

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Summit View II Community Development District (the "District") 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. Prior notice of rule development was published in a newspaper of general circulation on August 9, 2024.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain District recreational facilities and improvements (hereinafter collectively referred to as the "Amenities"), 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 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 (2024). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024).

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended. The proposed Amenity Rates include:

Fee	Proposed
Non-Resident Annual User Fee	\$2,500 - \$4,000
Lost Access Card Replacement	\$30 - \$50
Returned Check/Insufficient Funds Fee	\$50
Administrative Fee for Rule Violation	Up to \$500

The proposed Suspension and Termination Rules and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Suspension and Termination Rules address use of access cards, provide for the suspension and termination of amenity access, provide for an administrative reimbursement of up to Five Hundred Dollars (\$500.00), provide for property damage reimbursement, provide authority for certain District staff to remove persons from the amenities, provide for hearings and appeal, and provide for other legal remedies. Specific legal authority for the rule includes Sections 190.035 (2), 190.011 (5) and 120.54, Florida Statutes.

A copy of the proposed Rules of Procedure, Amenity Rates, and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; (813) 344-4844.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twentyone (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 (3) 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 1800-955-8770 for aid in contacting the District Office.

Jason Greenwood, District Manager  
Summit View II Community Development District  
August 16, 2024

24-01501P

FIRST INSERTION

**MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT 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 Magnolia Island Community Development District ("District") will hold a public hearing on September 9, 2024, at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, FL 33544 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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  
August 16, 23, 2024

24-01514P

FIRST INSERTION

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services**

The Magnolia Island Community Development District (the "District"), located in the Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) unbound and one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on August 30, 2024 to the attention of District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

August 16, 2024

24-01505P

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 Dungeon Drip located at 14236 14th St, in the County of Pasco, in the City of Dade City, Florida 33523 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 9th day of August, 2024.  
Brethren, LLC  
August 16, 2024

24-01506P

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 We Make Teasers located at 14236 14th St, in the County of Pasco, in the City of Dade City, Florida 33523 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 9th day of August, 2024.  
BRETHREN, LLC  
August 16, 2024

24-01507P

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 HUNGRY PANDA located at 9910 LITTLE RD in the City of NEW PORT RICHEY, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of AUGUST, 2024.  
HUNGRY PANDA NPR INC  
August 16, 2024

24-01509P

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 Andrew J Services located at 15985 Preserve Marketplace Blvd Unit #321 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of 06, 2026.  
Andrew Jasper  
August 16, 2024

24-01508P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Sawmill Resort Homeowners Association, Inc. gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105 & 715.109 by Lyle Robert Cartwright & Terrance Newton for the following Travel trailer on 08/30/2024 at 8:30AM at 21710 US Highway 98 Trailer Storage#57, Dade City, FL 33523. Said Landlord reserves the right to accept or reject any and all bids.

1983 AIRS  
VIN# ISTTEAR22DJ501563  
August 16, 23, 2024

24-01498P

FIRST INSERTION

**Notice of Public Sale:**

The following personal property of: James J Bielecki will on September 10, 2024 at 8:30 a.m. at 36006 SR 54 West, Zephyrhills,, Pasco County, FL 33541, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

BARR 1987 Mobile Home,  
VIN LFLBA2AH073310243  
TITLE NO: 50707551  
And all other personal property located therein

Prepared by Tracy McDuffie,  
1003 Cleveland St, Tampa, FL 33606  
August 16th and August 23rd, 2024  
August 16, 23, 2024

24-01499P

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 Provoke Health located at 21754 State Road 54 Suite 102, in the County of Pasco, in the City of Lutz, Florida 33549 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 13th day of August, 2024.

FUNCTIONAL HEALTHCARE GROUP PLLC  
August 16, 2024

24-01510P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001160 Division: Probate IN RE: ESTATE OF**

**NICOLA A. HOLMES FULLAM A/K/A NICOLA FULLAM A/K/A NICOLA ANN HOLMES FULLAM A/K/A NICOLA HOLMES FULLAM Deceased.**

The administration of the estate of Nicola A. Holmes Fullam (a/k/a Nicola Fullam a/k/a Nicola Ann Holmes Fullam a/k/a Nicola Holmes Fullam), deceased, whose date of death was March 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 16, 2024.

**Personal Representative:**  
**Mary Lowe**  
12921 Kellywood Circle  
Hudson, Florida 34669  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
August 16, 23, 2024

24-01492P

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024DR42016WS DIVISION 21 IN THE MATTER OF THE ADOPTION OF**

TO: Tremaine Marquis Caldwell, Respondent's last known address unknown

YOU ARE HEREBY NOTIFIED that an action for adoption has been filed against you in this Court. You are required to serve a copy of your written defenses, if any, to it on Byron Javon Humphrey, whose address is 5429 Baroque Dr, Holiday, FL 34690, on or before 09/16/24, and file the original with the Clerk of this Court at 7530 Little Rd; New Port Richey, FL 34654 33701, before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition for Adoption.

Copies of all court documents in this case, including Orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

Dated: 08/16/24  
CLERK OF THE CIRCUIT COURT  
By: /s/ Deputy Clerk  
Aug. 16, 23, 30; Sept. 6, 2024

24-01518P

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 House and Loft Living located at 15985 Preserve Marketplace Blvd Unit #301 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of August, 2024.  
Good Digital Ventures LLC  
August 16, 2024

24-01511P



FIRST INSERTION

**MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS**

Notice is hereby given that the Magnolia Island Community Development District ("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. The Board of Supervisors of the District will conduct a public hearing on September 9, 2024, at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, FL 33544.

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

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three 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.

District Manager  
August 16, 23, 30; September 6, 2024

24-01512P

FIRST INSERTION

**MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Magnolia Island Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$52,015. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) unbound and one (1) electronic copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Magnolia Island Community Development District." Proposals must be received by 12:00 p.m. on August 26, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager  
August 16, 2024

24-01504P



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Summit View II Community Development District ("District") will hold a public hearing on September 20, 2024, at 10:00 a.m. or immediately following the conclusion of the Summit View Community Development District meeting...

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management system, sanitary sewer, force main, lift station, water main, irrigation, and other improvements...

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology for Summit View II Community Development District, dated July 19, 2024, as may be amended and supplemented ("Assessment Report")...

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis...

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$32,560,000 in debt to be assessed by the District, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

Table with 5 columns: Land Use, Total # of Units/ Acres, ERU Factor, Proposed Maximum Principal Per Unit, Proposed Maximum Annual Assessment Per Unit\*. Rows include Single Family - 50' and Single Family - 60'.

\* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above.

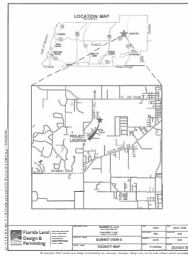
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Pasco County tax roll by the Tax Collector.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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 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, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844, at least three (3) business days prior to the meeting.

SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID...

WHEREAS, the Summit View II Community Development District (the "District") was established by Ordinance No. 2024-04 as adopted by the City Commission of the City of Dade City, Florida, effective July 9, 2024, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes...

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects...

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the District's Summit View II Community Development District Engineer's Report for Capital Improvements, dated July 19, 2024, attached hereto as Exhibit A...

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefitted lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

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

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments.

WHEREAS, as set forth in the Master Special Assessment Methodology Report, dated July 19, 2024, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), and on file at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District Records Office"), the District hereby finds and determines that: (i) benefits from the Improvements will accrue to the property improved,

(ii) the amount of those benefits will exceed the amount of the Assessments, and (iii) the Assessments are fairly and reasonably allocated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is as set forth in the Assessment Report attached as Exhibit B.

SECTION 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the CIP, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

SECTION 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated construction cost of the Improvements is \$23,948,273.67 ("Estimated Cost"). B. The Assessments will defray approximately \$ 32,560,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B. C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions.

SECTION 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

SECTION 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: September 20, 2024 TIME: 10:00 a.m.

LOCATION: Dupree Lakes Clubhouse 6255 Dupree Lakes Boulevard Land O' Lakes, Florida 34639

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the CIP and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of paid general circulation within Pasco County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

SECTION 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of paid general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of July 2024.

ATTEST: SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT

/s/ Amanda Ferguson Secretary/Assistant Secretary

/s/ Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Engineer's Report for Capital Improvements, dated July 19, 2024 Exhibit B: Master Assessment Methodology, dated July 19, 2024

August 16, 23, 2024

24-01500P



--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF MEETINGS  
ESTANCIA AT WIREGRASS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Estancia at Wiregrass Community Development District will hold their meetings for Fiscal Year 2024-2025 on the third Tuesday of every month at 6:00 p.m. at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, FL 33543, unless otherwise indicated as follows:

- October 15, 2024
- November 19, 2024
- December 17, 2024
- January 21, 2025
- February 18, 2025
- March 18, 2025
- April 15, 2025
- May 20, 2025
- June 17, 2025
- July 15, 2025
- August 19, 2025
- September 16, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jordan Lansford, District Manager  
Estancia at Wiregrass Community Development District  
August 16, 2024 24-01502P

FIRST INSERTION

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Pasadena Ridge Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 692.361 acres, generally located on Handcart Road, south of Prospect Road and north of Wright Lane entirely within Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: September 9, 2024  
TIME: 2:00 PM  
PLACE: Hilton Garden Inn Tampa Wesley Chapel  
26640 Silver Maple Pkwy  
Wesley Chapel, FL 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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.

District Manager  
August 16, 23, 2024 24-01515P

FIRST INSERTION

**NOTICE OF RULEMAKING BY  
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Dupree Lakes Community Development District ("District") on September 17, 2024, at 6:00 p.m. at Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O'Lakes, FL 34639.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt revised Amenity Rules and Rates ("Amenity Rules and Rates") for District publications.

The proposed Amenity Rules and Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Rules and Rates is to provide for efficient and effective District operations of the District's amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the Pasco County Business Observer on Friday, August 9, 2024.

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.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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 provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Government Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, and (813) 344-4844 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Jason Greenwood, District Manager  
Dupree Lakes Community Development District  
August 16, 2024 24-01503P

**PUBLISH YOUR LEGAL NOTICE**  
Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2024-CP-001215  
IN RE: ESTATE OF  
JOHN JUSTIN O'BRIEN  
Deceased.**

The administration of the estate of John Justin O'Brien, deceased, whose date of death was May 27, 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 THREE (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 16, 2024.

**Personal Representative:**  
**Eric M. O'Brien**  
204 Ocean Parkway, Apt 3  
Brooklyn, NY 11218  
Attorney for Personal Representative:  
David A. Hook, Esq.  
E-mail Address:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
Telephone: (727) 842-1001  
August 16, 23, 2024 24-01494P

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2024-CP-001136  
In Re: The Estate of  
WAYNE A. MAZZOLA,  
Deceased.**

The administration of the estate of WAYNE A. MAZZOLA, deceased, whose date of death was MARCH 13th, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the 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 August 16, 2023.

**Personal Representative:**  
**JOSEPH R. MAULUCCI JR.**  
2551 Atwell Ct.  
New Port Richey, FL 34655  
Attorney for Personal Representative:  
Michael L. Severe, Esq.  
Tampa Law Group, P.A.  
Florida Bar Number: 102833  
15310 Amberly Dr.  
Tampa, Florida 33647  
Telephone: (813) 384-3387  
E-mail:  
michael@mytampalawgroup.com  
August 16, 23, 2024 24-01493P

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.**

**2020CA000344CAAXWS  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.  
REGINA KIMMEL, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 30, 2024, and entered in 2020CA000344CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and STACEY CUSIMANO; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REGINA KIMMEL, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MILLPOND ESTATES SECTION TWO HOMEOWNERS ASSOCIATION, INC.; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MOTOR CREDIT COMPANY; MEREDITH TAYLOR are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on September 03, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 657-A, MILLPOND ESTATES SECTION TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 12 THRU 16 OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA.  
Property Address: 7728 BALHARBOUR DR, NEW PORT RICHEY, FL 34653

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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 12 day of August, 2022.  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
Attorney for Plaintiff,  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
19-409203 - MaM  
August 16, 23, 2024 24-01496P

--- PUBLIC SALES ---

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 Thursday August 8, 2024, at 3:00 p.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 for the maintenance team to replace flush valves, stems, flappers, or guts of the toilets immediately and to provide a new proposal for toilets and cleaning after installation. The next regular meeting is Tuesday, August 29, 2024 at 6:30 p.m.  
Larry Krause  
District Manager  
August 16, 2024 24-01524P

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
51-2024-CP000328-CPAXWS  
Division Probate  
IN RE: ESTATE OF  
EDWARD P. O'NEILL  
Deceased.**

The administration of the estate of Edward P. O'Neill, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 16, 2024.

**Personal Representative:**  
**James O'Neill**  
225 Country Club Dr. Apt. E149  
Largo, Florida 33771  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA  
12300 US Hwy 19  
Hudson, FL 34667  
Telephone: (727) 868-2306  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
Second E-Mail:  
webmaster@beilandhay.com  
August 16, 23, 2024 24-01519P

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2024-CP-1242-WS  
IN RE: ESTATE OF  
DIANE MAE CIMINO a/k/a  
DIANE M. CIMINO a/k/a  
DIANE CIMINO  
Deceased.**

The administration of the estate of Diane Mae Cimino a/k/a Diane M. Cimino a/k/a Diane Cimino, deceased, whose date of death was May 19, 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 16, 2024.

**Personal Representative:**  
**Rebecca Terrell**  
7818 Hancock Street  
New Port Richey, Florida 34653  
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@flprobateustlaw.com  
Secondary E-Mail:  
stacey@flprobateustlaw.com  
August 16, 23, 2024 24-01517P

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Ref #: 2024CP001141CPAXES  
In re: Estate of  
ANN M. SYKORA,  
Deceased.**

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is PASCO County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or

demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is May 8, 2024.

The date of first publication of this notice is August 16, 2024.

**Personal Representative:**  
**DEBRA A. FLANAGAN**  
1107 Hillhurst Drive  
Wesley Chapel, FL 33543  
NICOLAS S. ROBINSON, ESQ.  
NICOLAS S. ROBINSON, P.A.  
6677 - 13th Ave N, Suite 3A  
St. Petersburg, FL 33710  
Email: nick@nickrobinsonlaw.com  
Ph: #727/490-8611;  
Fx: #855/448-9843  
Bar #: 88797  
August 16, 23, 2024 24-01520P

**SAVE TIME**  
E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 23-CC-195 THE CASTLE COUNCIL, INC., d/b/a SEA CASTLE, A CONDOMINIUM, a Florida not-for-profit corporation, Plaintiff, vs. GEORGE J. MOUSOURIS, EKATERINI GRIVAS MOUSOURIS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as: Unit 511, of SEA CASTLE CONDOMINIUM, according to the Declaration thereof filed February 23, 1976, recorded in O.R. Book 828, Pages 1610-1683, and amendments thereto, of the Public Records of Pasco County, Florida, as described in the plat thereof recorded in Plat Book 14, Pages 44-55; together with the right of use of Storage Locker Number 7 and Covered Parking Space No. 22, according to the said Declaration of Condominium of Sea Castle Condominium. Property Address: 4939 Floramar Terrace, #511, New Port Richey, Florida, 34652 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, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 13th 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 16, 23, 2024 24-01521P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA000936CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R8, Plaintiff, vs. EDWARD P. REISER A/K/A EDWARD REISER; UNKNOWN SPOUSE OF EDWARD P. REISER A/K/A EDWARD REISER; HOMEOWNERS ASSOCIATION OF THE GLEN AT RIVER RIDGE, INC., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated August 1, 2024, and entered in Case No. 2024CA000936CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R8, is Plaintiff and Edward P. Reiser a/k/a Edward Reiser; Unknown Spouse of Edward P. Reiser a/k/a Edward Reiser; Homeowners Association of the Glen at River Ridge, Inc., are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose.com at 11:00 A.M. on the 16th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, THE GLEN AT RIVER RIDGE UNIT ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 8-10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10337 Widewood Way, New Port Richey, Florida 34654 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. 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 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 8/8/24 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 21-400061 August 16, 23, 2024 24-01487P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 24-CA-000509 JAMES HERRITT, an individual, Plaintiff, vs. ALEXANDER TRUCKING, INC., a Florida corporation, JOE G. ALEXANDER, SR., an individual, and ROBERT ALEXANDER, an individual, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered in Case No. 2024-000509 on August 6, 2024, in the Sixth Judicial Circuit Court, in and for Pasco County, Florida, wherein James Herritt, Plaintiff, and Alexander Trucking, Inc., Joe G. Alexander, Sr., and Robert Alexander, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Pasco County, Florida, described below to the highest bidder, for cash, www.pasco.realforeclose.com at 11:00 A.M. on the 3rd day of September 2024, the following described property as set forth in said Final Judgment, to wit: That part of the West 324.00 feet of the South 1/2 of the NE 1/4 of the NW 1/4 of Section 12, Township 25 South, Range 21 East, Pasco County, Florida, lying North of Clinton Avenue; LESS AND EXCEPT the South 165.00 of the West 264.00 feet thereof. Property Address: 39315 Clinton Avenue, Dade City, Florida

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 within 60 days after the sale. 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. /s/ /s/ Frank A Lafalce FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for Plaintiff August 16, 23, 2024 24-01485P

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.: 2024-CA-000205 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2005-X1, ASSET BACKED CERTIFICATES, SERIES 2005-X1, Plaintiff, VS. SHANNON TENNILLE NORWOOD A/K/A SHANNON NORWOOD; JUDAH JABEZ NORWOOD A/K/A JUDAH J. NORWOOD A/K/A JUDAH NORWOOD; ASSOCIATES FINANCIAL SERVICES LLC; 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 August 1, 2024 in Civil Case No. 2024-CA-000205, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2005-X1, ASSET BACKED CERTIFICATES, SERIES 2005-X1 is the Plaintiff, and SHANNON TENNILLE NORWOOD A/K/A SHANNON NORWOOD; JUDAH JABEZ NORWOOD A/K/A JUDAH J. NORWOOD A/K/A JUDAH NORWOOD; ASSOCIATES FINANCIAL SERVICES LLC; 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).

ANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on September 30, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOTS 8, 9, 10 AND 11, BLOCK 5, VICTORY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 31-T, 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 9th day of August, 2024. John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1221-5629B August 16, 23, 2024 24-01484P

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.: 2024CA000783 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1999-6, Plaintiff, VS. ROBERT LYON A/K/A ROBERT E. LYON; CONSECO FINANCE SERVICING CORP.; TIMBER LAKE ESTATES, INC.; 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 31, 2024 in Civil Case No. 2024CA000783, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1999-6 is the Plaintiff, and ROBERT LYON A/K/A ROBERT E. LYON; CONSECO FINANCE SERVICING CORP.; TIMBER LAKE ESTATES, INC.; 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 on September 16, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: PARCEL 375, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE III, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVI-

SIONS OF DECLARATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE III, AS RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGE 484 THROUGH 537, AND AMENDED IN OFFICIAL RECORDS BOOK 1372, PAGE 598 TO 602, AND THEREBY SUPPLEMENTED BY OFFICIAL RECORDS BOOK 1468, PAGE 133, AND THEREBY AMENDED IN OFFICIAL RECORDS BOOK 1468, PAGE 141, AND OFFICIAL RECORDS BOOK 1528, PAGE 481, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 99 THROUGH 101, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS AND/OR SUPPLEMENTS THERETO. TOGETHER WITH A 2000, 48 X 24 MOBILE HOME, VIN #S GMHGA6289900179A & GMHGA6289900179B, TITLE #S 79469005 & 79469108. 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 6 day of August, 2024. Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1133-2978B August 16, 23, 2024 24-01483P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO GENERAL JURISDICTION DIVISION CASE NO. 2023CA003895CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TIMOTHY JOSEPH PATITUCE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 26, 2024 in Civil Case No. 2023CA003895CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Timothy Joseph Patituce, 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 12th day of September, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 26, Block 9, Zephyr Ridge Phase 1-A, according to the plat as recorded in Plat Book 72, Pages 25 through 32, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 23-06189FL August 16, 23, 2024 24-01488P

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. 2024CA000820CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LUIS ALBERTO GARCIA AND MADELINE GARCIA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2024, and entered in 2024CA000820CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and LUIS ALBERTO GARCIA; MADELINE GARCIA; PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 03, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 25, PALM COVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 111 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7738 CRES-CENT PALM DR, WESLEY CHAPEL, FL 33545 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 12 day of August, 2024. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 24-181121 - GrS August 16, 23, 2024 24-01497P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No: 15-CA-000003-ES PARADISE LAKES CONDOMINIUM ASSOCIATION, INC., Plaintiff/Counter-Defendant, v. THEODORE DELONG, Defendant/Counter-Plaintiff. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure and Paragraph 3 of the Order Setting Foreclosure Sale entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 15-CA-000003-ES the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: INTERVAL OWNERSHIP UNIT WEEK NUMBERS 2 AND 3 IN THAT CERTAIN CONDOMINIUM PARCEL CONSISTING OF UNIT 5, BUILDING I, PARADISE LAKES RESORT CONDOMINIUM, AS SHOWN ON CONDOMINIUM PLAT RECORDED IN PLAT BOOK 20, PAGES 88 THROUGH 94, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1160, PAGE 0296, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 1881 Mazo Manor Road, Unit I5, Lutz, Flor-

ida 33558 at public sale, to the highest and best bidder for cash at 11:00 a.m. on September 5, 2024. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 12th day of August, 2024. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Adam C. Gurley Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 10372-006 August 16, 23, 2024 24-01495P



--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO.: 2024CA001719CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. STEVIE PESCARINO, ET AL., DEFENDANT(S).**  
TO: Stevie Pescarino  
Last Known Address: 7006 Silverado Ranch Blvd, Zephyrhills, FL 33541  
Current Residence: UNKNOWN  
TO: Unknown spouse of Stevie Pescarino  
Last Known Address: 7006 Silverado Ranch Blvd, Zephyrhills, FL 33541  
Current Residence: UNKNOWN

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

Lot 12, Block 7, Silverado Ranch Subdivision Phases 7, 9B, 11A, and 11 B, according to the map or plat thereof as recorded in Plat Book 77, Page 79, of the Public records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 09/16/2024, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street,

3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this August 9, 2024

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of Court  
(SEAL) Nikki Alvarez-Sowles  
Pasco County Clerk  
& Comptroller  
Deputy Clerk: Haley Joyner  
MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
210 N. University Drive,  
Suite 900,  
Coral Springs, FL 33071  
August 16, 23, 2024 24-01489P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2020CA002511CAAXES HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1, Plaintiff, vs.**

**UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A JUDY MARLOW, ET AL.**

**Defendants**  
To the following Defendant(s):  
UNKNOWN HEIRS OF BILLY MARLOW (CURRENT RESIDENCE UNKNOWN)  
Last Known Address: UNKNOWN  
UNKNOWN HEIRS OF LARRY MARLOW (CURRENT RESIDENCE UNKNOWN)  
Last Known Address: UNKNOWN

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

TRACT 590 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS THE NORTH 25 FEET THEREOF FOR ROADWAY PURPOSES.

A/K/A 18316 OXENHAM AVENUE, SPRING HILL FL 34610  
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose ad-

dress is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before SEPTEMBER 16TH, 2024 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this day of August 9, 2024.

Nikki Alvarez-Sowles, Esq.  
PASCO COUNTY CLERK OF COURT  
By Deputy Clerk: Haley Joyner  
As Deputy Clerk  
J. Anthony Van Ness, Esq.  
VAN NESS LAW FIRM, PLC,  
Attorney for the Plaintiff,  
1239 E. NEWPORT CENTER DRIVE,  
SUITE #110,  
DEERFIELD BEACH, FL 33442  
PHH16459-20/cam  
August 16, 23, 2024 24-01491P

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 23-CA-004195**

**NUVIEW TRUST CO. CUSTODIAN F/B/O DONALD H. KING IRA #1713958, Plaintiffs, v.**

**INNOVATIVE HOME GROUP, LLC, UNKNOWN PARTY IN POSSESSION #1, and UNKNOWN PARTY IN POSSESSION #2. Defendant(s).**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on August 9, 2024, by the Circuit Court of Pasco County, Florida, the property described as:

Tract 104 in Section 17, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as per plat thereof recorded in Plat Book 2, Page 1, Public Records of Pasco County, Florida  
Subject to Easement as to the West 15 feet thereof which is reserved for road right-of-way for the use and benefit of all those likely situated and to the public in general.

will be sold at a public sale by Nikki Alvarez-Sowles, Esq., the Pasco County Clerk of Court, to the highest bidder, for cash at 11:00 A.M., at www.pasco.realforeclose.com, on September 5, 2024.

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 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.

/s/ Eric J. Hall  
Montanez Law Firm  
Felix G. Montañez, Esq.  
Fla. Bar # 99892  
Ameriah S. Bonds, Esq.  
Fla. Bar # 1054174  
Eric J. Hall, Esq.  
Fla. Bar # 1054199  
2114 W. Columbus Dr.  
Tampa, FL 33607  
service@montanezlawfirm.com  
813-816-2827  
August 16, 23, 2024 24-01516P

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF MINERAL RIGHTS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

**CASE NO.: 512024CA000405CAAXES NORTHGATE NOTE, LLC, a Florida limited liability company Plaintiff, vs.**  
**A.E. BURGIN; ROY H. LAIRD; G.J. DAVIDSON; W.J. WEAVER; DR. J.F. McVEIGH; THE BISHOP QUIN FOUNDATION, a Texas corporation; MEREKEN LAND AND PRODUCTION COMPANY, a Texas corporation, also known as MEREKEN LAND & PRODUCTION COMPANY, a Texas corporation, formerly known as CARTER FOUNDATION PRODUCTION COMPANY; METHODIST CHILDREN'S HOME, successor to METHODIST HOME FOUNDATION; THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY, both deceased, and all unknown persons, if alive and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on August 7, 2024, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512024CA-000405CAAXES, the undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT A  
The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

For a point of reference commence at the Northeast corner of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; thence S. 00 deg. 10'15" W., along the East boundary of the Northeast 1/4 of said Section 31, a distance of 669.38 feet, to a point on the Southerly maintained right-of-way line of Fairview Heights Road; thence S. 89 deg. 55'44" W., along said right-of-way line a distance of 1921.21

feet for a Point of Beginning; thence continue S. 89 deg. 55'44" W., along said right-of-way, a distance of 703.68 feet to a point on the Easterly maintained right-of-way line of Handcart Road; thence S. 00 deg. 11'37" W., along said right-of-way line, a distance of 320.59 feet; thence S. 89 deg. 55'59" E., a distance of 703.68 feet; thence N. 00 deg. 11'35" E., a distance of 322.29 feet to the Point of Beginning;

Subject to a perpetual right-of-way easement over and across the North 42.50 feet and the West 35.00 feet thereof;

The above-described parcel being known as Lot 3, Neukom Subdivision, as recorded in Official Record Book 3815, Pages 709 through 738, Public Records of Pasco County, Florida.

at public sale, to the highest and best bidder for cash on Wednesday, September 25, 2024 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF 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 Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
Leonard H. Johnson, Esquire / FNB 319961  
Sheada Madani, Esquire / FBN 10567

FIRST INSERTION

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

**CASE NO. 2023CA004883CAAAXWS SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CONNIE SHIRE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BINION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; NANCY A. KELLING; UNKNOWN TENANT(S) IN POSSESSION N/K/A MIKE CORNETT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 09, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 139, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1987 FLEET-WOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930.  
Property Address: 5929 ASHEN

AVE, NEW PORT RICHEY, FL 34652  
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 7 day of August, 2024.  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
24-230601 - MaS  
August 16, 23, 2024 24-01490P

FIRST INSERTION

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

**CASE No. 2022CA002056CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. VOGEL, CHRISTOPHER, et. al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA002056CAAXES of the Circuit Court of the 6TH 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 RCF 2 ACQUISITION TRUST, Plaintiff, and, VOGEL, CHRISTOPHER, et. al., are Defendants, Clerk and Comptroller Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 17th day of September, 2024, the following described property:

LOT 67, WESLEY POINTE PHASES 2 & 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE(S) 27, 28 AND 29, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT  
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 13th day of August, 2024.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
TELEPHONE: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email: Karissa.Chin-Duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/Karissa Chin-Duncan  
Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
21844.0337 / NB  
August 16, 23, 2024 24-01522P



Are there different types of legal notices?

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Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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--- 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 Epperson North Community Development District

The Board of Supervisors ("Board") of the Epperson North Community Development District ("District") will hold a regular meeting and public hearing on September 9, 2024, at 9:00 a.m., at the SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

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 capital improvement revenue 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 Amended Master Special Assessment Methodology Report dated July 10, 2024. The proposed bonds will fund of the public improvements described in the Amended Master Report of the District Engineer dated July 5, 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 \$4,830,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
PRELIMINARY ASSESSMENT ROLL								
PHASE	PARCEL	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADS <sup>(1)</sup>	PRINCIPAL PER UNIT	MADS PER UNIT <sup>(1)</sup>
All	27-25-20-0000-00200-0043	Epperson Ranch, LLC	Ac	9.883	\$4,830,000	\$350,894	\$488,718	\$35,505
<b>TOTAL</b>					<b>\$4,830,000</b>	<b>\$350,894</b>		

(1) Includes principal & interest and is net of the discounts & fees.

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.

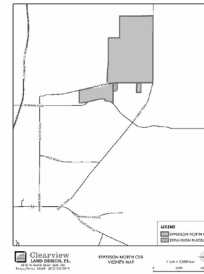
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District 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) 565-4663 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.

Larry Krause, District Manager



RESOLUTION NO. 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON NORTH 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 Epperson North 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 Amended Master Report of the District Engineer dated July 5, 2024 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Breeze, located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (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 Alternative Method of Making Local and 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 Amended Master Special Assessment Methodology Report dated July 10, 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, reclaimed water distribution, 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 \$3,912,710 (hereinafter referred to as the "Estimated Cost").

As stated in the Assessment Report, the Debt Assessments will defray approximately \$4,830,000 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 August 8, 2024.

Attest:

/s/ Larry Krause  
Printed Name: Larry Krause  
Secretary / Assistant Secretary

Epperson North Community Development District

/s/ Michael S. Lawson  
Michael S. Lawson  
Chair of the Board of Supervisors

August 16, 23, 2024

24-01523P



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--- 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 Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, FL 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  
Run Dates: August 16 and 23, 2024

**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 benefited 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 benefited 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.

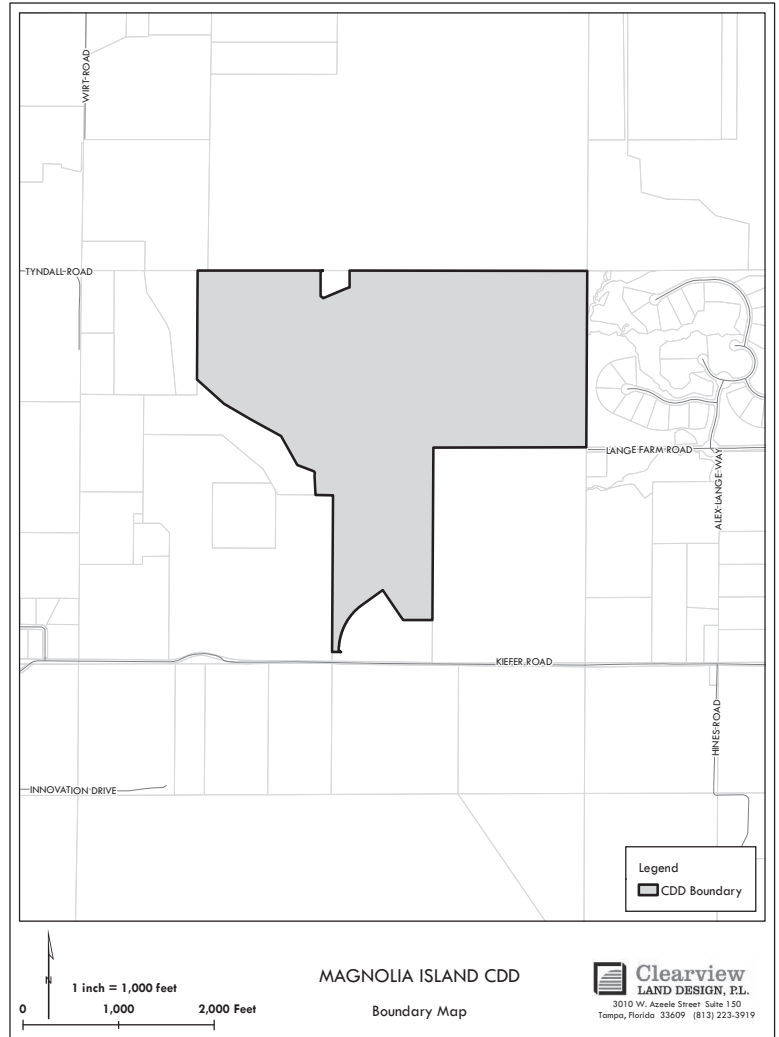
Passed and Adopted on July 8, 2024.

Attest:

Magnolia Island Community Development District

/s/ Craig Wrathell  
Craig Wrathell  
Secretary

/s/ Grant Stiepling  
Grant Stiepling  
Chair of the Board of Supervisors



August 16, 23, 2024

24-01513P

**SAVE TIME**

Email your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV20906\_V35



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JUAN JOSE GONZALEZ VELAZQUEZ, MONSERRATE VAZQUEZ TORRES, ESTEBAN CABRERA VAZQUEZ and EVANGELISTA VAZQUEZ, 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

THIRD 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: AILEEN 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

FOURTH 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

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

A partir del 18 de julio de 2024, el Dr.

THIRD 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 BIRKHOLO, Assignee.

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

--- PUBLIC SALES ---

SECOND 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 9, 16, 2024 24-01469P

SECOND 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 McKeivitt A015 August 9, 16, 2024 24-01467P

SECOND 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

SECOND 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. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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, Rabyn; 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 - Fabrizio, 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, Kaysey; 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 - Cocepion, 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, Alesha; 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 - Levzow, 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, Amajhir; E1231 - Johnson, Monique; E1232 - osorno, Jonathan; E1235 - Fort, Amy; E2202 - Vazquez, Elba; E2244 - Semidey, Daniel Hernandez; E2293 - Holeman, Jacqlyn; 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 - Mcgovern, 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, Yadira; 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, Katelind; 147 - flynn, lawrence; 175 - soltes, Stephen; 190 - Mantia, James; 225 - Prouitte, Scott; 233 - Cruz, kimberly; 243 - Patton, Christan; 244 - Carter, Melissa; 247 - Glass, Paul; 253 - Glass, Paul; 266 - Danapas, John; 269 - Glass, Paul; 313 - Mantia, James; 324 - Bomia, 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, Morgan; 2064 - Moore, Morgan; 2064 - Rieger, Shannon; 2084 - Bunkoff, Joelle; 2179 - Hines, Jason; 2235 - Casique, Ingrid; 2267 - Goodman, Dorothy; 2284 - Roussos, Mike; 3006 - martinez, iris; 3020 - Smart, Ronald; 3057 - Traore, Tamara; 3058 - Buran, Ralph; 3091 - Desimone, Christina; 3159 - Towns, Shalandra; 3188 - Bumgardner, Kaitlyn; 3194 - 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



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

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.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com



## --- ESTATE ---

## SECOND 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](http://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](mailto: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

## SECOND INSERTION

**NOTICE OF SALE** IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO: 24-CC-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](http://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

## SECOND 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](http://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 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 02 day of August 2024.  
 By: /s/ Lindsay Maisonet  
 Lindsay Maisonet, Esq.  
 Bar Number: 93156  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 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](mailto:eservice@decubaslewis.com)  
 24-00109  
 August 9, 16, 2024 24-01442P

## SECOND 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@atacauselaw.com](mailto:ashly@atacauselaw.com)  
 Secondary E-Mail:  
[abby@atacauselaw.com](mailto:abby@atacauselaw.com)  
 August 9, 16, 2024 24-01479P

## SECOND 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 CERTIFICATEHOLDERS 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](http://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

## SECOND INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-001072**  
**IN RE: ESTATE OF JONATHAN LUCAS WELLINGTON A/K/A JONATHAN L. WELLINGTON, Deceased.**

The administration of the Estate of Jonathan 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@atacauselaw.com](mailto:ashly@atacauselaw.com)  
 Secondary E-Mail:  
[abby@atacauselaw.com](mailto:abby@atacauselaw.com)  
 August 9, 16, 2024 24-01480P

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE NO. 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](http://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

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](mailto:MRService@mccalla.com)  
 Fla. Bar No.: 146803  
 24-09262FL  
 August 9, 16, 2024 24-01446P

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

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](mailto:rebecca@e-estatesandtrusts.com)  
 E-Mail:  
[katina@e-estatesandtrusts.com](mailto:katina@e-estatesandtrusts.com)  
 E-Mail:  
[probate@e-estatesandtrusts.com](mailto:probate@e-estatesandtrusts.com)  
 August 9, 16, 2024 24-01447P

## SECOND INSERTION

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

**Case No. 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 Veksler 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](http://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](mailto:FLCourtDocs@brockandscott.com)  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 23-F02252  
 August 9, 16, 2024 24-01441P



## -- ACTIONS / SALES --

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
6TH 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 Con-  
dominium, according to The  
Declaration of Condominium  
recorded in O.R. Book 1210,  
Page 1656, and all exhibits and  
amendments thereof, and re-  
corded 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, Flori-  
da 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 de-  
fenses 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 Com-  
plaint. DUE ON OR BEFORE SEP-  
TEMBER 9TH, 2024

You may also e-mail the written  
defenses to the following e-mail addresses:  
service@garysingerlaw.com and/or  
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  
singer@garysingerlaw.com  
By: /s/ Gary M. Singer  
Gary M. Singer, Esq.  
Florida Bar No.: 544906  
August 9, 16, 2024 24-01474P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
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 pursu-  
ant to a Final Judgment of Foreclosure  
dated July 23, 2024, and entered in  
2024CA000826CAAXWS of the Cir-  
cuit Court of the SIXTH Judicial Cir-  
cuit in and for Pasco County, Florida,  
wherein U.S. BANK TRUST NATION-  
AL ASSOCIATION, NOT IN ITS IN-  
DIVIDUAL 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, 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, LY-  
ING 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 ac-  
cordance with Florida Statutes, Section  
45.031.

## IMPORTANT

**AMERICANS WITH DISABILI-  
TIES ACT:** If you are a person with a  
disability who needs an accommodation  
in order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact: Public Information  
Dept., Pasco County Government Cen-  
ter, 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 imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than seven days. The court  
does not provide transportation and  
cannot accommodate such requests.  
Persons with disabilities needing trans-  
portation to court should contact their  
local public transportation providers  
for information regarding transporta-  
tion services.

Dated this 6 day of August, 2024.

By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
ROBERTSON, ANSCHUTZ &  
SCHNEID, P.L.  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
23-168197 - MiM  
August 9, 16, 2024 24-01473P

## SECOND 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 Somer-  
set 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 CON-  
TINUE 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 BEGIN-  
NING; SUBJECT TO AN EASE-  
MENT 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, TI-  
TLE# 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 SEP-  
TEMBER 9TH, 2024, and file the origi-  
nal 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 imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing impaired call 711. The court does  
not provide transportation and cannot  
accommodate for this service. Persons  
with disabilities needing transporta-  
tion 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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 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 CORPO-  
RATION is the Plaintiff, and JOHN  
A. BYRNE; UNKNOWN SPOUSE  
OF JOHN A. BYRNE; LONE STAR  
RANCH HOMEOWNERS ASSOCIA-  
TION, INC.; UNKNOWN TENANT #1;  
UNKNOWN TENANT #2; ANY AND  
ALL UNKNOWN PARTIES CLAIM-  
ING BY, THROUGH, UNDER AND  
AGAINST THE HEREIN NAMED  
INDIVIDUAL DEFENDANT(S) WHO  
ARE NOT KNOWN TO BE DEAD  
OR ALIVE, WHETHER SAID UN-  
KNOWN PARTIES MAY CLAIM AN  
INTEREST AS SPOUSES, HEIRS,  
DEVISEES, GRANTEEES, OR OTHER  
CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alva-  
rez-Sowles, Esq. will sell to the high-  
est bidder for cash at www.pasco.real-  
foreclose.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 RE-  
CORDED 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 dis-  
ability who needs an accommodation  
in order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact: Public Information  
Dept., Pasco County Government Cen-  
ter, 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 imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than seven days. The court  
does not provide transportation and  
cannot accommodate such requests.  
Persons with disabilities needing trans-  
portation to court should contact their  
local public transportation providers  
for information regarding transporta-  
tion services.

Dated this 2 day of August, 2024.

Zachary Ullman

FBN: 106751

Primary E-Mail:

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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2021CA002528CAAXWS  
**REVERSE MORTGAGE FUNDING  
LLC,  
Plaintiff, vs.  
JOANNE BENENATI, et al.  
Defendant(s).**  
NOTICE IS HEREBY GIVEN pursu-  
ant 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 DEVELOP-  
MENT are the Defendant(s). Nikki  
Alvarez-Sowles, Esq. as the Clerk of  
the Circuit Court will sell to the highest  
and best bidder for cash at www.pasco.  
realforeclose.com, at 11:00 AM, on Au-  
gust 26, 2024, the following described  
property as set forth in said Final Judg-  
ment, 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 RE-  
CORDS OF PASCO COUNTY,  
FLORIDA.

Property Address: 9561 SUN-  
SHINE 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 ac-  
cordance with Florida Statutes, Section  
45.031.

## IMPORTANT

**AMERICANS WITH DISABILI-  
TIES ACT:** If you are a person with a  
disability who needs an accommodation  
in order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact: Public Information  
Dept., Pasco County Government Cen-  
ter, 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 imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than seven days. The court  
does not provide transportation and  
cannot accommodate such requests.  
Persons with disabilities needing trans-  
portation to court should contact their  
local public transportation providers  
for information regarding transporta-  
tion services.

Dated this 1 day of August, 2024.

By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
ROBERTSON, ANSCHUTZ &  
SCHNEID, P.L.  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
21-084575 - EuE  
August 9, 16, 2024 24-01472P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH 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 Fore-  
closure entered on the 25th day of July  
2024, in Case No.: 2024CA000226,  
of the Circuit Court of the 6TH Judi-  
cial 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 NA-  
TIONSTAR 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 De-  
fendants. 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 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 SUN-  
BURST DR, DADE CITY, FL  
33525

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF THE  
DATE OF THE LIS PENDENS MUST  
FILE A CLAIM 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 pro-  
vision 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 accommo-  
date for this service. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-  
tion 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  
23-05923  
August 9, 16, 2024 24-01445P

# SAVE TIME



Email your Legal Notice  
legal@businessobserverfl.com  
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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
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--- ESTATE ---

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-951**  
**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  
August 9, 16, 2024 24-01477P

SECOND 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  
Secondary Email:  
jrvera@hnh-law.com  
August 9, 16, 2024 24-01449P

SECOND 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  
Secondary Email:  
jrvera@hnh-law.com  
August 9, 16, 2024 24-01450P

SECOND 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  
Secondary Email:  
jrvera@hnh-law.com  
August 9, 16, 2024 24-01475P

FOURTH 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  
PG 32 LOTS 1-3 INCL BLOCK 4  
OR 4479 PG 980  
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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000012TDAXXX  
NOTICE IS HEREBY GIVEN, That ANTHONY ALECCI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2001726  
Year of Issuance: 06/01/2021  
Description of Property:  
15-26-21-0110-00000-0090  
LANE PARK ESTATES 1ST ADD  
PB 10 PG 137 LOT 9 OR 9492 PG 2245  
Name(s) in which assessed:  
MARCUS A F VILLAFANE  
ANNETTE TORRES CRUZ  
MARCUS ALEXIS FERNANDEZ  
VILLAFANE  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 29, 2024 at 10:00 am.

July 10, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
July 26; August 2, 9, 16, 2024 24-01348P

FOURTH 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 S49DEG5'10"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 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-

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

SECOND 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  
tmcintyre@shumaker.com  
August 9, 16, 2024 24-01478P

SECOND 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**  
**Personal Representative**  
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@flprobattrustlaw.com  
Secondary E-Mail:  
stacey@flprobattrustlaw.com  
August 9, 16, 2024 24-01451P

SECOND 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 and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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  
Secondary Email:  
jrvera@hnh-law.com  
August 9, 16, 2024 24-01476P

SECOND 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  
Secondary Email:  
jrvera@hnh-law.com  
August 9, 16, 2024 24-01448P



## --- TAX DEEDS ---

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
<p>Notice of Application for Tax Deed 2024XX000022TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That TAX BRAKE FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2002510 Year of Issuance: 06/01/2021 Description of Property: 33-26-20-0050-01800-0010 MEADOW POINTE PARCEL 14 UNIT 2 PB 37 PGS 48-53 LOT 1 BLOCK 18 OR 4355 PG 939</p> <p>Name(s) in which assessed: DAVID A EVANS II</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01358P</p>	<p>Notice of Application for Tax Deed 2024XX000025TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That TAX BRAKE FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2005523 Year of Issuance: 06/01/2021 Description of Property: 22-24-16-0020-00A00-0280 GULF SIDE ESTATES PB 6 PGS 63 &amp; 63A LOTS 28 &amp; 30 BLOCK A</p> <p>Name(s) in which assessed: GERALCY RIBEIRO DA SILVA</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01359P</p>	<p>Notice of Application for Tax Deed 2024XX000027TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1810503 Year of Issuance: 06/01/2019 Description of Property: 16-26-16-0540-00D00-0010 HOLIDAY GARDENS ESTATES UNIT 4 PB 12 PG 1 PORTION OF TRACT D LYING ELY OF LOT 731 OR 1805 PG 977</p> <p>Name(s) in which assessed: KANDICE HICKS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01341P</p>	<p>Notice of Application for Tax Deed 2024XX000015TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2000887 Year of Issuance: 06/01/2021 Description of Property: 03-25-21-0020-01700-0050 DADE CITY HEIGHTS PB 2 PG 76 LOTS 5 &amp; 6 BLOCK 17 DB 83 PG 500</p> <p>Name(s) in which assessed: N R WILLIAMS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01351P</p>	<p>Notice of Application for Tax Deed 2024XX000008TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1909480 Year of Issuance: 06/01/2020 Description of Property: 32-25-16-0270-00500-0170 H R NICKS SUBDIVISION PB 2 PG 25 THE EAST 40 FT OF LOT 17 BLOCK 5 OR 9252 PG 1926</p> <p>Name(s) in which assessed: PORT RICHEY MARINA LLC TAIT A LUNDQUIST REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01345P</p>	<p>Notice of Application for Tax Deed 2024XX000018TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2008536 Year of Issuance: 06/01/2021 Description of Property: 18-26-16-0110-00000-0770 PALM LAKES TERR 1ST ADD PB 6 PG 40 LOT 77 OR 8202 PG 1155</p> <p>Name(s) in which assessed: VERONA V LLC JONATHAN R POLITANO REGT AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01354P</p>
<p>Notice of Application for Tax Deed 2024XX000021TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That TAX BRAKE FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2004024 Year of Issuance: 06/01/2021 Description of Property: 11-24-17-0020-00001-486B SUNCOAST HIGHLAND UN- REC PLAT POR OF TRACT 1486A DESC AS COM AT NW COR OF SEC TH S89DEG53' 02"E ALG NORTH LINE OF SEC 1190.00 FT TH SOUTH 228.00 FT FOR POB TH SOUTH 194.56 FT TH WEST 190.00 FT TH CURVE LEFT RAD 625.00 FT CHD S88DEG37'03" W 29.79 FT TH N02DEG43'53" W 195.48 FT TH EAST 229.09 FT TO POB SUBJ TO INGRESS/EGRESS &amp; UTILITIES ESMT OVER EAST 25.00 FT THEREOF OR 8255 PG 750</p> <p>Name(s) in which assessed: CHARLES A WOMACK</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01357P</p>	<p>Notice of Application for Tax Deed 2024XX000004TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1712052 Year of Issuance: 06/01/2018 Description of Property: 25-26-15-0010-01600-0000 TAMPA TARPON SPRINGS LAND COMPANY PB 1 PG 68 TRACT 16 EXC THAT PART IN THE FOLLOWING ALOHA GARDENS UNIT 3 PB 10 PG 15 &amp; ALOHA GARDENS UNIT 4 PB 10 PG 25 &amp; ALOHA GARDENS UNIT 7 PB 10 PG 132 &amp; TAH- TIAN HOMES UNIT 6 PB 11 PG 115 &amp; TIKI VILLAGE MOBILE HOME PARK CONDO UNREC OR 1792 PG 1923</p> <p>Name(s) in which assessed: DUANE POWNELL REV DUANE POWNELL CHRISTIAN LIFE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01343P</p>	<p>Notice of Application for Tax Deed 2024XX000003TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1911899 Year of Issuance: 06/01/2020 Description of Property: 32-26-16-0170-00000-018A COM MOST ELY COR OF LOT 7 OF ANCLOTE RIVER HEIGHTS UNIT 2 PB 5 PG 121 TH S41DG 22' 28"E 274.54 FT FOR POB TH CONT S41DG 22' 28"E 63.39 FT TH S18DG 34' 55"W 36.84 FT TO NELY COR OF LOT 18 OF SAID ANCLOTE RIVER HEIGHTS UNIT 2 TH CV LEFT RAD 390 FT CHD N71DG 04' 23"W 49.97 FT TH N14DG 28' 30"E 68.45 FT TO POB OR 3414 PG 93</p> <p>Name(s) in which assessed: RANDALL DREHER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01342P</p>	<p>Notice of Application for Tax Deed 2024XX000019TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2002664 Year of Issuance: 06/01/2021 Description of Property: 02-26-19-0020-00001-1170 ANGUS VALLEY UNIT #3 UN- REC PLAT LOT 1117 COM AT SW COR OF SEC TH EAST ALG SEC LN 3281.25 FT TH NORTH 3440.42 FT FOR POB TH WEST 150.00 FT TH NORTH 150.00 FT TH EAST 150.00 FT TH SOUTH 150.00 FT TO POB OR 1615 PG 422</p> <p>Name(s) in which assessed: ARNIE ALVAREZ EST OF KATHY A FISHER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01355P</p>	<p>Notice of Application for Tax Deed 2024XX000005TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1905827 Year of Issuance: 06/01/2020 Description of Property: 09-25-17-0040-04300-0110 MOON LAKE ESTATES UNIT 4 PB 4 PGS 79 &amp; 80 LOTS 11 TO 13 INCL BLOCK 43 OR 1126 PG 874</p> <p>Name(s) in which assessed: ROBERT E POWER ESTATE OF BETTY L POWER DECEASED V CARMACK R POWER D POWER B POWER D L FOSSETTA</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01344P</p>	<p>Notice of Application for Tax Deed 2024XX000013TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ANTHONY ALECCI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2003202 Year of Issuance: 06/01/2021 Description of Property: 07-24-18-0010-00000-0570 HIGHLAND FOREST UNREC PLAT POR TRACT 57 DESC AS EAST 1/2 OF WEST 1/2 OF NW1/4 OF SE1/4 OF SE1/4 LESS SOUTH 25 FT FOR ROAD R/W &amp; LESS NORTH 318.00 FT THEREOF</p> <p>Name(s) in which assessed: JANE ANNE BUSSELL</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01349P</p>
<p>Notice of Application for Tax Deed 2024XX000014TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2006300 Year of Issuance: 06/01/2021 Description of Property: 09-25-16-0760-00000-1170 PINELAND PARK UNREC PLAT LOT 117 DESC AS: COM AT SE COR OF TRACT 38 OF PORT RICHEY LAND COMPANY SUB PB 1 PG 61 OF SEC 9 TH ALG SOUTH LN OF TRACTS 38 &amp; 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 &amp;/OR UTILI- TIES OR 8551 PG 1855</p> <p>Name(s) in which assessed: ALEXANDER THOMPSON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01350P</p>	<p>Notice of Application for Tax Deed 2024XX000001TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GRIFFIN HARE CAPITOL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1710142 Year of Issuance: 06/01/2018 Description of Property: 08-26-16-0010-04900-0041 TAMPA TARPON SPRINGS LAND CO PB 1 PGS 68-70 POR- TION OF TRACT 49 DESC AS COM AT THE INTERSECTION OF ELY R/W LINE OF CHARLES ST &amp; SLY R/W LINE OF GULF DR TH S00DEG32'57" W 294.00 FT TH S89DEG36'06" E 120.00 FT TO POB TH CONT S89DEG36'06" E 107.77 FT TH S00DEG26'37" W 50.00 FT TH N89DEG36'06" W 107.86 FT TH N00DEG32'57" E 50.00 FT TO POB A/K/A PORTION OF LOT 4 OR 6977 PG 1264 OR 7422 PG 304</p> <p>Name(s) in which assessed: PERRY W DOTSON JR PERRY DOTSON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01340P</p>	<p>Notice of Application for Tax Deed 2024XX000027TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 2008111 Year of Issuance: 06/01/2021 Description of Property: 09-26-16-0020-00100-0260 EAST GATE ESTATES UNREC PLAT LOT 26 BEING POR OF TR 1 OF PORT RICHEY LAND CO SUB PB 1 PG 61 DESC AS COM NW COR OF LOT 27 OF EAST GATE ESTATES THIRD ADD PB 7 PG 128 FOR POB TH ALG NLY EXTENSION OF W LN LOT 27 N00DEG15' 54"W 60 FT SAID W LN LOT 27 BEING SAME AS W LN TR 1 TH PARALLEL TO N LN LOT 27 N89DEG39' 39"E 124.09 FT TH S00DEG20' 21"E 60 FT TH S89DEG39' 39"W 124.17 FT TO POB</p> <p>Name(s) in which assessed: FIX PADS HOLDINGS LLC CT CORPORATION SYSTEM REGT AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01360P</p>	<p>Notice of Application for Tax Deed 2024XX000011TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ERIC L COX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1507456 Year of Issuance: 06/01/2016 Description of Property: 34-24-16-0000-00300-0020 COM AT MOST NELY COR OF LOT 12 OF WINDSOR MILL- UNIT ONE PB 16 PG 135 FOR POB TH S12DG 26' 58" W ALG ELY BDY OF SAID LOT 12 11 FT TH S77DG 33' 02"E 35 FT TH N12DG 26' 58"E 80 FT TH N77DG 33' 02"W 35 FT TO ELY BDY OF AFORESAID WINDSOR MILL- UNIT ONE TH S12DG 26' 58" W ALG SAID ELY BDY 69 FT TO POB OR 3021 PG 1072 OR 3036 PG 1801</p> <p>Name(s) in which assessed: WINSOR WOODS IRREVOCABLE TRUST JOHN C BIERLEY TRUSTEE JANE B SMITH TRUSTEE THE ZELIA-B 2017 LAND TRUST UTD 6/5/2017</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01347P</p>	<p>Notice of Application for Tax Deed 2023XX000172TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1610680 Year of Issuance: 06/01/2017 Description of Property: 08-25-21-0010-00000-048A LAKE PASADENA HEIGHTS PB 7 PGS 141 &amp; 12 21/96TH INTER- EST IN LOT 48-A OR 238 PG 594 OR 249 PG 283 OR 595 PG 610 OR 594 PG 690 OR 589 PG 106 OR 392 PG 294 OR 719 PG 571 OR 2044 PG 423 OR 5231 PG 605</p> <p>Name(s) in which assessed: DEW TRUST WILBER DEW TRUSTEE C A HARDWICK GERALDINE E HARDWICK RALPH P ROUDNBUSH MILTON P LOCKHART IRENE V LOCKHART JAMES H CHIVALL GRACE M CHIVALL ANTHONY M SEANO LINDA M SHANO WILBUR ISAAC DEW DECEASED TRUSTEE PATSY L DEW DECEASED TRUSTEE DEW TRUST DATED JANUARY 29, 2003</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01339P</p>	<p>Notice of Application for Tax Deed 2024XX000020TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That KONSTANTINOS GKARAVELIS, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1909231 Year of Issuance: 06/01/2020 Description of Property: 28-25-16-0080-00200-001A HERMANSON SUBDIVISION PB 2 PG 50 PORTION OF LOTS 4 5 &amp; 6 &amp; A POR OF TRACT 23 PORT RICHEY LAND COM- PANY SUB PB 1 PG 61 DESC AS COM AT NW COR OF SEC 28 TH S89DEG38'05"E 449.00 FT TH S00DEG24'31" W 166.82 FT FOR POB TH S86DEG22' 00"E 25.75 FT TH S48DEG07'58"E 118.52 FT TH S61DEG17'32"E 70.93 FT TO WLY R/W LINE OF US HWY 19 TH ALG SAID R/W 31.18 FT ALG ARC OF CV CON- CAVE TO NW RAD 5661.58 FT CHD BRG S24DEG57'48" W TH N61DEG17'32" W 76.56 FT TH N48DEG07'58" W 111.32 FT TH N86DEG22'00" W 30.42 FT TH N30DEG02'32"E 34.74 FT TO POB OR 7887 PG 1870</p> <p>Name(s) in which assessed: TRD FINANCIAL PRODUCTS INC TODD MAUTNER REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a>, on August 29, 2024 at 10:00 am.</p> <p>July 10, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>July 26; August 2, 9, 16, 2024 24-01356P</p>