FIRST INSERTION

NOTICE OF FICTITIOUS NAME Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of Holistic Wealth in Balance located at 5006 Trouble Creek Rd Ste 227 in the County of Pasco, in the City of New Port Richey, State of Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, pursuant to section 865.09 of the

Florida Statutes.

Name of Owner(s):

ALW Tax and Business Services, LLC Address of Owner(s): 5006 Trouble Creek Rd #227, New Port Richey, FL 34652 Date: August 15, 2024 Signature: Amber Peitzmeier August 23, 2024 24-01534P

FIRST INSERTION

NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on September 3, 2024, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

District Manager August 23, 2024

24-01540P

FIRST INSERTION

NOTICE OF REGULAR MEETING LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Lakeside Community Development District will hold their regular meeting on September 4, 2024, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Wesley Chapel, Suite 100, Tampa, Florida 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Daryl Adams

August 23, 2024

24-01541P

HOW TO PUBLISH YOUR LEGAL NOTICE CALL 941-906-9386 OR E-MAIL: egal@businessobserverfl.com

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Residential activities on 197.56 acres known as WSMB Property. The project is located in Pasco County, Section(s) 8, 9, 16, 17, Township 25 South, Range 21 East. The petitioner is Mark Metheny whose address is 4065 Cresent Park Drive, Tampa, FL 33578. The Petition No. is 42047962.000.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right

such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing. August 23, 2024

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 VIO Med Spa Trinity located at 24023 Hideout Trail in the City of Land O Lakes, Pasco County, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of AUGUST,

BRALY MANAGEMENT GROUP, INC.

August 23, 2024 24-01536P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on May 7, 2024, at 9:00 a.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558 At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263- 0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or Disrict Staff may participate by speaker telephone.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the 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

24-01542P August 23, 2024



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 SAIBERMD located at 27027 STATE ROAD 56 in the City of WESLEY CHA-PEL, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of August, 2024. SAIBERMD, L.L.C. ROMEO MANAGEMENT,

L.L.C. August 23, 2024 24-01535P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold an Ethics Training Workshop at 6:30 PM or immediately following the adjournment of The Verandahs CDD meeting at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669:

September 3, 2024 October 1, 2024

The purpose of the workshops is to review ethics rules for public officials. The workshops 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, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200. Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Amerirequiring special accommodations to participate in this meeting is asked to advise the District Office at least fortyeight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Sean Craft, District Manager 24-01543P August 23, 2024

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Katie Mary Como, owner, desiring to engage in business under the fictitious name of Bunnyville Fuury Friends located at 15933 Villa Dr, Hudson, Florida 34667 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 23, 2024 24-01537P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Summit View II Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 168.631 acres, generally located south of St. Joe Road, east of Happy Hill Road, and north of State Road 52, situated entirely within the City of Dade City, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

September 20, 2024 DATE: TIME: 10:00 A.M. EST PLACE: Dupree Lakes Clubhouse 6255 Dupree Lakes Boulevard Land O' Lakes, Florida 34639

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 Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District 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 of Supervisors 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 Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 344-4844, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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.

Jason Greenwood District Manager

Run Date(s): 8/23/24 & 8/30/24

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GEN-ERAL PAID CIRCULATION IN THE AREA OF THE DISTRICT.

24-01532W August 23, 30, 2024

FIRST INSERTION

MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Magnolia Island Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting 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 Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all

business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

August 23, 2024

24-01533P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 15.05 acres to serve the Commercial project known as Northwood Charter School. The project is located in Pasco County, Section(s) 35, Township 26 South, Range 19 E. The permit applicant is Seminole Educational Facilities, LLC, 4455 Kelnepa Drive, Jacksonville, FL 32207. The Permit No. is 43040159.011.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

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

August 23, 2024

--- ESTATE ---

FIRST INSERTION

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

File No. 2024CP000989CPAXWS IN RE: ESTATE OF NOEL BALLESTEROS Deceased.

The administration of the estate of Noel Ballesteros, deceased, whose date of death was April 24, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 1619 Sweetspire Dr. Trinity, FL 34655, file number 2024CP-000989CPAXWS. The names and address of the personal representative and the personal representative's attorney

are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIMS 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 23, 2024.

Personal Representative

Jo Ann Acedo

1619 Sweetspire Dr Trinity, FL 34655 Attorney for the Personal Representative Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPINOZA, PLLC 3632 Land O'Lakes Blvd. Ste. 104-1 Land O'Lakes, FL 34639 Tel. (813) 897-0295 Email: office@gadielespinozalaw.com

August 23, 30, 2024

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA 34654 PROBATE DIVISION

CASE#: 2024CP001208CPAXES IN RE: ESTATE OF ROBIN SUSAN THOMAS

Deceased.The administration of the estate of ROBIN SUSAN THOMAS deceased, whose date of death was MAY 10, 2024 is pending in the Circuit Court for PAS-CO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is August 23, 2024.

Personal Representative:

Peter Berkman, Esq 17863 Hunting Bow Circle

Lutz, Florida, 33558 Attorney for Personal Representative Peter Berkman, Esq Peter@peterberkmanlaw.com Florida Bar No. 110330 17863 Hunting Bow Circle Lutz, Florida, 33558 (813) 600-2971

August 23, 30, 2024 24-01548P --- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS RE: JOYCE MAE WARNER, Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled HOW-ARD & JO WARNER TRUST Dated DECEMBER 12, 2008

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and

other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER

The date of the first publication of this Notice is August 23, 2024.

DAWN SCHILL, Co-Trustee 11154 Autumn Creek Ct. Indianapolis, IN 46229 317-850-9332 DUANE WARNER, Co-Trustee 5534 Adina St. Indianapolis, IN 46203 317-374-3735

August 23, 30, 2024 24-01549P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION UCN: 512024CP001274CPAXWS

File No. 2024CP001274CPAXWS IN RE: ESTATE OF YING GAO, aka YING GAO "LAURA" Deceased.

The administration of the estate of YING GAO, also known as YING GAO "LAURA", deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, Florida 33525. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2024. Signed on this 19th day of August,

> /s/ Matthew G. Wallis MATTHEW G. WALLIS Personal Representative 15550 Pilot Country Drive

Spring Hill, FL 34610 s/ Danielle McManus Noble Danielle McManus Noble Attorney for Personal Representative Florida Bar No. 119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324

danielle@mcmanusestateplanning.com Secondary Email:

Email:

lawoffice@mcmanusestateplanning.com 24-01550P August 23, 30, 2024

OFFICIAL DURTHOUSE WEBSITES

On Don manateeclerk.com

sarasotaclerk.com charlotteclerk.com

leeclerk.org collierclerk.com

hillsclerk.com pascoclerk.com my**pinellas**clerk.gov

polkcountvclerk.net my**orange**clerk.com

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

File Number: 2024-CP-001345-WS In Re The Estate Of: GEORGE GENE HAGERTY, a/k/a G. GENE HAGERTY, a/k/a GEORGE G. HAGERTY, Deceased.

The administration of the estate of GEORGE GENE HAGERTY, a/k/a G. GENE HAGERTY, a/k/a GEORGE G. HAGERTY, deceased, whose date of death was August 4, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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 23, 2024. GEORGE M. HAGERTY - PR LAW OFFICES OF STEVEN K. JONAS, P.A.

Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. 24-01531P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001205 IN RE: ESTATE OF BRYAN DALE ZIEGLER,

Deceased.

The administration of the estate of BRYAN DALE ZIEGLER deceased, whose date of death was June 3, 2024, is pending in the Circuit Court for PASCO County, Florida, Pro-bate Division, the address of which is West Pasco Judicial Center, 7503 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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

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

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

The date of first publication of this

notice is August 23, 2024. Personal Representative: GARY F. ZIEGLER

14810 Carnation Drive Tampa, Florida 33613 Attorney for Personal Representative: CHAD T. ORSATTI, ESQ Florida Bar Number: 0168130 ORSATTI & ASSOCIATES, P.A. 2925 Alternate 19 North,

Suite B Palm Harbor, Florida 34683 Telephone: (727) 772-9060 chad@orsattilaw.com

August 23, 30, 2024

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2022-CA-002751 WS WELLS FARGO BANK, N.A., Plaintiff, vs. JOEL KATZ, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 1, 2024, and entered in Case No. 2022CA002751 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Joel Katz, Anthony Marsh (Jr. and Sr)., Anne Katz, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.pasco.realforeclose. com, Pasco County, Florida at 11:00

am on the September 16, 2024 the

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2024CA000517CAAXES

SELECT PORTFOLIO SERVICING,

GAIL ANN BLOUGH; UNKNOWN

SPOUSE OF GAIL ANN BLOUGH;

NOTICE IS HEREBY GIVEN pursuant

to an Order rescheduling Foreclosure

Sale filed July 29, 2024 and entered

in Case No. 2024CA000517CAAXES, of the Circuit Court of the 6th Judi-

cial Circuit in and for PASCO County,

Florida, wherein SELECT PORT-FOLIO SERVICING, INC. is Plain-

tiff and GAIL ANN BLOUGH; UN-

KNOWN SPOUSE OF GAIL ANN BLOUGH; UNKNOWN PERSON(S)

IN POSSESSION OF THE SUB-

JECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ.,

the Clerk of the Circuit Court, will

sell to the highest and best bidder for cash BY ELECTRONIC SALE AT:

WWW.PASCO.REALFORECLOSE.

COM, at 11:00 A.M., on September 16, 2024, the following described property

as set forth in said Final Judgment, to

PARCEL 1: THE EAST 100

POSSESSION OF THE SUBJECT

UNKNOWN PERSON(S) IN

Plaintiff, vs.

PROPERTY,

following described property as set forth in said Final Judgment of Foreclosure:

PASCO COUNTY

FIRST INSERTION

LOT 118, HIDDEN LAKES ES-TATES, UNIT THREE, UN-RECORDED PLAT, BEING A PORTION OF SECTION 30. TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 30; THENCE RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 30, S 0 DEGREES 10' 02" WEST. A DISTANCE OF 2605.54 FEET; THENCE N 76 DEGREES 26' 50" WEST, A DISTANCE OF 310.48 FEET; THENCE S 40 DEGREES 31' 53" WEST, A DIS-TANCE OF 721.19 FEET FOR A POINT OF BEGINNING; THENCE S 21 DEGREES 42' 01" EAST, A DISTANCE OF 450.00 FEET; THENCE A DISTANCE

PARCEL 2: THE NORTH 15

FEET OF THE WEST 230 FEET

OF THE EAST 1/2 OF THE SW

1/4 OF THE SE 1/4 OF THE SE

1/4 OF SECTION 1, TOWN-SHIP 24 SOUTH, RANGE 18

EAST, PASCO COUNTY, FLOR-

SUBJECT TO A 15 FOOT ROAD EASEMENT ACROSS THE WEST SIDE PARCEL 2.

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the

Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-

CIR "If you are a person with disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you the pro-

vision of certain assistance. Please contact Public Information Dept., Pasco

County Government Center, 7530 Little

Rd., New Port Richey, FL 34654; (727)

847-8110 (V) for proceedings in New

Port Richey; (352) 521-4274, ext. 8110

(V) for proceedings in Dade City at least 7 days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

Dated this 16th day of August 2024.

1619 NW 136th Avenue, Suite D-220

24-01528P

OF 251.33 FEET ALONG THE

--- SALES ---

FIRST INSERTION

ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND CHORD OF 248.07 FEET WHICH BEARS S 84 DEGREES 17' 59" WEST; THENCE N 10 DEGREES 17' 59" EAST, A DIS-TANCE OF 450.00 FEET TO THE POINT OF BEGINNING. A/K/A 10835 LUSCOMBE CT

NEW PORT RICHEY FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

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

Phone: 727.847.8110 (voice) in New

Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the 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 21 day of August, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com

By: /s/Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq.

August 23, 30, 2024

24-01552P

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.:

2022CA001274CAAXWS WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A., Plaintiff, v.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT CAMPBELL, DECEASED,

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 24, 2024, and entered in Case No. 2022CA-001274CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A. is the Plaintiff and ALL UN-KNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIM-ING BY, THROUGH, UNDER OR AGAINST ROBERT CAMPBELL, DECEASED, are the Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, will sell to the highest bidder for $\,$ cash at https://pasco.realforeclose.com, on September 9, 2024 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 1367, EMBASSY HILLS UNIT 17, ACCORDING TO

THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 16, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 7332 VIENNA LANE, PORT RICHEY, FL 34668 (the "Property").

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 WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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 (\mathbf{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.

WITNESS my hand and the seal of the court on August 14, 2024.

By: /s/Jason Duggar Jason Duggar, Esq. Florida Bar No. 83813

fcpleadings@ghidottiberger.com GHIDOTTI | BERGER LLP Attorneys for Plaintiff 1031 North Miami Beach Boulevard North Miami Beach, FL 33162 $\,$ Telephone: (305) 501-2808 Facsimile: (954) 780-5578 August 23, 30, 2024

FIRST INSERTION

NOTICE OF SALE PURSUANT **TO CHAPTER 45** IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO.

2023CA000593CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

DALE RUSS BILLINGS, JR.; JESSICA LAUREN BILLINGS: CATTLEMAN'S CROSSING HOMEOWNERS' ASSOCIATION, INC.: UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED.

Defendant(s). NOTICE IS HEREBY GIVEN pur-

suant to an Order or Summary Final Judgment of foreclosure dated May 3, 2024 and an Order Resetting Sale dated August 13, 2024 and entered in Case No. 2023CA000593CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein LAKEV-IEW LOAN SERVICING, LLC is Plaintiff and DALE RUSS BILL-INGS, JR.; JESSICA LAUREN BILLINGS; CATTLEMAN'S CROSS-ING HOMEOWNERS' ASSOCIA-TION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 30, 2024

, the following described property as set forth in said Order or Final Judgment, to-wit:

CATTLEMAN'S LOT 66, CROSSING PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED AT PLAT BOOK 31, PAGES 87 AND 88, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED August 19, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-191368 / SR4 August 23, 30, 2024

FEET OF THE NORTH 215 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4

COUNTY, FLORIDA

OF THE SE 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA. CIVIL DIVISION

CASE NO. 2024CA000152CAAXES

REPUBLIC BANK & TRUST

ROBERTO ABREU; LAURA L.

TENANT NO. 1; UNKNOWN

INTERESTS BY, THROUGH,

TENANT NO. 2; and ALL

CARLIN GUZMAN: UNKNOWN

UNKNOWN PARTIES CLAIMING

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION.

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

HEREIN DESCRIBED,

INTEREST IN THE PROPERTY

Defendant(s). NOTICE IS HEREBY GIVEN pur-

suant to a Summary Final Judg-

ment of Foreclosure dated August

2024, and entered in Case No.

2024CA000152CAAXES of the Cir-

cuit Court in and for Pasco County,

Florida, wherein REPUBLIC BANK

& TRUST COMPANY is Plaintiff and

ROBERTO ABREU; LAURA L. CAR-

LIN GUZMAN: UNKNOWN TEN-

ANT NO. 1; UNKNOWN TENANT

NO. 2; and ALL UNKNOWN PAR-

TIES CLAIMING INTERESTS BY

THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR CLAIM-

ING TO HAVE ANY RIGHT, TITLE

OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED, are Defen-

dants, NIKKI ALVAREZ-SOWLES,

ESQ., the Clerk of the Circuit Court,

will sell to the highest and best bid-

der for cash online at www.pasco.

realforeclose.com, at 11:00 a.m., on

September 5, 2024, the following de-

scribed property as set forth in said

LOT 31 OF THE UNRECORD-

ED PLAT OF KENT SUBDI-

VISION, PASCO COUNTY, FLORIDA BEING FURTHER

DESCRIBED AS FOLLOWS:

Order or Final Judgment, to-wit:

COMPANY.

Plaintiff, vs.

Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01172 SPS August 23, 30, 2024 FIRST INSERTION

paired, call 711"

Marc Granger, Esq.

Kahane & Associates, P.A.

Bar. No.: 146870

THE NORTH 150 FEET OF THE SOUTH 1055 FEET OF THE EAST 505 FEET OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS THE EAST 25 FEET THEREOF FOR COUNTY ROAD RIGHT-OF-WAY AS SHOWN IN THE PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade

to Florida Statute Pursuant 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

Service E-mail: answers@dallegal.com Roy Diaz, Attorney of Record Florida Bar No. 767700

24-01525P

City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay

DATED August 12, 2024. Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 By: /s/ Lisa Woodburn Lisa A. Woodburn Florida Bar No.: 11003

7236-197334 / SR4

August 23, 30, 2024

--- ACTIONS / SALES ---

FIRST INSERTION

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

FLORIDA CASE NO. 2023CA003342CAAXWS U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS

SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST, 2006-AM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM1, Plaintiff,

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD C. PETTIGNANO, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 25, 2024, and entered in 2023CA003342CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST COMPANY, NA-TIONAL ASSOCIATION, AS TRUST-EE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR THE REG-ISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST, 2006-AM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD C. PETTIGNANO, DECEASED; MV REALTY PBC, LLC; SHARI PETTIGNANO; PAMELA SMITH 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 11, 2024, the following

described property as set forth in said Final Judgment, to wit:

LOT 1042, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address:

7134 KING ARTHUR DR, $PORT\ RICHEY, FL\ 34668$

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028(voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the $time\ before\ the\ scheduled\ appearance\ is$ less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14 day of August, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-102450 - MiM August 23, 30, 2024 24-01529P

FIRST INSERTION

 $6 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT}$ IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2021CA001708CAAXES THE BANK OF NEW YORK

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES. **SERIES 2000-3**, Plaintiff,

EDWIN M. BROCK; UNKNOWN SPOUSE OF EDWIN M. BROCK; GLEN A. BROCK; ELIZABETH L. BROCK; CLERK OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1: UNKNOWN TENANT #2,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated August 1st, 2024 entered in Civil Case No. 2021CA-001708CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCES-SOR IN INTEREST TO ALL PERMIT-TED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL AS-SOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2000-3, Plaintiff and ED-WIN M. BROCK; GLEN A. BROCK; ELIZABETH L. BROCK; CLERK OF THE COURT FOR THE SIXTH JUDI-CIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; UNKNOWN TENANT #1 are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the propat public sale at www.pasco. realforeclose.com beginning at 11:00 AM on September 30, 2024 the following described property as set forth in said Final Judgment, to-wit: COMMENCE AT THE NORTH-

EAST CORNER OF THE

NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION TOWNSHIP 24 SOUTH, RANGE 21 EAST, RUN THENCE WEST ALONG THE SECTION LINE 1155 FEET, THENCE SOUTH 319.54 FEET, THENCE EAST 243.00 FEET (CALCU-LATED) TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 62.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE 154.33 FEET; THENCE WEST 203.31 FEET; THENCE NORTH 133.40 FEET; THENCE EAST 57.70 FEET; THENCE SOUTH 79.40 FEET; THENCE EAST 83.61 FEET; THENCE NORTH 100.33 FEET TO THE POINT OF BE-

SUBLECT PARCEL AS DE-SCRIBED ABOVE IS SUBJECT TO A 35 FOOT WIDE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE NORTH 35 FEET THEREOF. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME: MODEL 2000 OAKHAV-SERIAL NUMBERS

GINNING.

8U20140MA & 8U620140MB. LENGTH 66 FT WIDTH 28 FT. THE IMPROVEMENTS THERE-ON BEING KNOWN AS 14915 DOUGLAS STREET, DADE CITY, FLORIDA - 33525 Property Address: 14915 Douglas Street, 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 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 PUB-LISHED AS PROVIDED HEREIN. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538

File No.: M2000235-JMV August 23, 30, 2024 24-01527P

FIRST INSERTION

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

FLORIDA CASE NO .: 2024CA001627CAAXWS

BANK OF AMERICA, N.A.; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF DANIEL J. GREER A/K/A DANIEL JAMES GREER; DANIEL J. GREER, II; DOUGLAS S. GREER; DOROTHY GREER; LOANPAL, LLC N/K/A GOODLEAP, LLC; HERITAGE LAKE COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF DANIEL J. GREER A/K/A DANIEL JAMES GREER; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY;

UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY: Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, SURVIVING SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST IN THE ESTATE OF DANIELJ. GREER A/K/A DAN-IEL JAMES GREER Last Known Address unknown

DOUGLAS S. GREER Last Known Address 9920 SAINT CHARLES CT NEW PORT RICHEY, FL 34655

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
ALL THAT CERTAIN LAND IN

PASCO COUNTY, FLORIDA, TO-WIT: LOT(S) 43, BLOCK B OF HERI-TIAGE LAKE, PHASE 2 AS RE-CORDED IN PL AT BOOK 25, PAGE 149, ET SEQ., OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 9920 SAINT CHARLES CT, NEW PORT RICHEY, FL

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's at-torney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BEFORE SEP-

TEMBER 23RD, 2024. This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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..

WITNESS my hand and the seal of

this Court this August 20, 2024. Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Submitted by: Marinosci Law Group, P.C.

100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 August 23, 30, 2024 24-01546P

FIRST INSERTION

Are there different types of legal notices?

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

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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com 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. 2023CA002556CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE TERWIN MICRO ASSET-BACKED

SECURITIES, SERIES 2007-SF1, Plaintiff, vs. TAX DEED INVESTMENTS LLC, et

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2023CA002556CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE TERWIN MICRO ASSET-BACKED SECURITIES, SERIES 2007-SF1 is Plaintiff and Tax Deed Investments LLC, 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 17th day of September, 2024 at 11:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit: Lot 1723, Regency Park, Unit Eleven, according to the plat thereof as recorded in Plat Book

15, Page 74, 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 Richev; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 146803 23-08141FL August 23, 30, 2024 24-01547P

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

CIVIL DIVISION CASE NO.: 2024CA001647CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS D. WELSH A/K/ A THOMAS DAVID WELSH,

Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-THOMAS D WEI THOMAS DAVID WELSH

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

LOTS 6 AND 7, BLOCK E, TOWN OF ARIPEKA, AC-CORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK4, PAGE 52, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before SEP-

TEMBER 23RD, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 fore the ance 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 August 19, 2024.

NIKKI ALVAREZ-SOWLES, ESQ. /s/ Nichole Alvarez-Sowles Pasco County Clerk & Comptroller By: Haley Joyner As Deputy Clerk

24-01752

August 23, 30, 2024 24-01544P





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SUBSEQUENT INSERTIONS

--- ACTION ---

SECOND 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 un-

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

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.

CLERK OF THE CIRCUIT COURT Deputy Clerk

Aug. 16, 23, 30; Sept. 6, 2024 24-01518P

FOURTH INSERTION NOTICE OF ACTION FOR

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

51-2021-DR-001944-WS Division: E

IN RE THE MARRIAGE OF: AILEN ALBIA KENNEDY, Petitioner, and MICHAEL DAVID KENNEDY, Respondent

TO: Michael David Kennedy

YOU ARE NOTIFIED that an action for an Amended Supplemental Petitiion for Modification of Final Judgment of Dissolution of Marriage, including claims for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Russell G. Marlowe, Esq., of Russell G. Marlowe PA, Petitioner's attorney, whose address is 8520 Government Drive, Suite 2, New Port Richey, Florida 34654, on or before August 26, 2024, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for

the relief demanded in the petition. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-

ing 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

SECOND 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 repre-

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

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

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

NOTWITHSTANDING THE TIME 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 SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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 Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.comFlorida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 August 16, 23, 2024 24-01494P --- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, 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 THE TIME OF 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 FOREV-ER BARRED.

NOTWITHSTANDING 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 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.comAugust 16, 23, 2024 24-01493P SECOND 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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 SecondE-Mail: webmaster@beilandhay.com August 16, 23, 2024

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

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

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

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

Personal Representative: Rebecca Terrell 7818 Hancock Street New Port Richey, Florida 34653

Attorney for Personal Representative: Rvan A. Doddridge, Esq. Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 $\hbox{E-Mail: ryan@flprobatetrustlaw.com}$ Secondary E-Mail: stacey@flprobatetrustlaw.com

24-01517P

August 16, 23, 2024

PUBLISH YOUR LEGAL NOTICE

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

--- ACTIONS / SALES ---

PASCO COUNTY

SECOND 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 CON-DOMINIUM, 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 with-

in 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 Dated this 13th day of August, 2024. NIKKI ALVAREZ- SOLWES, ESQ.

LOT 13, THE GLEN AT RIVER

RIDGE UNIT ONE ACCORD-

ING TO THE MAP OR PLAT

THEREOF AS RECORDED IN

PLAT BOOK 24, PAGE 8-10,

PUBLIC RECORDS OF PASCO

Property Address: 10337 Wid-

geon Way, New Port Richey,

and all fixtures and personal property

located therein or thereon, which are

included as security in Plaintiff's mort-

Any person claiming an interest in

COUNTY, FLORIDA.

Florida 34654

24-01521P

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

SECOND INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 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,

Defendant(s).

ment, to wit:

NOTICE OF SALE IS HEREBY GIV-EN 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 Judgthe 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND CASE NO. 24-CA-000509

JAMES HERRITT, an individual, ALEXANDER TRUCKING, INC., a Florida corporation, JOE G. ALEXANDER, SR., an individual, and ROBERT ALEXANDER, an individual.

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 e 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 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 proceed-ing, you are entitled, at no cost to you, the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; 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 the Plaintiff 24-01485P August 16, 23, 2024

SECOND INSERTION

NOTICE OF FORECL OSURE 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, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that

sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 1, 2024 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 SHAN-NON TENNILLE NORWOOD A/K/A SHANNON NORWOOD; JUDAH JABEZ NORWOOD A/K/A JUDAH J. NORWOOD A/K/A JUDAH NOR-WOOD; ASSOCIATES FINANCIAL SERVICES LLC; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY. THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

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 RE-CORDED 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 \mbox{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. FBN: 66699 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

1221-5629B

August 16, 23, 2024 24-01484P

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

GRANTEES, OR OTHER CLAIM-

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,

GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 31, 2024 in Civil Case No. 2024CA000783, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Flori, U.S. BANK ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CON-SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE
TRUST 1999-6 is the Plaintiff, and ROBERT LYON A/K/A ROBERT E. LYON: CONSECO FINANCE SER-VICING CORP.; TIMBER LAKE ESTATES, INC.; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on 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 CONDOMINI-UM, PHASE III, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COV-ENANTS, CONDITIONS, RE-STRICTIONS. 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 OFFI-CIAL RECORDS BOOK 1468, PAGE 133, AND THEREBY AMENDED IN OFFICIAL RE-CORDS BOOK 1468, PAGE 141, AND OFFICIAL RECORDS BOOK 1528, PAGE 481, AND THE PLAT THEREOF RE-CORDED IN CONDOMINI-UM PLAT BOOK 4, PAGES 99 THROUGH 101, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA: AND ALL FUTURE AMENDMENTS AND/OR SUPPLEMENTS THERETO. TOGETHER WITH A 2000, 48 X 24 MOBILE HOME, VIN #S GMHGA6289900179A & GM-HGA6289900179B, 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 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. contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transporta-

Dated this 6 day of August, 2024. Zachary Ullman FBN: 106751 Primary E-Mail:

24-01483P

Service Mail@aldridgepite.comALDRIDGE 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

SECOND INSERTION

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

CASE NO. 2023CA003895CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

TIMOTHY JOSEPH PATITUCE, et

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 26, 2024 in Civil Case No. 2023CA003895CAAX-ES 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: MRService@mccalla.com Fla. Bar No.: 146803

23-06189FL August 16, 23, 2024 24-01488P

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 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 HOMEOWN-ERS 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

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 CHA-PEL, 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.

IMPORTANTAMERICANS 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 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, 202.

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 24-01497F

SECOND INSERTION

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

FLORIDA CIVIL DIVISION Case No: 15-CA-000003-ES CONDOMINIUM ASSOCIATION,

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:

OWNERSHIP

INTERVAL

UNITWEEK NUMBERS 2 AND 3 IN THAT CERTAIN CONDO-MINIUM PARCEL CONSIST-ING 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 DE-SCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1160, PAGE 0296, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 1881 Mazo Manor Road, Unit I5, Lutz, Florida 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 n interest in the surplus proceeds 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 10372-006 August 16, 23, 2024

Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519

24-01495P

--- ACTIONS / SALES ---

SECOND 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 com-

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.

WÎTNESS 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

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2020CA002511CAAXES ${\bf HSBC\ BANK\ USA, N.A., AS}$ 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 UNRE-

CORDED PLAT OF LEISURE HILLS SUBDIVISION, BE-ING 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 AV-ENUE, 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 SEP-TEMBER 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 reliefdemanded 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

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

SECOND INSERTION

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

CASE NO.: 23-CA-004195 NUVIEW TRUST CO. CUSTODIAN F/B/O DONALD H. KING IRA 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 COM-PANY 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 Nik-ki 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 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

SECOND 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

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:

by, through, under or against the

above Defendants,

Defendants

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 rightof 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 rightof-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-ofway 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 PROP-ERTY 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

JOHNSON POPE BOKOR RUPPEL & BURNS LLP 400 North Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com

August 16, 23, 2024

SECOND 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. CONNIÉ SHIRE, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant 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 SER-VICING, INC. is the Plaintiff and CON-NIE SHIRE: STATE OF FLORIDA: STEVEN BROWN; MARGIE BIN-FLORIDA; CLERK OF COURT PAS-CO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORI-DA 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. 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 immeif the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transporta-

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

SECOND 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

SECOND 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 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, 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 1: 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

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. 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 Foreclo-sure 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, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REGINA KIM-MEL, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; MILLPOND ESTATES SECTION TWO HOMEOWNERS ASSOCIA-TION, INC.; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MO-TOR CREDIT COMPANY; MERE-DITH TAYLOR 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 657-A, MILLPOND ES-TATES SECTION TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 12 THRU 16 OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

Property Address: 7728 BALHAR-BOUR 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 DISABILI-

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

Dated this 12 day of August, 202. 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

SECOND 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 des-

ignation 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 unmatured, 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 PUB-LICATION 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 unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER 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 AF-

TER 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

SECOND 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

SECOND INSERTION

MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTSNotice 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

SECOND 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

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 & Asserting Asserting Control of the District Manager, c/o Wrathell, Hunt & Asserting Control of the District Manager, c/o Wrathell sociates, 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.

August 16, 23, 2024

24-01515P

SECOND 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

PRELIMINARY ASSESSMENT ROLL								
PHASE	PARCEL	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADS ⁽¹⁾	PRINCIPAL PER UNIT	MADS PER UNIT ⁽¹⁾
All TOTAL	27-25-20-0000- 00200-0043	Epperson Ranch, LLC	Ac	9.883	\$4,830,000 \$4,830,000	\$350,894 \$350,894	\$488,718	\$35,505
(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

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

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; PROVID-ING 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 an

proximately \$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

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 benefited 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 August 8, 2024.

/s/ Larry Krause Printed Name: Larry Krause Secretary / Assistant Secretary August 16, 23, 2024

Epperson North Community Development District

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

24-01523P

SECOND 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

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
Total	389	\$32,076,000.00	\$44,215,000.00		

- * 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 DEVEL-OPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCA-TION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DE-FRAYED 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; AU-THORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EF-FECTIVE 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").

 6. 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 benefited 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 $additional\ assessments\ or\ contributions\ from\ other\ entities.\ No\ such\ excess\ shall\ be\ required\ to\ be\ paid\ from\ the\ District's\ general\ entities\ be\ paid\ from\ the\ District's\ general\ entities\ be\ paid\ from\ the\ District's\ general\ entities\ entitie$
- 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.

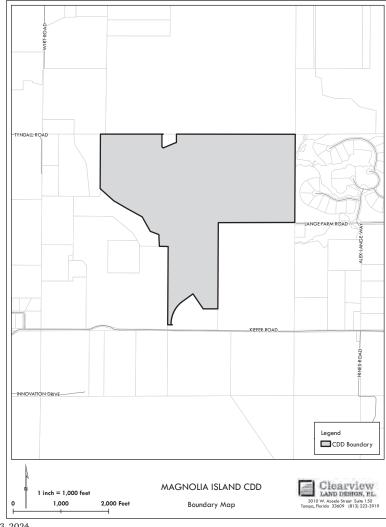
 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the
- lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The 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 advalorem 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 Striepling Grant Striepling Chair of the Board of Supervisors



24-01513P August 16, 23, 2024

SECOND 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.

FOURTH 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

1983 AIRS VIN# 1STTEAR22DJ501563

TAYLOR'S FLIP 4 FLOPS, INC.,

sion, custody, or control of the Assignee.

Assignee.
TO: CREDITORS AND OTHER INTERESTED PARTIES:

PHILIP BIRKHOLD,

August 16, 23, 2024

24-01498P

THIRD INSERTION

SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET AND 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

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

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

The District will also hold a public hearing for the purpose of hearing comments and objections on the adoption of the proposed budgets of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget"), as well as the proposed budget for Fiscal Year 2024/2025 ("2024/2025 Proposed Budget" and, along with the 2023/2024 Proposed Budget, the "Proposed Budgets"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office"), during normal

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

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Governmenttal Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844, at least three (3) business days prior to the meeting. If you are hear-

appeal is to be based. Jason Greenwood District Manager

PLEASE TAKE NOTICE that on July 19, 2024, a petition was filed commencing Assignment for the Benefit of Creditors proceedings pursuant to Chapter 727, Flor business hours. ida 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 Lauder-

and location to be specified on the record at the hearing.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be

 $ing\ or\ speech\ impaired,\ please\ contact\ the\ Florida\ Relay\ Service\ by\ dialing\ 7-1-1,\ or\ 1-800-955-8771\ (TTY)\ /\ 1-800-955-8770\ (Voice),\ for\ aid\ in\ contacting\ the\ District\ Office.$ 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

proceeding, you must file a proof of claim with the Assignee on or before November

August 9, 16, 23, 30, 2024

Aug. 2, 9, 16, 23, 2024

dale, Florida 33315. The Assignor maintains its principal place of business in Pasco

menced against the Assignee except as provided in Chapter 727 of the Florida Stat-

utes. 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 posses-

YOU ARE HEREBY further notified that in order to receive any dividend in this

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 com-

24-01458P

PASCO COUNTY

SECOND 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 NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF 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, whichever is later, at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Boulevard, Land O' Lakes, Florida 34639 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the Engineer's Report, dated July 19, 2024, as may be further amended (the master project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office").

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, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$23,406,425.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District Master Assessment Methodology for Summit View II Community Development District, dated July 19, 2024, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

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 and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

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. The proposed annual schedule of assessments is as follows ("Maximum Assessments"):

Land Use	Total # of Units/ Acres	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit*
Single Family – 50'	300	1.0	\$81,974	\$7,746
Single Family – 60'	81	1.2	\$98,369	\$9,296

* 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. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

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. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objective. tions with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

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. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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. 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. 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 111E 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; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

 $government\ organized\ and\ existing\ under\ and\ pursuant\ to\ Chapter\ 190,\ Florida\ Statutes,\ as\ amended,\ located\ entirely\ within\ the\ City/County,\ Florida\ and\ existing\ under\ and\ entirely\ within\ the\ City/County,\ Florida\ and\ entirely\ entirely$

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, and services necessitated by the development of, and serving lands within, the District; and

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 Distric 'Summit Vi,Wc/1 Community Development District Engineer's Report for Capital Improvements, dated July 19, 2024, attached hereto as Exhibit A and incorporated herein by reference ("CIP an the improvements described therein, the "Improvements described"). ments"); and

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 As-

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 ("Asse sment Report"), and on file at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, ampa, 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

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 Bis 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. Commencing with the years in which the Assessment resolutions. ments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices 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 I 70.04, 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. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

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

MANATEE • HILLSBOROUGH LEE • COLLIER • CHARLOTTE

24-01500P

Friday Publication