

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors of the Bexley Community Development District will hold a meeting on September 25, 2024, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

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

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

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

Wesley Elias
District Manager
September 13, 2024

24-01645P

FIRST INSERTION

**NOTICE OF BOARD MEETING
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of Connerton East Community Development District will hold their regular meeting on October 8, 2024 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.connertoneastcdd.org>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 to participate in these meetings 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 1 (800) 955-8770, who can aid you 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 this same 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.

Debby Wallace
District Manager
September 13, 2024

24-01646P

FIRST INSERTION

**Connerton East Community Development District
Notice of FY 2024/2025 Meeting Schedule**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2023/2024, regular meetings of the Board of Supervisors of the Connerton East Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588:

- October 8, 2024 *
- November 12, 2024
- December 10, 2024 *
- January 14, 2025
- February 11, 2025 *
- March 11, 2025
- April 8, 2025
- May 13, 2025
- June 10, 2025
- July 8, 2025
- August 12, 2025
- September 9, 2025 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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.

Connerton East Community Development District
Debby Wallace
District Manager
September 13, 2024

24-01647P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on September 25, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. 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 District 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.

A 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 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
September 13, 2024

24-01670P

FIRST INSERTION

**Notice of Meetings
Fiscal Year 2024/2025
Lakeshore Ranch Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Lakeshore Ranch Community Development District shall be held at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638. The meeting dates are as follows:

- October 8, 2024
- November 12, 2024
- December 10, 2024
- January 14, 2025 - 5:30 p.m. at the Lakeshore Ranch Amphitheater, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638
- February 11, 2025 - 5:30 p.m.
- March 11, 2025
- April 8, 2025
- May 13, 2025
- June 4, 2025
- July 8, 2025
- August 12, 2025
- September 9, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (407) 221-9153, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (407) 221-9153. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Breeze, District Management
September 13, 2024

24-01671P

FIRST INSERTION

**NOTICE OF MEETINGS
FISCAL YEAR 2024/2025
MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2023/2024 at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 AT 9:00 A.M meeting * except October, December, February, and September which will convene at 5:00 P.M. or immediately following the adjournment of the Connerton East CDD meeting.

- October 8, 2024 *
- November 12, 2024
- December 10, 2024 *
- January 14, 2025
- February 11, 2025 *
- March 11, 2025
- April 8, 2025
- May 13, 2025
- June 10, 2025
- July 8, 2025
- August 12, 2025
- September 9, 2025 *

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 100 Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings 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 or (800) 955-8770, who can aid you in contacting the District Office.

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

Debby Wallace
District Manager
September 13, 2024

24-01652P

FIRST INSERTION

**NOTICE OF PUBLIC MEETING DATES
SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Seven Oaks Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544 at 6:00 p.m. on the following dates except for the months of October, January, April, and July which will be held at 3:00 p.m.:

- October 2, 2024 * 3:00 p.m.
- November 6, 2024
- December 4, 2024
- January 8, 2025 * 3:00 p.m.
- February 5, 2025
- March 5, 2025
- April 3, 2025 * 3:00 p.m.
- May 7, 2025
- June 4, 2025
- July 2, 2025 * 3:00 p.m.
- August 6, 2025
- September 3, 2025

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. 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 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.

Scott Brizendine
District Manager
September 13, 2024

24-01662P

FIRST INSERTION

NOTICE OF BOARD MEETING

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting at the Residence Inn by Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558 on October 8, 2024 at 9:00 a.m. or immediately following the adjournment of the Connerton East CDD meeting.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.mitchellranchcdd.org>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 to participate in these meetings 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 1 (800) 955-8770, who can aid you 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 this same 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.

Debby Wallace
District Manager
September 13, 2024

24-01651P

FIRST INSERTION

**NOTICE OF PUBLIC MEETING DATES
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coppertown Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the dates and times as follows:

- October 8, 2024 - 5:00 p.m.
- November 12, 2024 - 10:00 a.m.
- December 10, 2024 - 5:00 p.m.
- January 14, 2025 - 10:00 a.m.
- February 11, 2025 - 5:00 p.m.
- March 11, 2025 - 10:00 a.m.
- April 8, 2025 - 10:00 a.m.
- May 13, 2025 - 10:00 a.m.
- June 10, 2025 - 10:00 a.m.
- July 8, 2025 - 10:00 a.m.
- August 12, 2025 - 10:00 a.m.
- September 9, 2025 - 5:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200 Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings 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 or (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
September 13, 2024

24-01648P

FIRST INSERTION

**NOTICE OF RULEMAKING BY THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Summit View Community Development District (the "District") on October 18, 2024, at 10:00 a.m., at the Hampton Inn Odessa Trinity, 11780 SR 54, Odessa, Florida 33556. Prior Notice of Rule Development was published in the Business Observer on September 6, 2024.

In connection with its anticipated ownership and operation of certain irrigation and reuse water facilities and improvements (hereinafter collectively referred to as the "Reuse Water Delivery System"), and in accordance with Chapters 120 and 190, Florida Statutes, the Summit View Community Development District (the "District") hereby gives notice of its intention to establish policies, rules and fees imposed on residents of the District desiring to utilize the District's Reuse Water Delivery System (collectively, the "Reuse Water Policies and Rates").

The purpose and effect of the Reuse Water Policies and Rates is to provide for efficient and effective District operations of the District's Reuse Water Delivery System by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Reuse Water Policies and Rates include Chapters 120 and 190, Florida Statutes (2024), and specific legal authority includes Sections 190.035(1), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024). The proposed fees include:

- (1) Connection fee: \$1,800.00 or the amounts charged by Pasco County, whichever is higher.
- (2) Base Charge: \$11.39
 - i. Includes first 10,000 gallons
 - ii. \$1.18 for every additional 1,000 gallons
- (3) Back-Flow Prevention Device fee: \$6.20
- (4) Returned Check Fee: \$30.00
- (5) Late Payment Fee: 1.5% of unpaid balance
- (6) Reconnection after Disconnection: \$50.00
- (7) Security Deposit: One month estimated bill

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. Any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice.

The public hearing to be held at the date, time and location stated above may be continued to a date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Reuse Water Policies and Rates may be obtained by contacting the District Manager at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Ph: (813) 344-4844.

September 13, 2024

24-01653P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold its regular monthly meetings for Fiscal Year 2024-2025 at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 at 6:30 PM on the dates as follows:

- October 1, 2024
- November 5, 2024
- December 3, 2024
- January 7, 2025
- February 4, 2025
- March 4, 2025
- April 1, 2025
- May 6, 2025
- June 3, 2025
- July 1, 2025
- August 5, 2025
- September 2, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, 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 Community Development District

Sean Craft, District Manager

September 13, 2024

24-01654P

FIRST INSERTION

Notice of FY 2024/2025 Meeting Schedule

Deerbrook Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Deerbrook Community Development District are scheduled to be held at 9:00 a.m., (with the exception of November, December, April and September to be held at 5:00 p.m.) at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, as follows:

- October 08, 2024
- November 12, 2024 * 5:00 p.m.
- December 10, 2024 * 5:00 p.m.
- January 14, 2025
- February 11, 2025
- March 11, 2025
- April 08, 2025 * 5:00 p.m.
- May 13, 2025
- June 10, 2025
- July 08, 2025
- August 12, 2025
- September 09, 2025 * 5:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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.

Lynn Hayes

District Manager

September 13, 2024

24-01660P

FIRST INSERTION

Notice of Meetings

Fiscal Year 2024/2025

Union Park Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Union Park East Community Development District shall be held at 6:00 p.m. at the Residence Inn located at 2867 Lajuana Blvd, Wesley Chapel, FL 33543. The meeting dates are as follows:

- October 23, 2024
- November 20, 2024
- December 18, 2024 (a week early due to holidays)
- January 22, 2025
- February 26, 2025
- March 26, 2025
- April 23, 2025
- May 28, 2025
- June 25, 2025
- July 23, 2025
- August 27, 2025
- September 24, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (407) 221-9153. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Breeze, District Management

September 13, 2024

24-01672P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/04/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 JAYC travel trailer bearing Vehicle Identification Number 1UJB-J02R8E1DY0324 and all personal items located inside the travel trailer. Last Tenant: Doris N. Sutherland and Wendell A. Sutherland. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).

September 13, 20, 2024 24-01644P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 10/05/2024 at 09:00 AM the following vehicle(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

- IG3GM47Y1FR350839 1987 OLDSMOBILE
- 1B9CS4526XP275955 1999 BMWI1FMPU17535LA35191 2005 FORD
- 2B3CA8CT2AH281375 2010 DODGE
- 3FADP4EJ2CM215473 2012 FORD
- 3VWDP7AJ8CM068817 2012 VOLK
- RGFC0244C292 1992 MONTEREY

September 13, 2024 24-01675P

FIRST INSERTION

Notice is hereby given that Da'Rae Nona Bey, owner, desiring to engage in business under the fictitious name of DANIELLE RAEANN WILLIAMS located at 8919 Old Lakeland Hwy, Dade City, Florida 33525 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.

September 13, 2024 24-01655P

NOTICE OF CUSTOMER SERVICE HEARINGS AND TECHNICAL HEARING TO CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY AND ALL OTHER INTERESTED PERSONS

DOCKET NO. 20240068-WS

APPLICATION FOR INCREASE IN WATER AND WASTEWATER RATES IN CHARLOTTE, HIGHLANDS, LAKE, LEE, MARION, ORANGE, PASCO, PINELLAS, POLK AND SEMINOLE COUNTIES BY SUNSHINE WATER SERVICES COMPANY

ISSUED: September 13, 2024

NOTICE is hereby given that the Florida Public Service Commission ("Commission") will hold virtual and in-person customer service hearings, and an in-person technical hearing in the above docket on the application for increase in water and wastewater rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk and Seminole Counties by Sunshine Water Services Company ("Utility"). The hearings will commence at the times and dates shown below.

COMPANY OVERVIEW - SUNSHINE WATER SERVICES COMPANY

Clean water service delivered to your home is critical to your family and we are happy to have been granted the license to serve your territory.

While we understand this is a challenging time, we are committed to delivering quality service to you, our customer. At this time, we are requesting an increase in rates to enable us to continue delivering safe, clean water to you.

We have filed a request (Docket No. 20240068-WS) with the Florida Public Service Commission (Commission) requesting a future increase in our water and wastewater rates that would likely take effect in mid-2025.

If approved as filed, the rate increase will vary by customer depending upon usage. We expect typical residential customers with monthly consumption of 5,000 gallons to see an increase of about \$5.43 on water and \$10.05 on wastewater on their monthly bills.

The Utility has invested significantly in infrastructure, technology, customer service, and operations to ensure safety and reliability. However, since that time, the combination of necessary infrastructure investment, cost of construction, evolving customer expectations, advances in technology, changes in regulations, and increased operations requirements now causes us to seek rate relief.

CUSTOMER SERVICE HEARING - PURPOSE AND PROCEDURE

The purpose of the customer service hearings is to give customers and other interested persons an opportunity to offer comments regarding the quality of service the utility provides and the proposed rate increase. All witnesses shall be subject to cross examination at the conclusion of their testimony.

This Commission has scheduled both in-person and virtual customer service hearings. Commissioners will attend and participate during the service hearings.

Following are the Commission's scheduled virtual customer service hearings and instructions for speaker registration:

- October 8, 2024 at 11:00 am
- October 10, 2024 at 2:00 pm

Customers may register to speak at the virtual service hearings in one of the following ways: (1) register using the FPSC's online registration form, which will be available at www.FloridaPSC.com, under the "Hot Topics" heading, (2) call the FPSC at (850) 413-7080 or (3) email speakersignup@psc.state.fl.us. Online registration for the virtual service hearings will open on September 23, 2024 at 9:00 a.m., and close at noon two business days prior to each customer service hearing.

Please note that the order in which customers will speak is based on the order in which they register. If you have questions about the sign-up process, please call (850) 413-7080.

One day prior to the service hearings customers who signed up to speak at one of the virtual service hearings will be provided further instructions from FPSC staff on how to participate.

Following are the Commission's scheduled in-person customer service hearings and procedures:

- October 9, 2024 at 10:00 am
Eustis Community Center
601 Northshore Drive
Eustis, FL 32726
- October 9, 2024 at 6:00 pm
Commissioners Chamber
225 Newburyport Avenue

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 SENTOSA EPPERSON located at 7852 TRANQUILITY LOOP in the City of WESLEY CHAPEL, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2024.
SENTOSA EPPERSON RANCH, LLC
September 13, 2024 24-01677P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Coleman Tax Service located at 31937 Surfton Knot Court, in the County of Pasco, in the City of San Antonio, Florida 33576 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at San Antonio, Florida, this 9TH day of September, 2024.
Richard Coleman
September 13, 2024 24-01676P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Melody Mansion Management located at 4447 Ashton Meadows Way, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 4th day of September, 2024.
MELODY MANSION LLC
September 13, 2024 24-01658P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Done Rite Pressure Washing, located at 38122 Woodside LN., in the City of Zephyrhills, County of Pasco, State of FL, 33542, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of September, 2024.
Malcolm D. Spradlin
38122 Woodside LN.
Zephyrhills, FL 33542
September 13, 2024 24-01656P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of C-Bass Fine Woodworks, located at 9915 Gap Wedge Drive, in the City of San Antonio, County of Pasco, State of FL, 33576, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of September, 2024.
BASIL ENTERPRISES, LLC
9915 Gap Wedge Drive
San Antonio, FL 33576
September 13, 2024 24-01657P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Del Webb Bexley Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025:

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

The meetings will convene at 1:00 p.m. (with the exception of December, February, April and September will be held at 4:00 p.m.) at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, 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.

Lynn Hayes
District Manager
September 13, 2024

24-01661P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Long Lake Reserve Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Long Lake Reserve Amenity Center, located at 19617 Breynia Dr., Lutz, FL 33558 at the dates and times as follows:

- October 14, 2024 - 9:00 a.m.
November 11, 2024 - 9:00 a.m.
December 9, 2024 - 6:00 p.m.
January 13, 2025 - 9:00 a.m.
February 10, 2025 - 9:00 a.m.
March 10, 2025 - 6:00 p.m.
April 14, 2025 - 9:00 a.m.
May 12, 2025 - 6:00 p.m.
June 9, 2025 - 9:00 a.m.
July 14, 2025 - 9:00 a.m.
August 11, 2025 - 6:00 p.m.
September 8, 2025 - 9:00 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, 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.

Sean Craft
District Manager
September 13, 2024

24-01650P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Country Walk Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Country Walk Clubhouse located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543 at 6:00 p.m. on the dates as follows:

- October 10, 2024
October 24, 2024 (State of the Community Workshop)
November 14, 2024
December 12, 2024
January 09, 2025
February 13, 2025
March 13, 2025
April 10, 2025
April 3, 2025 (Budget Workshop)
May 08, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 2025

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or by calling the District Manager at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings 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 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 meeting is advised that 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.

Lynn Hayes
District Manager
September 13, 2024

24-01659P

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS

ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Zephyr Ridge Community Development District ("District") will hold a special meeting of the Board of Supervisors for purpose of authorizing restructuring of the District's Series 2006 Bonds on September 20, 2024, at 2:00 PM at the Zephyr Ridge Clubhouse, 5129 Geiger Estates Drive, Zephyrhills, FL 33541.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at zephyrridgecd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
September 13, 2024

24-01673P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 902282 from Lennar Homes, Inc. 4301 W. Boy Scout Blvd., Suite 600, Tampa, FL 33607. Application received: 9/6/2024. Proposed activity: Residential. Project name: New Port Corners Phase 3. Project size: 132.8 acres Location: Section(s) 10,11, Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

September 13, 2024

24-01674P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-1250

IN RE: ESTATE OF

SANDRA STEVENS,

aka MARGARET SANDRA

STEVENS

Deceased.

The administration of the estate of SANDRA STEVENS, also known as MARGARET SANDRA STEVENS, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 13, 2024.

Signed on this 23rd day of July, 9/9/2024.

NICHOLE LEIBY
Personal Representative
10981 Peppertree Lane
Port Richey, FL 34668

Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
September 13, 20, 2024 24-01642P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024CP001206CPAXWS

IN RE: ESTATE OF

MICHAEL JOHN NEEL, JR.

Deceased.

The administration of the estate of Michael John Neel, Jr., deceased, whose date of death was 2/07/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P O Box 338, New Port Richey, FL 34656. 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 ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is September 13, 2024.

Personal Representative:
Christa Lynn Helminski
102 Garfield Avenue
Cherry Hill, NJ 08002
Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
McDonald Fleming
Attorneys for Personal Representative
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamcdonald@pensacolalaw.com
mmstoner@pensacolalaw.com
September 13, 20, 2024 24-01643P

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024 CA 000419

NEXUS NOVA LLC,

Plaintiff, VS.

DAVID C. FORD II; 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 26, 2024 in Civil Case No. 2024 CA 000419, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, NEXUS NOVA LLC is the Plaintiff, and DAVID C. FORD II; 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 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 October 2, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

TRACT 21 OF THE UNRECORDED PLAT OF HUDSON GROVE ESTATES NORTH SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE RUN ALONG THE WEST LINE OF SAID SECTION 9, SOUTH 0 DEGREES 45 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,333.31 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 532.68 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 322.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST A DISTANCE OF 532.66 FEET TO THE WEST

LINE OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID SECTION 9, NORTH 0 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 322.91 FEET TO THE POINT OF BEGINNING; LESS THE WEST 25 FEET THEREOF FOR PUBLIC ROAD RIGHT RIGHT-OF-WAY AND/OR UTILITIES, THE ABOVE BEING IN SECTION 9 TOWNSHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME, YEAR: 1988, MAKE: CRESCENT LIMITED, MODEL: REDMAN HOMES, SERIAL NUMBER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREIN-ABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 12/04/2018, IN BOOK 9826, PAGE 2820.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in 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 4 day of August, 2024.
Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1091-2717B
September 13, 20, 2024 24-01633P

FIRST INSERTION

AMENDED NOTICE OF

FORECLOSURE SALE PURSUANT

TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2015CA002412CAAXES

WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS TRUSTEE OF

STANWICH MORTGAGE LOAN

TRUST F,

Plaintiff, VS.

DAVID A. WATTS; STEPHANIE

WATTS; UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

SURVIVING SPOUSE,

GRANTEES,; LEXINGTON OAKS

OF PASCO COUNTY HOME-

OWNERS ASSOCIATION INC.;

REGIONS BANK SUCCESSOR BY

MERGER TO AMSOUTH BANK;

BARBARA NEILMARK WATTS

A/K/A BARBARA NELIMARK

WATTS; ANY AND ALL

UNKNOWN PARTIES CLAIMING

BY, THROUGH, UNDER AND

AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER

SAID UNKNOWN PARTIES MAY

CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 21, 2024 in Civil Case No. 2015CA002412CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and DAVID A. WATTS; STEPHANIE WATTS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; LEXINGTON OAKS OF PASCO COUNTY HOMEOWNERS ASSOCIATION INC.; REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK; BARBARA NEILMARK WATTS A/K/A BARBARA NELIMARK WATTS; 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 UN-

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANT'S 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 October 21, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 19, BLOCK 24, LEXINGTON OAKS VILLAGES 21 AND 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 35 THROUGH 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

Dated this 11 day of September, 2024.
Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1133-2574B
September 13, 20, 2024 24-01634P

SAVE TIME logo with text: Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 2024CA002028CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ANDRE ARAUJO, et. al. Defendant(s),
TO: ANDRE ARAUJO, UNKNOWN SPOUSE ANDRE ARAUJO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 31, BLOCK G, CONCORD STATION PHASE 1 UNITS C, D, E AND F, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

55, PAGE(S) 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before OCTOBER 15TH, 2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or

immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this September 6, 2024

CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fmail@raslg.com
24-211924
September 13, 20, 2024 24-01641P

FIRST INSERTION

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

CASE NO.: 2023-CA-003496 ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BONITA JENSEN A/K/A BONITA L. JENSEN A/K/A BONNIE JENSEN A/K/A BONITA L. WADE A/K/A BONITA LOUISE WADE, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 21, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

The North 66 feet of Tract 34 of the unrecorded plat of Garden Terrace Acres, said Tract 34 being further described as follows:
A portion of Tract 52 of Port Richey Land Company Subdivision of Section 34, Township 24 South, Range 16 East, as shown on plat recorded in Plat Book 1, Page 60, of the Public Records of Pasco County, Florida being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 34, thence run along the South line of the Southwest 1/4 of said Section 34, North 89°05'06" West, 1314.00 feet; thence N 00°17'50" East, 1329.20 feet for a POINT OF BEGINNING; thence continue N 00°17'50" East, 166.15 feet; thence S 89°03'34" East, 218.87 feet; thence S 00°17'32" West, 166.14 feet; thence N 89°03'44" West, 218.88 feet to the POINT OF BEGINNING; the East 25.00 feet thereof being subject to an easement for public road right-of-way; also the West 15.00 feet thereof being subject to a utility easement for water line and/or

power lines.
Together with that certain 2008 Classic double-wide mobile home bearing Title #101550514, VIN #JACFL29053A and Title #101550588, VIN #JAC-FL29053B.
Property Address: 13231 Lauderdale St, Hudson, FL 34667

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 10th day of September, 2024.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 13, 20, 2024 24-01668P

FIRST INSERTION

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

CASE NO. 2024-CA-000529-CAAX-WS UNITED WHOLESAL MORTGAGE, LLC, Plaintiff, vs.

BRIDGET TODD; JOSE JUAREZ; DINERO LINE PROPERTY SOLUTIONS, LLC; PENNY BAGS INVESTMENTS LLC; GULF HARBORS BEACH CLUB, INC. A/K/A GULF HARBORS MASTER ASSOCIATION, INC.; GULF HARBORS WOODLANDS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure filed August 15, 2024 and entered in Case No. 2024-CA-000529-CAAX-WS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein UNITED WHOLESAL MORTGAGE, LLC is Plaintiff and BRIDGET TODD; JOSE JUAREZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DINERO LINE PROPERTY SOLUTIONS, LLC; PENNY BAGS INVESTMENTS LLC; GULF HARBORS BEACH CLUB, INC. A/K/A GULF HARBORS MASTER ASSOCIATION, INC.; GULF HARBORS WOODLANDS ASSOCIATION, INC.; 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 October 1, 2024, the following described property as set forth

in said Final Judgment, to wit:
LOT 438, GULF HARBORS WOODLANDS, SECTION 30-D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 126 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

Dated this 4th day of September 2024.
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00302 NML
September 13, 20, 2024 24-01639P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.

2022CA002311CAAXWS PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. DEBORAH M. LANG A/K/A DEBORAH LANG, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 15, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.pasco.realforeclose.com, on October 7, 2024, the following described property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, CITY OF HOLIDAY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LOT 1738, HOLIDAY LAKE ESTATES, UNIT TWENTY-THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 52, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID #36-26-15-097B-00001-7380
THIS BEING THE SAME PROPERTY CONVEYED TO RICKY GENE LANG AND DEBORAH M. LANG, HUSBAND AND WIFE FROM REGINALD OUTLAW AND MAUREEN E. OUTLAW, HUSBAND AND WIFE IN A DEED DATED NOVEMBER 10, 2014 AND RECORDED NOVEMBER 18, 2014, IN BOOK 18593 PAGE 1765; CORRECTED DEED IN BOOK 9131 PAGE 1186, Proper-

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

Case No. 2024CA002143CAAXWS Regions Bank dba Regions Mortgage Plaintiff, vs. The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Spencer R. Heller a/k/a Spencer Robert Heller a/k/a Spencer Heller, Deceased; et al Defendants.

TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Spencer R. Heller a/k/a Spencer Robert Heller a/k/a Spencer Heller, Deceased
Last Known Address: Unknown

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

FIRST INSERTION

Florida:
UNIT 12, BUILDING 3, HARBOR OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7244, PAGE 238; AND ANY AMENDMENTS THERETO, 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before OCTOBER 15, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on September 6, 2024.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk

File# 24-F01506
September 13, 20, 2024 24-01636P

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 ACTION

CASE NO.: 2023-CA-003905 WS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6, Plaintiff, vs.

JUNIOR A. MATIAS AKA JUNIOR MATIAS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 23, 2024, and entered in Case No. 2023-CA-003905 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC6, is the Plaintiff and Junior A. Matias aka Junior Matias, United States of America, Department of Treasury, Unknown Party #1 N/K/A Chad Zielesch, Unknown Party #2 N/K/A Janet Zielesch, 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 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 897, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 51, PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA.
A/K/A 7210 PARROT 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 before the Clerk reports the surplus as unclaimed.

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the 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 09 day of September, 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.
CT - 23-000843
September 13, 20, 2024 24-01663P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 000349

PHH MORTGAGE CORPORATION, Plaintiff, vs.

JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; 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, DEWISEES, 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 19, 2024 in Civil Case No. 2024 CA 000349, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; 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, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.

realforeclose.com on October 21, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT FIFTY-FIVE (55) OF TAHITIEN HOMES, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 7 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

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

Dated this 5 day of September, 2024.
Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1395-1073B
September 13, 20, 2024 24-01635P

FIRST INSERTION

HIDEAWAY PHASE I-A, RECORDED O.R. BOOK 1468, PAGES 1338 THROUGH 1365, AMONG THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7227 OTTER CREEK DRIVE, NEW PORT RICHEY, FL 34655

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 6th day of September 2024
By: /s/ Ian Norych
Ian R. Norych, Esq.
Bar Number: 56615
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
23-05729
September 13, 20, 2024 24-01637P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2024CA002308CAAXWS
DIVISION: H

MARLENE DRUM,
Plaintiff, v.
DWIGHT E. DRUM, ESTATE
OF DWIGHT E. DRUM, and
UNKNOWN HEIRS OF
DWIGHT E. DRUM,
Defendants.
TO: DWIGHT E. DRUM
1932 HAPPY COURT
ODESSA, FL 33556
ESTATE OF DWIGHT E. DRUM
1932 HAPPY COURT
ODESSA, FL 33556
UNKNOWN HEIRS OF DWIGHT E.
DRUM
1932 HAPPY COURT
ODESSA, FL 33556

YOU ARE NOTIFIED that an action
to quiet title on the following property
in Pasco County, Florida:

THE FOLLOWING DE-
SCRIBED LAND, SITUATE,
LYING, AND BEING IN PASCO
COUNTY, FLORIDA, TO WIT:
Lot 23 and 24, in Block 3, of
HOLIDAY CLUB UNIT 3, as
per plat thereof recorded in Plat
Book 8, page 67, Public Records
of Pasco County, Florida.
has been filed against you and that you
are required to serve a copy of your writ-
ten defenses, if any, to it on the Law
Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at 2720 Park Street,
Suite 205, Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202, not
less than 28 days of the first date of publi-
cation of this Notice, and file the original
with the Clerk of this Court,
at 7530 Little Rd, New Port Richey, FL
34654 before service on Plaintiff or im-
mediately thereafter. If you fail to do so,
a Default may be entered against you
for the relief demanded in the Com-
plaint. DUE ON OR BEFORE OCTO-
BER 15TH, 2024
If you are a person with a disability
who needs any accommodation in order

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

DATED on September 10, 2024,
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk
Sept. 13, 20, 27; Oct. 4, 2024
24-01669P

FIRST INSERTION

NOTICE OF PUBLIC SALE OF
MINERAL RIGHTS
IN THE CIRCUIT COURT
OF THE SIXTH JUDICIAL
CIRCUIT IN AND FOR PASCO
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:

512024CA000035CAAXES
SAV PROPERTY HOLDINGS LLC,
a New Jersey limited liability
company
Plaintiff, vs.
O.L. RAY; E. FRED
HERSCHBACH; JOHN K. KEYES;
REUBEN BROOKS; DR. A.H.
MCCOY; MICHAEL P. METCALF;
EMMETTE F. GATHRIGHT;
ROBERT A. HERSCHBACH;
RUDMAN RESOURCES, INC., a
Texas corporation; J. COLLINS
WOHNER; ARDEN A. ANDERSON;
PAT R. JEFFREYS, TRUSTEE;
HAYWOOD HANNA, JR.; ROBERT
S. DIX; E.G. STONE; MARYANN
STONE; HAROLD M. WARD and
MARGARET C. WARD, husband
and wife; HAYWOOD HANNA, JR.
and JULIA B. HANNA, husband
and wife; HAROLD M. WARD, AS
TRUSTEE FOR ELAINE C. WARD,
HAROLD C. WARD AND THOMAS
G. WARD; HARRY C. TEAGUE and
NELL R. TEAGUE; PLAZA PARK,
INC., an involuntarily dissolved
Florida corporation; LISA
SUZANNE HALE, formerly known
as LISA SUZANNE TEAGUE;
KATRINA ANN TEAGUE;
GENEVIEVE E. CROOKS;
GEORGE COURY, AS TRUSTEE
FOR MAUREEN CURRAN BELL,
PATRICK WILLIAM BELL, JR.,
COURY JAMAIL BELL AND JO-
SEPH COURY LAWRENCE, AND
ANY OTHER GRANDCHILDREN
BORN TO OR ADOPTED BY THE
CHILDREN OF AMELIA
COURY, MARY ANN BELL AND
PATRICIA LAWRENCE; MARY
ANN BELL; PATRICIA LAW-
RENCE; ALVRONE SATER;
GLENN H. BRACKEN; JEFF M.
BRACKEN; SAM T. BRACKEN; A.Y.
LEWIS; IDA BRACKEN LEWIS;
ADDIE BRACKEN PRICE; ADDIE
BRACKEN PRICE, TRUSTEE FOR
JOHN PAUL PRICE TRUST
NO. 4; ADDIE BRACKEN PRICE,
TRUSTEE FOR SALLY SUE PRICE
TRUST NO. 4; E.R. SMITH A/K/A
ERNEST R. SMITH; GEORGE
COURY, TRUSTEE; MAURINE
GENECOV MUNTZ; DAN
MCKENZIE; M.B. RUDMAN; ROY
T. ANDERSON; JAMES LILLY,
TRUSTEE; BEN E. SUTTON and
ELIZABETH T. SUTTON;
LAWRENCE CONSOLIDATED
ENTERPRISES, LTD., a Texas
limited partnership; MARTHA
KATHRYN LEWIS MARSHALL;
PLC O&G PROPERTIES, L.P., a
Texas limited partnership; BLAIR
BAX ENERGY, LLC, a Texas limited
liability company; BAXSTO, LLC,
a Texas limited liability company;
BUFFY ENERGY, LLC, a Texas
limited liability company, if alive and
if dead, their respective unknown
spouses, heirs, devisees, grantees,
assignees, lienors, creditors, trust-
ees or other persons claiming by,
through, under or against the above
Defendants,
Defendants.

NOTICE IS HEREBY GIVEN that pur-
suant to the Summary Final Judgment

of Partition of Mineral Interests entered
on September 9, 2024, in the cause
pending in the Circuit Court of the
Sixth Judicial Circuit, in and for Pasco
County, Florida, Civil Action Number
512024CA000035CAAXES, the under-
signed Clerk will sell the subsurface oil,
gas and mineral rights, including roy-
alties (collectively, the "Mineral Inter-
ests") on the Property situated in Pasco
County, Florida, described as:

SEE EXHIBIT A ATTACHED
HERE TO AND MADE A PART
HEREOF,

EXHIBIT A
Legal Description
The Land referred to herein be-
low is situated in the County of
Pasco, State of Florida, and is de-
scribed as follows:

PARCEL 1: A parcel of land ly-
ing in Section 20, Township 25
South, Range 20 East, Pasco
County, Florida, AND being
more particularly described as
follows:
From the Southwest corner of
Section 20, Township 25 South,
Range 20 East, Pasco County,
Florida; thence South 89°59'42"
East, AND along the South line
of said Section, a distance of
442.80 feet to a point 25.00 feet
East of the centerline of Pasco
Road as it is now constructed;
thence North 02°20'18" West,
620.18 feet to a Point of Begin-
ning; thence continue North
02°20'18" West, 169.61 feet;
thence North 10°36'58" East,
116.63 feet; thence North
89°59'40" East, 1530.10 feet;
thence South 00°00'20" East,
284.00 feet; thence South
89°59'40" West, 1544.67 feet to
the Point of Beginning.

PARCEL 2: A parcel of land ly-
ing in Section 20, Township 25
South, Range 20 East, Pasco
County, Florida, AND being
more particularly described as
follows:
From the Southwest corner of
Section 20, Township 25 South,
Range 20 East, Pasco County,
Florida, thence South 89°59'42"
East, AND along the South line
of said Section, a distance of
442.80 feet to a point 25.00 feet
East of the centerline of Pasco
Road as it is now constructed;
thence North 02°20'18" West,
466.90 feet to a Point of Begin-
ning; thence continue North
02°20'18" West, 153.28 feet;
thence North 89°59'40" East,
1544.67 feet; thence South
00°00'20" East, 316.23 feet;
thence North 83°48'03" West,
617.10 feet; thence North
86°13'01" West, 491.18 feet;
thence North 75°48'28" West,
266.03 feet; thence South
89°33'53" West, 176.94 feet to
the Point of Beginning.

INGRESS-EGRESS EASE-
MENT OF RECORD: Thirty
(30) feet ingress-egress ease-
ment lying 15.00 feet and being
continuous on each side of the
following described centerline:
From the Southwest corner of
Section 20, Township 25 South,
Range 20 East, Pasco County,
Florida, thence South 89°59'42"
East, and along the South line
of said Section 20, a distance of
442.80 feet to a point 25.00 feet

East of the centerline of Pasco
Road as it is now constructed;
thence North 02°20'18" West,
399.14 feet to the Point of Begin-
ning; thence North 86°08'43"
East, 176.38 feet; thence South
77°40'47" East, 376.96 feet;
thence South 88°27'37" East,
991.76 feet; thence North
89°59'40" East, 660.00 feet;
thence North 00°00'20" West,
767.82 feet to a point of termi-
nus.
DESCRIPTION OF 70.0 IN-
GRESS-EGRESS EASEMENT:
A seventy (70) foot Ingress-
Egress Easement lying 35.0 feet
and being continuous on each
side of the following described
centerline:
From the Southwest corner of
Section 20, Township 25 South,
Range 20 East, Pasco County,
Florida, thence South 89°59'42"
East, AND along the South line
of said Section, a distance of
442.80 feet to a point 25.00 feet
East of the centerline of Pasco
Road as it is now constructed;
thence North 02°20'18" West,
466.90 feet to a Point of Begin-
ning; thence North 89°33'53"
East, 176.94 feet; thence South
75°48'28" East, 266.03 feet;
thence South 86°13'01" East,
491.18 feet; thence South
83°48'03" East, 617.10 feet to
a point of terminus.

at public sale, to the highest and best
bidder for cash on OCTOBER 30, 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 IN-
TEREST 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 disabili-
ty who needs any 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 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@jppfirm.com
Secondary: sheadam@jppfirm.com
Attorneys for Plaintiff
www.jpfirm.com
September 13, 20, 202 24-01664P

FIRST INSERTION

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

2024CA002037CAAXWS
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF LAURETTA
ERVIN A/K/A LAURETTA E.
ERVIN, DECEASED, et al.,
Defendants.

TO: UNKNOWN HEIRS, SPOU-
SES, BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
LAURETTA ERVIN A/K/A LAURET-
TA E. ERVIN, DECEASED
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED
that an action to foreclosure a mortgage
on the following property located in

Pasco County, Florida:
LOT 10-J, LESS THE WESTER-
LY 3.50 FEET THEREOF, AND
THE WESTERLY 3.50 FEET
OF LOT 9-J, FOREST HILLS
UNIT NO. 8, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 8,
PAGE 93; PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA.
including the buildings, appur-
tenances, and fixture located
thereon.
Property Address: 5130 Chime
Way, Holiday, FL 34690 (the
"Property").

filed against you and you are required
to serve a copy of your written defenses,
if any, to it on Harris S. Howard, Esq.,
of HOWARD LAW GROUP, Plaintiff's
attorney, whose address is 4755 Techno-
logy Way, Suite 104 Boca Raton, FL
33431 on or before October 15th, 2024
(no later than 30 days from the date of
the first publication of this Notice of
Action) 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 de-
manded in the Complaint or petition
filed herein.

If you are a person with a disabili-
ty who needs any accommodation
in order to participate in this pro-

ceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Pub-
lic 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 accommo-
date 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 seal of this
Court at Pasco, Florida, on this Septem-
ber 6, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO CLERK OF COURT
(SEAL) BY: /s/ Haley Joyner
Deputy Clerk

HARRIS S. HOWARD, ESQ.,
HOWARD LAW GROUP,
Plaintiff's attorney,
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
September 13, 20, 2024 24-01638P

FIRST INSERTION

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

Case No.: 2024CA000997CAAXWS
MARY ANDERSEN AS PERSONAL
REPRESENTATIVE OF THE
ESTATE OF WILLIAM ROMIG.
Plaintiff, v.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, TRUSTEES,
LIENORS, CREDITORS, AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY THROUGH UNDER
OR AGAINST WILLIAM ROMIG,
et al.
Defendants.

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, ASSIGN-
EES, TRUSTEES, LIENORS, CREDI-
TORS, AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST
WILLIAM ROMIG, JOHN EDMUND
ROMIG, WANDA KAREN TAFT LEE,
BEVERLY JOY TAFT KOZLOWSKI,
CAROL ANN TAFT, PATRICIA EL-
LEN TAFT FRIEDEL, MARJORIE
DIETRICH BOWERS, SUSAN DI-
ETRICH CONN, DEANNA ROMIG
MYERS, CONSTANCE BURDETTE
LANG, JOHN EDWARD ROMIG, JR.,
CHAD EDWIN ROMIG, GEORGE J.
ROMIG, FRANCIS C. ROMIG, JR.,
PATRICIA L. HARRELL, SHARON
STILLI CONSENTINO, LISA STILLI,

ALBERT H. MESSENGER AND SHA-
RON DA VIS RICE
YOU ARE HEREBY NOTIFIED
of the institution of a Complaint by
Plaintiff MARY ANDERSEN AS PER-
SONAL REPRESENTATIVE OF THE
ESTATE OF WILLIAM ROMIG for
foreclosure with respect to real prop-
erty located at 6527 Eleanor Drive, Port
Richey, FL 34668, and more particu-
larly described as:

LECAL: PINELAND PARK
UNRECORDED PLAT LOT
128 BEING POR OF TR 39
PORT RICHEY LAND CO
PB 1 PG 61 DESC AS:COM
AT SE COR TR 38 TH S89
DEG 59°08'W 493.03FT
TH NOODEG 21°13'E 312.25
TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, ASSIGN-
EES, TRUSTEES, LIENORS, CREDI-
TORS, AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY
THROUGH UNDER OR AGAINST
WILLIAM ROMIG, JOHN EDMUND
ROMIG, WANDA KAREN TAFT LEE,
BEVERLY JOY TAFT KOZLOWSKI,
CAROL ANN TAFT, PATRICIA EL-
LEN TAFT FRIEDEL, MARJORIE
DIETRICH BOWERS, SUSAN DI-
ETRICH CONN, DEANNA ROMIG
MYERS, CONSTANCE BURDETTE
LANG, JOHN EDWARD ROMIG, JR.,
CHAD EDWIN ROMIG, GEORGE J.
ROMIG, FRANCIS C. ROMIG, JR.,
PATRICIA L. HARRELL, SHARON
STILLI CONSENTINO, LISA STILLI,
TH S89DEG 51°58'E 50 FT TH
S00 DEG 21°13'W 110 FT TO
POB SOUTH 25 FT SUBJ TO
ESMT FOR RD R/W & UTILI-
TIES & NORTH 10 FT & EAST
6 FT & WEST 6 FT SUBJ TO
ESMT FOR DRAINAGE &
UTILITIES OR 6135 PG 1613
OR 6282 PG 751. TOGETHER
WITH MOBILE HOME LO-
CATED ON.
PIN:
09-25-16-0760-00000-1280
The action has been filed against you
and you are required to serve a copy of
your written defenses, if any, to it on the
Plaintiff's attorney, whose name and ad-
dress is:
Michael G. Kouskoutis
Kouslaw PLLC
623 E. Tarpon Ave
Tarpon Springs, FL 34689
Tel: (727) 421-1334
michael@kouslaw.com
on or before 10/14/24 and to file the
original with the clerk of this court
either before service on the Plaintiff's
attorney or immediately thereafter, oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.
WITNESS my hand and seal of this
Court on this DATE: 9/7/24.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
(SEAL) BY: /s/ MELANIE GRAY
Deputy Clerk
September 13, 20, 2024 24-01640P

FIRST INSERTION

**SECOND AMENDED
NOTICE OF ACTION**
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:

2022CC001896CCAXWS
PACIFICA IMPERIAL MHP, LLC,
Plaintiff, vs.
MEGAN WALLING AND
STATE OF FLORIDA
DEPARTMENT OF HIGHWAY
SAFETY AND MOTOR VEHICLES,
Defendants.

TO: Megan Walling
5116 Hillside Drive
Lot No.10
New Port Richey, Florida 34652
YOU ARE NOTIFIED that an action
for Money Damages as to that certain
single-wide mobile home and all per-
sonal items, appliances, and fixtures
contained therein located at:
5116 Hillside Drive, Lot No. 10,
New Port Richey, Florida 34652

has been filed against you, and you
are required to serve a copy of your
written defenses, if any, to it on Brian
C. Chase, Esq., Plaintiff's attorney,
whose address is 3902 North Mar-
guerite Street, Tampa, Florida 33603,
within 30 days of the first date of
publication, and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a de-
fault will be entered against you for
the relief demanded in the complaint
or petition. DUE ON OR BEFORE
OCTOBER 15TH, 2024

If you are a person with a disabili-
ty who needs any accommodation
in order to participate in this pro-
ceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Public
Information Department at 727-847-
8110 in New Port Richey or 352-521-
4274, extension 8110 in Dade City or
at Pasco County Government Center,

7530 Little Road, New Port Richey,
FL 34654 at least 7 days before
your scheduled court appearance,
or immediately upon receiving this
notification if the time before the
scheduled appearance is less than 7
days; if you are hearing or voice
impaired, call 711.

WITNESS Nichole "Nikki" Alvarez-
Sowles, as Clerk of the Circuit and
County Court, and the seal of said
Court, at the Courthouse at Pasco
County, Florida.

Dated: September 10, 2024
NICHOLE "NIKKI"
ALVAREZ-SOWLES,
Clerk of the Circuit and County Court
(SEAL)
Deputy Clerk: Haley Joyner
Brian C. Chase, Esq.,
Plaintiff's attorney
3902 N. Marguerite Street,
Tampa, Florida 33603
Sept. 13, 20, 27; Oct. 4, 2024
24-01666P

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000861CPAXES
IN RE: ESTATE OF
MICHAEL E. GARDNER aka
MICHAEL E. GARDNER, SR.,
Deceased.

The administration of the estate of Mi-
chael E. Gardner aka Michael E. Gar-
dner Sr., deceased, whose date of death
was April 9, 2024, is pending in the
Circuit Court for Pasco County, Florida,
Probate Division, the address of which
is 7530 Little Road, Suite 105, New Port
Richey, FL 34656. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified under s. 732.221, Florida Statutes.

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 September 6, 2024.

Personal Representatives:
Tammy L. Steppenacker
2051 Samuel Drive
Brunswick, OH 44212
Michele Lynn Dye
8232 Hallee Circle
N. Ridgeville, OH 44039
Michael Edward Gardner, Jr.
346 Mack Hollow Road
Georgetown, PA 15043
Attorney for Personal Representatives:
Elizabeth M. Bux
Email Addresses:
rbux@wblawmedina.com
Florida Bar No. 1001016
105 W. Liberty St.
Medina, OH 44256
Telephone: (330) 725-6666
September 6, 13, 2024 24-01610P

**PUBLISH YOUR
LEGAL NOTICE**
Call 941-906-9386
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
LV2024B V.16

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
RE: AUGUSTA L. LEWIS,
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled AUGUST A. L. LEWIS LIVING TRUST, dated JANUARY 27, 2004

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is September 6, 2024.

PRINCESS ROCHELL, Trustee
2163 Linwood Ave,
Spring Hill FL 34608
813-898-3676

September 6, 13, 2024 24-01603P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 24, 2024, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line September 13, 2024, at 6:00am and ending September 24, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Lacie A. Snyder	I402
September 6, 13, 2024	24-01627P

SECOND INSERTION

NOTICE TO CREDITORS
RE: GREGORY J. HANSON,
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled GREGORY J. & MARIE E. HANSON LIVING TRUST, dated JULY 14, 2014.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is September 6, 2024.

ANTHONY V. HANSON, Trustee
991 Synacia Dr.
Mineral Bluff GA 30559
813-310-6086

September 6, 13, 2024 24-01604P

SECOND INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on September 25th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B2	Marco Cabrera
B127	Jerry Johnson
B126	Dustin Kohutka
B424	Michael Armstrong
B360	Joshua Beatty
B83	Charles Penvose
B361	Charles Penvose
J2AC	Carol Snyder
B179	Jennifer Sposa

Immediately Following at
U-Stor Ridge Rd. Port Richey, FL 34668

C119	Ronald Harvey
C36	Melanie Gencaloglu

Immediately Following at
U-Stor Zephyrhills

36654 SR 54	Zephyrhills, FL 33541
G7	Kenneth Cain
A7	Albert Grinie Garza
I8	Yanira Crespo-Colon
C69	Cheryl Cummings
C28	Gloria Gibson
C43	Cheryl Goff

September 6, 13, 2024 24-01616P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SECOND INSERTION

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

File No. 2024-CP-001166-CPAXWS
Division Probate
IN RE: ESTATE OF
RAYMOND F. O'DRAIN, III
Deceased.

The administration of the estate of Raymond F. O'Drain, III, deceased, whose date of death was December 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Raymond F. O'Drain II
8623 Knob Hill Ct.
New Port Richey, Florida 34653
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
September 6, 13, 2024 24-01596P

--- ACTIONS ---

SECOND INSERTION

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

CASE NO.: 2024-CA-001615
DLG MORTGAGES III, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEVISEES, BENEFICIARIES,
GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES
CLAIMING AN INTEREST
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF BETTY
SYLVESTER, DECEASED, et al.,
Defendants.

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY SYLVESTER, DECEASED
Whose last known residence(s) is: 7625 Farmlawn Dr, Port Richey, FL 34668
And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS
Whose last known residence(s) is/are: Unknown

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwardmanlaw.com, within thirty (30) days of the first publication of this Notice or by 10/07/24, the nature of this proceeding being a suit for foreclosure of mortgage against the fol-

SECOND INSERTION

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

PROBATE DIVISION
File No. 24-CP-002437
IN RE: ESTATE OF
ADELE CHARLTON,
Deceased.

The administration of the estate of ADELE CHARLTON, Deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

PATRICK CARSON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
September 6, 13, 2024 24-01597P

--- ESTATE ---

SECOND INSERTION

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

File No. 51-2024-CP-1171-WS
IN RE: ESTATE OF
DEREK C. BARNES
Deceased.

The administration of the estate of Derek C. Barnes, deceased, whose date of death was September 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Paula R. Williams
6292 Sequoia Drive
Ypsilanti, Michigan 48197
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobateattorlaw.com
Secondary E-Mail:
stacey@flprobateattorlaw.com
September 6, 13, 2024 24-01599P

SECOND INSERTION

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

File No. 2024CP000702CPAXWS
IN RE: ESTATE OF
JAMES HAWTHORNE
Deceased.

The administration of the estate of James Hawthorne, deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 09/06/2024.

Personal Representative:
/s/ Dawn Dawe
Dawn Dawe
11 Madigan Lane
Manalapan, New Jersey 07726
Attorney for Personal Representative:
/s/Mitchell A. Sherman
Mitchell A. Sherman
Attorney
Florida Bar Number: 387551
111 2nd Ave. NE
Suite 352
St. Petersburg, Florida 33701
Telephone: (727) 486-6350
Fax: (727) 371-2730
E-Mail: eservice@mshermanesq.com
Secondary E-Mail:
mas@mshermanesq.com
September 6, 13, 2024 24-01606P

SECOND INSERTION

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

File No. 2024-CP-1387
IN RE: ESTATE OF
LALE ATKINSON
Deceased.

The administration of the estate of LALE ATKINSON, deceased, whose date of death was May 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Damla Bloom
10733 Keys Gate Drive
Riverview, Florida 33579
Attorney for Personal Representative:
/s/ Lama Alqasemi
Lama Alqasemi, Esq.
Attorney for Petitioner
Florida Bar Number: 1024651
BATTAGLIA, ROSS, DICUS
& McQUAID, P.A.
5858 Central Avenue
St. Petersburg, FL 33701
(727) 381-2300
FBN: 59432
Primary Email: lalqa@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
September 6, 13, 2024 24-01595P

SECOND INSERTION

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

File No. 2024-CP-001340
IN RE: ESTATE OF
TRAVIS LAVON DYKES,
Deceased.

The administration of the estate of TRAVIS LAVON DYKES, deceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 6, 2024.

CHRISTOPHER MORROW-DYKES
Personal Representative
3608 Westchester Drive
Holiday, FL 34691
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriversa@hnh-law.com
September 6, 13, 2024 24-01601P

SECOND INSERTION

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

File No. 24-CP-001132 WS
IN RE: ESTATE OF
BARBARA JEAN LAYCOCK,
a/k/a BARBARA J. LAYCOCK
Deceased.

The administration of the estate of BARBARA JEAN LAYCOCK, a/k/a BARBARA J. LAYCOCK, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
/s/ Amanda Grisko
AMANDA K. GRISKO
13616 Deventer Court
Hudson, Florida 34667
Attorney for Personal Representative:
/s/ Lizbeth Potts
Lizbeth Potts, Esquire
Florida Bar Number: 0133790
Lizbeth Potts, P.A.
9385 North 56th Street, Ste. 311
Temple Terrace, Florida 33617
Telephone: (813) 988-9190
E-Mail: liz@liz-law.com
E-Mail: elaine@liz-law.com
September 6, 13, 2024 24-01605P

SECOND INSERTION

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

File No. 2024-CP-001322
IN RE: ESTATE OF
FREDERICK RYDZIK
Deceased.

The administration of the estate of Frederick Rydzik, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Shannon M. Caraccia
12802 Lake Tree Lane
Hudson, Florida 34669
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
September 6, 13, 2024 24-01602P

--- ESTATE ---

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-001039
IN RE: ESTATE OF DARRYL WILLIAM PADGETT A/K/A DARRYL W. PADGETT A/K/A DARRYL PADGETT, Deceased.

The administration of the Estate of Darryl William Padgett a/k/a Darryl W. Padgett a/k/a Darryl Padgett, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Cherrie L. Padgett
 10109 Shadow Oaks Circle, Lot 53
 Riverview, Florida 33569
 Attorney for Personal Representative:
 Ashly Mae Guernaccini, Esq.
 Florida Bar Number: 1022329
 314 S. Missouri Avenue, Suite 201
 Clearwater, Florida 33756
 Telephone: (727) 477-2255
 Fax: (727) 234-8024
 E-Mail: ashly@atacauslaw.com
 Secondary E-Mail:
 abby@atacauslaw.com
 September 6, 13, 2024 24-01630P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2024-CP-1385-W5
IN RE: ESTATE OF ANN SARAH HARRISON a/k/a ANN HARRISON Deceased.

The administration of the estate of Ann Sarah Harrison a/k/a Ann Harrison, deceased, whose date of death was February 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Jamie A. Byrnes
 7020 Brentwood Drive
 Port Richey, Florida 34668
 Attorney for Personal Representative:
 Ryan A. Doddridge, Esq.
 Attorney
 Florida Bar Number: 74728
 WILLIAMS & DODDRIDGE PA
 6337 Grand Boulevard
 New Port Richey, Florida 34652
 Telephone: (727) 846-8500
 Fax: (727) 848-2814
 E-Mail: ryan@flprobattrustlaw.com
 Secondary E-Mail:
 stacey@flprobattrustlaw.com
 September 6, 13, 2024 24-01631P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP001409CPAXES
Division X
IN RE: ESTATE OF JOHN ROSS A/K/A JACK ROSS Deceased.

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

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
 John A. Williams, Esq.
 Florida Bar No. 0486728
 The Law Offices of John A. Williams, PLLC
 7408 Van Dyke Road
 Odessa, Florida 33556
 Office (813) 402-0442
 Fax (813) 210-8514
 E-Mail: john@johnwilliamsllaw.com
 Secondary E-Mail:
 ms@johnwilliamsllaw.com
 Secondary E-Mail:
 service@johnwilliamsllaw.com
 September 6, 13, 2024 24-01609P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP001316CPAXES
IN RE: ESTATE OF ROBERT J. BRENNAN, Deceased.

The administration of the estate of Robert J. Brennan, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative:
 Jeremiah Brennan
 13 Cornwall Drive
 Newark, Delaware 19711
 Attorney for Personal Representative:
 Dana M. Apfelbaum
 Florida Bar Number: 73947
 Tyler G. Puttick
 Florida Bar Number: 111713
 Dean, Mead, Minton & Moore
 3240 Cardinal Drive, Suite 200
 Vero Beach, Florida 32963
 Telephone: (772) 234-8344
 Facsimile: (772) 234-8339
 Primary E-mail:
 dapfelbaum@deanmead.com
 Attorney E-mail:
 tputtick@deanmead.com
 Secondary E-mail:
 probate@deanmead.com
 September 6, 13, 2024 24-01598P

SECOND INSERTION

NOTICE OF PUBLIC SALE
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM
 Sale to be held at www.storage-treasures.com.
 01018 - Wilt, Jill; 02071 - Yarde, Ron; 03088 - Amegadje, Yawo; 03112 - Morrissey, Bryan; 04213 - Richards, Ahmad
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM
 Sale to be held at www.storage-treasures.com.

007 - Andrew, Sam; 022 - Singhpassley, Sharon; 063 - Isolon, Robert; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 103 - Weathers, Shelley; 118 - Gould, Melody; 189 - graves, Carol; 204 - Papp, Natasha; 222 - Posada, Fanny; 276 - hayter, Christy; 282 - Fabrizi, Michael; 319 - Spain, Remishia
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM
 Sale to be held at www.storage-treasures.com.

11024 - wood, darrien; 11063 - Lawson, darrell; 11131 - Francis, Norman; 11141 - Malin, Derek; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 12010 - wojtas, Amanda; 12095 - Smith, Dylan; 12111 - Medina, Cynthia; 12167 - Humbertson, James; 12186 - Bermudez, Jessie; 12196 - montgomery, Ontario; 12250 - Despenza, Cheryl; 13029 - Heredia, Roberto; 13050 - Toro, Oscar; 13128 - Malin, Derek; 13193 - Bushard, Sarah; 13197 - Ryder, Wendy; 13217 - Gutierrez, Angela; 13304 - Boggs, John; 13317 - Kershaw, Kristina; 13331 - Alexander, Todd; B144 - Beauchemin, David; B159 - Hilley, Emily; B243 - Anderson, Jalen; B246 - Jones, Angela; C110 - Husty, Pamela; C157 - Vazquez, Omar; C203 - Braden, Julie; C218 - Ambrocio, Kyle; C241 - Coleman, Makenna; C250 - Leddick, Leslie; C251 - Lipke, Ashton; D102 - Alfred, Tiffany; D134 - Denley, Madelene; D136 - Lonsdale, Megan; D151 - Johnson, Rev; D219 - Walter, Amy; D240 - Casano, Annette; D251 - heard, walter; D266 - Tawney, Carlotta; D321 - Hicks, Jacob; P130 - goad, Aubrey; P139 - goad, anthony
PUBLIC STORAGE # 25808, 1739 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM
 Sale to be held at www.storage-treasures.com.

1006 - burgess, Dwayne; 1204 - Riccardi-Sirico, D'Anna; 1212 - Platinum martial arts perez, pia; 1372 - Weeks, Richard; 1516 - Little, Devin; 1813 - White, Moet; 2303 - Riley, Jamie; 2402 - Little, Devin; 2508 - Silva, William
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM
 Sale to be held at www.storage-treasures.com.
 A0071 - Erdmann, Willard; B0002 - Chapman, Michael; B0010 - Hurst, William; C1028 - Townsend, Sharee; E1100 - Culmo, Samantha; E1104 - Lee, Monica; E1113 - Meyers, William; E1153 - Del Rio, Betsy; E1161 - Valentin, David; E1168 - Whipkey, Heather; E1204 - Durham, Barry; E1235 - Fort, Amy; E2235 - Smith, Treasann; E2267 - Johnson, Wade; E2273 - Shihadeh, Michael David; E2305 - Wilson, Zippora; E2339 - Timofieiev, Maksym
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM
 Sale to be held at www.storage-treasures.com.

0A104 - Reece, Anne; 0A160 - Popovich, George; 0A172 - MATHIS, NAKEITTIA; 0A219 - Tucker, Arica; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B010 - Gilmore, Michele; 0B023 - Oblitas, Luis; 0B031 - diesing, Ashley; 0B107 - Dovi, Lupe; 0C010 - Perkins, Ladonna; 0C106 - Delgrosso, Lisa; 0C124 - Ramos, Alexander; 0D001 - Popovich, George; 0E008 - Howard, Robert; 0E036 - Luna, Harlee; 0E115 - Knox, Tracy; 0E197 - torres, Yanira; 0E243 - Menech, Nicole
PUBLIC STORAGE # 26595, 2262 U Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM
 Sale to be held at www.storage-treasures.com.
 071 - Bomhardt, Anne; 072 - Johnson, Akira; 097 - Johnson, Shantel; 133 - Pustulka, John; 154 - Hatch, Mark; 155 - Hatch, Mark; 163 - Hyde, Nichole; 202 - valencia, gina; 215 - Vinales, Sergio; 220 - Miller, Dawn; 243 - Patton, Christian; 243 - Sawyer, Jennifer; 269 - Glass, Paul; 328 - Flynn, Lawrence e; 378 - Nevins, Tonya; 388A - Whitson, Natalie; 452 - Moorehead, Susan; 481 - Seydick, Terry; 537 - Nevins, Tonya; 563 - eurbin, terri
PUBLIC STORAGE # 27103, 11435 U Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM
 Sale to be held at www.storage-treasures.com.
 1094 - Madore, David; 1102 - Taveras, Sandy; 1123 - Taveras, Sandy; 1180 - Payne, Miriah; 1181 - Hicks, Ashley; 1203 - Wines, Casandra; 269 - Glass, Paul; 328 - Flynn, Lawrence e; 378 - Nevins, Tonya; 388A - Whitson, Natalie; 452 - Moorehead, Susan; 481 - Seydick, Terry; 537 - Nevins, Tonya; 563 - eurbin, terri
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432 Time: 01:15 PM
 Sale to be held at www.storage-treasures.com.
 1111 - Canals, Jason; 1198 - Eckenrode, Autumn; 1255 - Eberly, Christopher; 2108 - Ballato, Carol; 2208 - Schweighardt, Rebecca; 2248 - Dey, Michael; 2282 - Collins, Pamela; 2306 - Eckenrode, Autumn; 3262 - Otero, Natasha; 3267 - Bohn, Nicole; 3296 - Juanis, Brittany; 3326 - Lones, Tammy; 6011 - Hnilica, Glenn; 7034 - Perez, Jocksanny
 September 6, 13, 2024 24-0615P

SECOND INSERTION

NOTICE OF ADMINISTRATION (intestate)
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP001316CPAXES
IN RE: ESTATE OF ROBERT J. BRENNAN, Deceased.

The administration of the estate of Robert J. Brennan, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The file number for the estate is 2024CP001316CPAXES. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue or jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402,

SECOND INSERTION

Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

The date of first publication of this notice is September 6, 2024.

Personal Representative:
Jeremiah Brennan
 13 Cornwall Drive
 Newark, Delaware 19711
 Attorney for Personal Representative:
 Dana M. Apfelbaum
 Florida Bar Number: 73947
 Tyler G. Puttick
 Florida Bar Number: 111713
 Dean, Mead, Minton & Moore
 3240 Cardinal Drive, Suite 200
 Vero Beach, Florida 32963
 Telephone: (772) 234-8344
 Facsimile: (772) 234-8339
 Primary E-mail:
 dapfelbaum@deanmead.com
 Attorney E-mail:
 tputtick@deanmead.com
 Secondary E-mail:
 probate@deanmead.com
 September 6, 13, 2024 24-01600P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
UCN#:
51-2024-CP-001265-CPAXWS
Ref. No.: 2024-CP-001265-CPAXWS
IN RE: ESTATE OF SHIRLEY G. COHEN, Deceased.

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 unmaturred, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN F.S. §733.702 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 2 YEARS AFTER THE DECEDENT'S DEATH.

The address of the court where this probate is pending is 7530 Little Road, New Port Richey, Florida 34654.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in F.S. §§ 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.

The date of death of the Decedent is June 26, 2024.

The date of first publication of this NOTICE is September 6, 2024.
 /s/ Cynthia I. Rice
 Cynthia I. Rice, Esq.
 CYNTHIA I. RICE, P.A.
 1744 N. Belcher Rd., Ste. 200
 Clearwater, FL 33765
 Tel.: (727) 799-1277
 Fax: (727) 799-1276
 crice@ricelaw.com
 FBN0603783/SPN648738
 Attorneys for Personal Representative
 September 6, 13, 2024 24-01608P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP001047-CP-AXES
Division PROBATE
IN RE: ESTATE OF ROBERT GLENN PRATTEN Deceased.

The administration of the estate of ROBERT GLENN PRATTEN, deceased, whose date of death was May 21, 2024; File Number 51-2024-CP-001047 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: September 6, 2024.

/s/ Michael J. Pratten
MICHAEL J. PRATTEN
 Personal Representative
 P.O. Box 815
 Grand Canyon, AZ 86023
 WILLIAM K. LOVELACE
 Attorney for Personal Representative
 Email:
 fordlove@tampabay.rr.com
 Florida Bar No. 0016578
 SPN# 01823633
 Wilson, Ford & Lovelace, P.A.
 401 South Lincoln Ave.
 Clearwater, Florida 33756
 Telephone: 727-446-1036
 September 6, 13, 2024 24-01611P

SECOND INSERTION

NOTICE OF PUBLIC SALE
 NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 24, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line September 13, 2024, at 6:00am and ending September 24, 2024, at 12:00pm Unit (s) contain general household goods.

Name **Unit**
 Alysha E. Chappell 143
 Kalliopi Lempidakis 193
 September 6, 13, 2024 24-01628P

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 Brent Wayne Cooper for the following Travel Trailer on 09/20/2024 at 8:30AM at 21710 US Highway 98 Storage#16, Dade City, FL 33523. Said Landlord reserves the right to accept or reject any and all bids.

2007 COAC VIN#
 1TC2B736X71005324
 September 6, 13, 2024 24-01617P

PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com


--- ESTATE ---

SECOND INSERTION

NOTICE OF ADMINISTRATION (intestate)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP000702CPAXWS
IN RE: ESTATE OF JAMES HAWTHORNE
Deceased.

The administration of the estate of James Hawthorne, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The file number for the estate is 2024CP000702CPAXWS. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

Personal Representative:
/s/ Dawn Dawe
Dawn Dawe
11 Madigan Lane
Manalapan, New Jersey 07726
Attorney for Personal Representative:
/s/Mitchell A. Sherman
Mitchell A. Sherman
Attorney
Florida Bar Number: 387551
111 2nd Ave. NE Suite 352
St. Petersburg, Florida 33701
Telephone: (727) 486-6350
Fax: (727) 371-2730
E-Mail: eservice@mshermanesq.com
Secondary E-Mail:
mas@mshermanesq.com
September 6, 13, 2024 24-01607P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA001484CAAXES

Division: Y
BUILDERS CAPITAL FINANCE, LLC, a limited liability Company, Plaintiff, vs.
MAGA INVESTMENTS OF TAMPA A FLORIDA, LLC, a Florida limited liability company, THOMAS HALPERIN, an individual, KEN JACK, an individual, STANFORD R SOLOMON, an individual, ENFIN RESIDENTIAL SOLAR FINANCE I LLC, a foreign limited liability company, AC/DC SOLAR LLC, a Florida limited liability company, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, JOTZ INVESTMENT LLC, a Florida limited liability company, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise,
Defendants.

TO: STANFORD R SOLOMON, an individual
1881 WEST KENNEDY BLVD.,
TAMP A, FLORIDA 33606

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real Property:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26 South, Range 20 East, Pasco County, Florida, run thence West (an assumed bearing) along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 860.00 feet to the Point of Beginning; continue thence West along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 232.57 feet; thence South 495.00 feet, thence East 232.57 feet; thence North 495.00 feet to the Point of Beginning. Subject to an easement for road purposes over and across the North 30.00 feet of the above described property.
LESS AND EXCEPT THE FOLLOWING:
For a point of reference at the

Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26, Range 20 East, Pasco County, Florida; run thence North 89 degrees 59'30" West, a distance of 1072.83 feet for a Point of Beginning; thence continue North 89 degrees 59'30" West along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 20.00 feet; thence South 00 degrees 01'30" West, a distance of 495.05 feet; thence South 89 degrees 58'45" East, a distance of 232.85 feet; thence North 00 degrees 00'15" East, a distance of 210.65 feet; thence North 89 degrees 59'09" West, a distance of 212.78 feet; thence North 00 degrees 01'30" East, a distance of 284.43 feet to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, to the action on Plaintiffs counsel Ellison I Lazenby, ATTN: Jason M. Ellison, Esq., 150 2nd Avenue N., Suite 1770, St. Petersburg, Florida 33701, by 10/07/24 (30 days from date of first publication of this Notice) and file the original with the Clerk of this Court before service on Plaintiffs counsel, or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services
Dated: August 29, 2024

CLERK OF THE COURT
Nikki Alvarez-Sowles
SEAL
Deputy Clerk: Haley Joyner
Jason M. Ellison, Esq.
Ellison I Lazenby
150 2nd Avenue North Suite 1770
St. Petersburg, Florida 33701
(727) 362-6151
September 6, 13, 2024 24-01590P

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA004974CAAXES
DIVISION: J4
Wells Fargo Bank, N.A.

Plaintiff, -vs.-
Shannon Haigh; Unknown Spouse of Shannon Haigh; US Solar Squared LLC dba US Solar; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004974CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Shannon Haigh are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on October 2, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 233, BEAR CREEK SUB-

DIVISION UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 134 THROUGH 136, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-330235 FC01 WNI
September 6, 13, 2024 24-01629P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 2024CA001772CAAXWS
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
CYNTHIA PASSAFIUME AND KEITH PASSAFIUME, et al.
Defendant(s),
TO: KEITH PASSAFIUME, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 143, RESERVE AT MEADOW OAKS, UNIT TWO, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 132 THRU 135, INCLUSIVE IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/07/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demand in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this August 30, 2024

CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@rasl.com
24-203097
September 6, 13, 2024 24-01592P

SECOND INSERTION

NOTICE OF JUDICIAL SALE
PURSUANT TO 45.031, FLA. STAT. IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 51-2021-CA-002518
REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs.

LOUIS A. ALEXANDER, et al., Defendants.

To Defendants, LOUIS A. ALEXANDER, OAK CREEK OF PASCO COUNTY HOMEOWNER'S ASSOCIATION, INC., THE INDEPENDENT SAVINGS PLAN COMPANY, UNKNOWN TENANT IN POSSESSION NO. 1, UNKNOWN TENANT IN POSSESSION NO. 2, and all others whom it may concern: Notice is hereby given that pursuant to the Final Judgment of Foreclosure entered on August 2, 2024, in Case No.: 51-2021-CA-002518 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which REGIONS BANK D/B/A REGIONS MORTGAGE is the Plaintiff, and LOUIS A. ALEXANDER, et al., are the Defendants, the Pasco County Clerk of the Court, will sell at public sale the following described real property located in Pasco County:

Lot 539, OAK CREEK PHASE THREE, according to the map or plat thereof as recorded in Plat Book 65, Page 85, Public Records of Pasco County, Florida.

The above property will be sold on October 7, 2024, at 11:00 a.m. EST to the highest and best bidder online at www.pasco.realforeclose.com in accordance with § 45.031, Fla. Stat. Any person

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

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

DATED August 30, 2024.
WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
329 Park Avenue North, Second Floor
Post Office Box 880
Winter Park, FL 32790-0880
Attorneys for Plaintiff
Telephone: (407) 423-4246
Fax: (407) 645-3728
/s/Michael C. Caborn
Michael C. Caborn
Florida Bar No.: 0162477
mcborn@whww.com
September 6, 13, 2024 24-01594P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No.

2023CA004990CAAXWS
Freedom Mortgage Corporation,
Plaintiff, vs.
Wendy Carson, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 29th day of October, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID:
23-24-16-0080-00000-0010

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

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

Dated this 30th day of August, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F02252
September 6, 13, 2024 24-01588P

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.: 2024CA001721CAAXES
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
MICHAEL W. ALDERMAN A/K/A MIKE ALDERMAN A/K/A MIKE W. ALDERMAN AND LISA K. RICKMEYER, ET AL.,
DEFENDANT(S).

TO: Lisa K. Rickmeyer
Last Known Address: 40817 Jerry Rd,
Zephyrhills, FL 33540
Current Residence: UNKNOWN

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

THE EAST 320 FEET OF TRACT 47, CRYSTAL SPRINGS COLONY FARMS OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 24, LESS AND EXCEPT THE SOUTH 10 FEET CONVEYED TO PASCO COUNTY BY DEED RECORDED IN O.R. BOOK 767, PAGE 733, ALL 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 OCTOBER 7TH, 2024, within or before a date

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

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

WITNESS my hand and the seal of this Court this August 29, 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
September 6, 13, 2024 24-01591P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:

2024CA001282CAAXWS
LINDA ATTWATER,
Plaintiff, v.

KAREN CAPPS and UNKNOWN PARTY OR PARTIES IN POSSESSION,
Defendant(s).

TO: KAREN CAPPS and all parties claiming an interest to any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action has been commenced against you to quiet title to real property located in Pasco County, Florida, which is more particularly described as:

Lot 514 and the South 10 feet of Lot 513, BEACON SQUARE, UNIT FIVE, according to the map or plat thereof as recorded in Plat Book 8, Page 103, of the Public Records of Pasco County, Florida
Property Appraiser's Parcel ID no.:
19-26-16-006B-00000-5140
having the street address of 4119 BEACON SQUARE DRIVE, HOLIDAY, FL 34691.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's attorney WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP, 111 N. Orange Ave., Ste. 800, ORLANDO, FL 32801 within thirty days after the first publication of this notice, to wit

October 14, 2024, and to file the original with the Clerk of the Court, 7530 Little Rd., New Port Richey, FL 34654 either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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 SEAL of this Court on the August 29, 2024

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
SEAL
Deputy Clerk: Haley Joyner
WESLEY T. DUNAWAY, ESQ.,
KOVAR LAW GROUP,
111 N. Orange Ave., Ste. 800,
ORLANDO, FL 32801
September 6, 13, 20, 27, 2024
24-01589P

LV20906_V11

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication