UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 12 and 13, OF THE

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 10011 FREE-STONE LANE, PORT RICHEY, FL 34668 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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.

Dated this 2nd day of August 2024 By: /s/ Ian Norych Ian R. Norych, Esq. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 19-03034 August 9, 16, 2024 24-01443P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2023CA004990CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Wendy Carson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Vekslar are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 11th day of September, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 75, OF

THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 23-24-16-0080-00000-0010

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. 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 2nd day of August, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 321016 File # 23-F02252 August 9, 16, 2024 24-01441P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 2023CA004332CAAXWS  
BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST PEARL ABRAHAMS, VILLAGE OF GLENWOOD CONDOMINIUM ASSOCIATION, INC., BEACON WOODS CIVIC ASSOCIATION, INC., ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST MEL VILLE GEORGE ABRAHAMS, SUSAN E. ABRAHAMS, MICHAEL C. ABRAHAMS, TRACY ABRAHAMS, HOWARD BARRY ABRAHAMS, DOMINIQUE FAWN ABRAHAMS, Defendants.  
To: Tracy Abrahams  
Last Known Address: 7523 Greystone Drive Hudson, Florida 34667  
Current Address: 2500 Burleson Road, Apt. 220 Austin, Texas 78741  
To: Michael C. Abrahams  
Last Known Address: 7523 Greystone Drive Hudson, Florida 34667  
Current Address: 15901 Brockway Place Tampa, Florida 33647  
Dominique Fawn Abrahams  
Last Known Address: 7523 Greystone Drive Hudson, Florida 34667  
Current Address: 15901 Brockway Place Tampa, Florida 33647  
YOU ARE HEREBY NOTIFIED that an action has been instituted to fore-

close a Mortgage covering the following real and personal property described as follows, to wit:  
Unit No. E of Building 35 of GLENWOOD VILLAGE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1210, Page 1656, and all exhibits and amendments thereof, and recorded in Plat Book 20, Page 108, Public Records of Pasco County, Florida, together with an undivided share in the common elements appurtenant thereto.  
Property Address: 7523 Greystone Drive, Hudson, Florida 34667.  
Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE SEPTEMBER 9TH, 2024  
You may also e-mail the written defenses to the Complaint to the following e-mail addresses: [service@garysingerlaw.com](mailto:service@garysingerlaw.com) and/or [singer@garysingerlaw.com](mailto:singer@garysingerlaw.com).  
This Notice should be published once a week for two consecutive weeks in the Business Observer.  
WITNESS my hand and seal of said Court at Pasco County, Florida, this day of August 6, 2024.  
As Clerk of the Court  
(SEAL) Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Respectfully Submitted,  
LAW FIRM OF  
GARY M. SINGER, P.A.  
12 SE 7th Street, Suite 820  
Fort Lauderdale, FL 33301  
Telephone: (954) 851-1448  
Facsimile: (954) 252-2189  
[service@garysingerlaw.com](mailto:service@garysingerlaw.com)  
[singer@garysingerlaw.com](mailto:singer@garysingerlaw.com)  
By: /s/ Gary M. Singer  
Gary M. Singer, Esq.  
Florida Bar No.: 544906  
August 9, 16, 2024 24-01474P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2024CA000826CAAXWS  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. PATRICK EDDLEMAN AND LESLIE EDDLEMAN, et al. Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2024, and entered in 2024CA000826CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and PATRICK EDDLEMAN; LESLIE EDDLEMAN 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](http://www.pasco.realforeclose.com), at 11:00 AM, on August 27, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 11: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 8, REVISED MAP OF KEYSTONE COLONY PARK, LYING IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN N. 89 DEGREES 47' 48" W, 149.73 FEET FOR A POINT OF BEGINNING, CONTINUE N. 89 DEGREES 47' 48" W, 164.72 FEET, THENCE N. 0 DEGREES 20' 04" E., 118.97 FEET, THENCE S. 89 DEGREES 47' 59" E., 164.70 FEET, THENCE S. 0 DEGREES 19' 17" W., 118.98 FEET TO THE

POINT OF BEGINNING.  
TOGETHER WITH A 1996 FLEETWOOD HARBOR SPRINGS MOBILE HOME SERIAL NUMBER GAFL-T54A78731HS21.  
Property Address: 14927 BALOUGH RD, ODESSA, FL 33556  
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 6 day of August, 2024.  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto: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](mailto:mail@rasflaw.com)  
23-168197 - MiM  
August 9, 16, 2024 24-01473P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2023CA003595CAAXES  
BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOHN F. WHALEN III A/K/A JOHN F. WHALEN, DECEASED; et al., Defendant(s).  
TO: John F. Whalen, IV  
Last Known Residence: 20332 Somerset Acres Ln Spring Hill, FL 34610  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
PARCEL 21: COMMENCE AT THE SE CORNER OF TRACT J, PASCO LAKE ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN S 24° 22' 56" W, ALONG THE WESTERLY BOUNDARY OF THE R/W OF THE SEABOARD COAST LINE RAILROAD, 500.95 FEET; THENCE N 65° 37' 04" W, 100.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 65° 37' 04" W, 100.00 FEET; THENCE N 24° 22' 56" E, 250.47 FEET; THENCE S 65° 37' 04" E, 100.00 FEET; THENCE S 24° 22' 56" W, 250.47 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY 25.0 FEET THEREOF.  
TOGETHER WITH A 1999 MERT MOBILE HOME WITH VIN # FLHML3B142820040A, TITLE # 82526908, AND VIN

# FLHML3B142820040B, TITLE# 82527000  
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 9TH, 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 August 2, 2024.  
As Clerk of the Court  
2023CA003595CAAXES 08-02-2024 12:20 PM  
(SEAL) /s/ Nikki Alvarez-Sowles  
Nikki Alvarez Sowles  
Pasco County Clerk & Comptroller  
2023CA003595CAAXES 08-02-2024 12:20 PM  
Deputy Clerk: Haley Joyner  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1092-12521B  
Ref# 8824  
August 9, 16, 2024 24-01440P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2021CA002528CAAXWS  
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. JOANNE BENENATI, et al. Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2022, and entered in 2021CA002528CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JOANNE BENENATI; JIMMY C. NICHOLS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s).  
Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on August 26, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 283, GOLDEN ACRES UNIT TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 2 AND 3, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 9561 SUNSHINE BOULEVARD, NEW PORT RICHEY, FL 34654  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 1 day of August, 2024.  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto: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](mailto:mail@rasflaw.com)  
21-084575 - EuE  
August 9, 16, 2024 24-01472P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:  
CASE NO.: 2024CA000226  
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2006-B, Plaintiff(s), v. EDWARD MCMAHON, et al., Defendants.  
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 25th day of July 2024, in Case No.: 2024CA000226, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2006-B, is the Plaintiff and EDWARD MCMAHON; UNKNOWN SPOUSE OF EDWARD MCMAHON; JEAN MCMAHON A/K/A JEAN M MCMAHON; ASSET ACCEPTANCE LLC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), the Clerk's website for on-line auctions at, 11:00 AM on the 9th day of September 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 118, SUNBURST MILLS SUBDIVISION, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 13, AT PAGE 47 THROUGH 49

OF THE PUBLIC RECORD OF PASCO COUNTY, FLORIDA.  
Property Address: 40242 SUNBURST DR, DADE CITY, FL 33525  
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 WITH THE CLERK 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.  
Dated this 2nd day of August 2024  
By: /s/ Ian Norych  
Ian R. Norych, Esq.  
Bar Number: 56615  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[service@delucalawgroup.com](mailto:service@delucalawgroup.com)  
23-05923  
August 9, 16, 2024 24-01445P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2023CA003908  
AMERISAVE MORTGAGE CORPORATION, Plaintiff, vs. JOHN A. BYRNE; UNKNOWN SPOUSE OF JOHN A. BYRNE; LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 24, 2024 in Civil Case No. 2023CA003908, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, AMERISAVE MORTGAGE CORPORATION is the Plaintiff, and JOHN A. BYRNE; UNKNOWN SPOUSE OF JOHN A. BYRNE; LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.  
The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) on September 16, 2024

at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOT 3, BLOCK 5, LONE STAR TOWNHOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGES 7 THROUGH 14, 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.  
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 2 day of August, 2024.  
Zachary Ullman  
FBN: 106751  
Primary E-Mail: [ServiceMail@aldridgepite.com](mailto:ServiceMail@aldridgepite.com)  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
1100-847B  
August 9, 16, 2024 24-01471P

# SAVE TIME

Email your Legal Notice  
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer



**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.

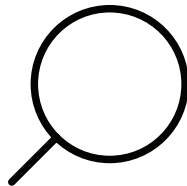


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

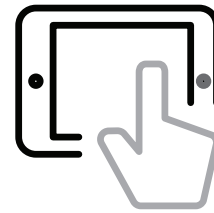
**Verifying publication is difficult-to-impossible on the web.**

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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 all purchases & tax resale certificates required if applicable.  
AC08: Ashley Wharton  
B10: Denilda Rodriguez  
B15: Brandon Connell  
D05: Steven Dyer  
G01: Frank Trentacoste  
G02: Paul Twardzik  
M02: Sabrina Edwards  
P04: Denilda Rodriguez  
SALE NOTICE  
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storage-treasures.com ON August 17th, 2024 AT OR AFTER: 11:00 AM. EST. August 2, 9, 2024 24-01423P

SECOND INSERTION

**WIREGRASS 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 this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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

SECOND 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

SECOND 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. Mar-

lowe, 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

SECOND INSERTION

**LONG LAKE RANCH 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 Long Lake Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:  
DATE: August 21, 2024  
TIME: 6:00 p.m.  
LOCATION: Long Lake Ranch Amenity Center  
19037 Long Lake Ranch Blvd. Lutz, Florida 33558  
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, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [longlakeranchcdd.org](http://longlakeranchcdd.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.  
August 2, 9, 2024 24-01415P

SECOND 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](http://www.unionparkcdd.org), or may be obtained by contacting the District Manager's office via email at [heather@breezehome.com](mailto: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

--- ACTIONS ---

FOURTH INSERTION

**NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2023CC005396CCAXES CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. JULIO DAVILA, Defendant.**  
TO: JULIO DAVILA, whose last known address is: 6349 Tabogi Trail, Zephyrhills, FL 33545; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants; and ALL OTHERS WHOM IT MAY CONCERN:  
YOU ARE HEREBY NOTIFIED that Plaintiff, CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., has filed an action against you in the County Court for Pasco County for Foreclosure Injunctive Relief related to certain real property located and situated in Pasco County, Florida, and described as follows:  
Lot 1, Block M, CHAPEL PINES-PHASE 3, according to the map or plat thereof as recorded in Plat Book 48, Page 85, Public Records of Pasco County, Florida.  
This action is titled CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., v. JULIO DAVILA, et al., Case Number: 23-CC-005396. You are required to serve a copy of your written defenses, if any, to it on William W. Huffman, Esq., of Shumaker, Loop & Kendrick, LLP, the Plaintiff's attorney, whose address is 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602, on or before thirty (30) days after 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

SECOND 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, GRANTEEES, 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JEFFERY 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.  
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 (58341.1040) August 2, 9, 2024 24-01430P

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Call 941-906-9386 and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

--- PUBLIC SALES ---

SECOND 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)
<b>Platted- Non-Residential</b>			
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
<b>Arbors</b>			
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
<b>Windemere</b>			
TH (Active)	220	0.60	\$177.78
<b>Ridge</b>			
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
<b>Persimmon Park</b>			
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
<b>UNPLATTED</b>			
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)
<b>Platted Non-Residential</b>			
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 -->

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer



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
<b>TOTAL DISTRICT</b>	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.

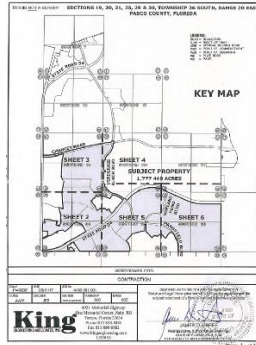
**Additional Provisions**

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.wiregrassdcd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Sean Craft  
District Manager



August 2, 9, 2024

24-01420P

--- ESTATE ---

--- PUBLIC SALES ---

SECOND 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 BIRKHOLOD, 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-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

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

FOURTH 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 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

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

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and select the appropriate County name from the menu option

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**Business Observer**

--- PUBLIC SALES ---

FOURTH 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

THIRD 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

SECOND 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, DEVEISEES, SURVIVING SPOUSE, GRANTEEES, 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, Deviseses, 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 AS RECORDED IN 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 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 I00B Ref# 8765 August 2, 9, 2024 24-01437P

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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 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 Nichols, Sr. A/K/A Marvin W. Nichols Sr 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 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:

SECOND 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

## --- SALES ---

## SECOND INSERTION

## NOTICE OF SALE

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

CIVIL DIVISION  
Case No. 51-2023-CA-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

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION  
CASE NO.: 2024-CA-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

## SECOND INSERTION

## NOTICE OF SALE

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

CIVIL DIVISION  
Case No. 51-2023-CA-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

## SECOND 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 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 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; Unknown Spouse of John P. Ayala; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named

Defendant(s)

Defendant(s).  
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 FC01 CXE  
August 2, 9, 2024 24-01439P

## SECOND 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.-

Martin 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 FC01 ALW  
August 2, 9, 2024 24-01407P

## THIRD 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

## THIRD 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

## THIRD 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-

## THIRD 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

## THIRD 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

## --- TAX DEEDS ---

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX00002TDAXXX  
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:  
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  
Name(s) in which assessed:  
DAVID A EVANS II  
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  
24-01358P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000025TDAXXX  
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:  
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  
Name(s) in which assessed:  
GERALCY RIBEIRO DA SILVA  
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  
24-01359P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX00002TDAXXX  
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:  
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  
Name(s) in which assessed:  
KANDICE HICKS  
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  
24-01341P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000015TDAXXX  
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 #: 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  
Name(s) in which assessed:  
N R WILLIAMS  
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  
24-01351P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000008TDAXXX  
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:  
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  
Name(s) in which assessed:  
PORT RICHEY MARINA LLC  
TAIT A LUNDQUIST  
REGISTERED AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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  
24-01345P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000018TDAXXX  
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 #: 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  
Name(s) in which assessed:  
VERONA V LLC  
JONATHAN R POLITANO  
REGT AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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  
24-01354P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000021TDAXXX  
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:  
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  
Name(s) in which assessed:  
CHARLES A WOMACK  
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  
24-01357P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000004TDAXXX  
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:  
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  
Name(s) in which assessed:  
DUANE POWNELL  
REV DUANE POWNELL  
CHRISTIAN LIFE  
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  
24-01343P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000003TDAXXX  
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:  
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  
Name(s) in which assessed:  
RANDALL DREHER  
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  
24-01342P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000019TDAXXX  
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 #: 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  
Name(s) in which assessed:  
ARNIE ALVAREZ  
EST OF KATHY A FISHER  
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  
24-01355P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000005TDAXXX  
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 #: 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  
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  
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  
24-01344P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000013TDAXXX  
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 #: 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  
Name(s) in which assessed:  
JANE ANNE BUSSELL  
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  
24-01349P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000014TDAXXX  
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 #: 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  
Name(s) in which assessed:  
ALEXANDER THOMPSON  
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  
24-01350P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000001TDAXXX  
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:  
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  
Name(s) in which assessed:  
PERRY W DOTSON JR  
PERRY DOTSON  
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  
24-01340P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000027TDAXXX  
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 #: 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  
Name(s) in which assessed:  
FIX PADS HOLDINGS LLC  
CT CORPORATION  
SYSTEM REGT AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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  
24-01360P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000011TDAXXX  
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:  
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  
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  
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  
24-01347P

## THIRD INSERTION

Notice of Application for Tax Deed  
2023XX000172TDAXXX  
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:  
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  
Name(s) in which assessed:  
DEW TRUST  
WILBER DEW TRUSTEE  
C A HARDWICK  
GERALDINE E HARDWICK  
RALPH P ROUNDBUSH  
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  
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  
24-01339P

## THIRD INSERTION

Notice of Application for Tax Deed  
2024XX000020TDAXXX  
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:  
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  
Name(s) in which assessed:  
TD FINANCIAL PRODUCTS  
INC  
TODD MAUTNER  
REGISTERED AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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  
24-01356P