

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of The Preserve at South Branch Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638, unless otherwise indicated as follows:

- Tuesday, October 1, 2024 (Workshop) 9 a.m.
Tuesday, November 5, 2024 (Landowner s Meeting) 3 p.m.
Tuesday, November 5, 2024 4 p.m.
Tuesday, December 3, 2024 9 a.m.
Tuesday, February 4, 2025 4 p.m.
Tuesday, April 1, 2025 9 a.m.
Tuesday, June 3, 2025 4 p.m.
Tuesday, August 5, 2025 6 p.m.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 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 Office.

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

District Manager
September 20, 2024 24-01733P

FIRST INSERTION

North AR-1 of Pasco 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 North AR-1 of Pasco Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

- 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. 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 (813) 565-4663. 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 20, 2024 24-01753P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

The Board of Supervisors of Summit View II Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the Hampton Inn Odessa Trinity, 11780 SR 54, Odessa, FL 33556, on the third Friday of every month, at 10:00 a.m. or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later, unless otherwise indicated as follows:

- FISCAL YEAR 2024/2025
October 18, 2024
November 15, 2024
December 20, 2024
January 17, 2025
February 21, 2025
March 21, 2025
April 11, 2025 (*Second Friday)
May 16, 2025
June 20, 2025
July 18, 2025
August 15, 2025
September 19, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, by phone: (813) 344-4844, or by email: jgreenwood@gms-tampa.com.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
September 20, 2024 24-01735P

FIRST INSERTION

NOTICE OF MEETINGS SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Summit View Community Development District will hold their meetings for Fiscal Year 2024-2025 on the third Friday of every month at 10:00 a.m. at the Hampton Inn Odessa Trinity, 11780 SR 54, Odessa, FL 33556. The meeting dates are as follows (*exceptions are noted below):

- October 18, 2024
November 15, 2024
December 20, 2024
January 17, 2025
February 21, 2025
March 21, 2025
April 11, 2025 (*Second Friday)
May 16, 2025
June 20, 2025
July 18, 2025
August 15, 2025
September 19, 2025

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

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

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

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

Jason Greenwood, District Manager
Summit View Community Development District
September 20, 2024 24-01736P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Talavera Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Talavera Amenity Center located at 18955 Rocco Road, Spring Hill, Florida 34610 at 6:00 p.m. on the dates as follows:

- October 16, 2024
November 20, 2024
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 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 (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 20, 2024 24-01737P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Wiregrass II Community Development District will hold regular monthly meetings for Fiscal Year 2024/2025 at 10:30 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

- October 25, 2024
November 22, 2024
December 20, 2024
January 24, 2025
February 28, 2025
March 28, 2025
April 25, 2025
May 23, 2025
June 27, 2025
July 25, 2025
August 22, 2025
September 26, 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 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 (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 20, 2024 24-01738P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Wiregrass Community Development District will hold regular monthly meetings for Fiscal Year 2024/2025 at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

- October 25, 2024
November 22, 2024
December 20, 2024
January 24, 2025
February 28, 2025
March 28, 2025
April 25, 2025
May 23, 2025
June 27, 2025
July 25, 2025
August 22, 2025
September 26, 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 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 (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 20, 2024 24-01740P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, September 27, 2024, at 10:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Sean Craft
District Manager
September 20, 2024 24-01741P

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 WILLIAM DESIGN FLORIDA located at 1011 WINDING WILLOW DRIVE in the City of TRINITY, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2024.
MOXIE DESIGN GROUP FLORIDA LLC
September 20, 2024 24-01746P

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 B.O.A. Total Property Management, located at 2928 Gridiron Isle, in the County of Pasco, in the City of Trinity, Florida 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Trinity, Florida, this 26th day of August, 2024.
Owner's name: B.O.A. Total Property Management, LLC
September 20, 2024 24-01751P

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 ATA Mechanical located at 15418 Grayling Ln, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Odessa, Florida, this 11th day of September, 2024.
ALWAYS THERE HEATING AND AIR, LLC
September 20, 2024 24-01744P

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 B.O.A. Total Lawn Care, located at 2928 Gridiron Isle, in the County of Pasco, in the City of Trinity, Florida 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Trinity, Florida, this 26th day of August, 2024.
Owner's name: B.O.A. Total Property Management, LLC
September 20, 2024 24-01750P

SUBSCRIBE TO THE BUSINESS OBSERVER Business Observer
Call: (941) 362-4848 or go to: www.businessobserverfl.com

--- TAX DEEDS ---

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000046TDAXXX
 NOTICE IS HEREBY GIVEN,
 That PAUL AZZI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005685
 Year of Issuance: 06/01/2021
 Description of Property: 25-24-16-0030-00000-0240 SPRINGFIELD TOWN PB 7 PG 124 LOT 24 OR 7536 PG 1848
 Name(s) in which assessed: KEVIN MORASH JR
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01682P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000034TDAXXX
 NOTICE IS HEREBY GIVEN,
 That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2004629
 Year of Issuance: 06/01/2021
 Description of Property: 10-25-17-0050-06600-0080 BLK 66 MOON LAKE NO 5 MB 4 PGS 84, 85 LOTS 8 9, 10
 Name(s) in which assessed: JOAN J LUKAS
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01678P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000057TDAXXX
 NOTICE IS HEREBY GIVEN,
 That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2009101
 Year of Issuance: 06/01/2021
 Description of Property: 30-26-16-0160-00000-5750 BUENA VISTA 3RD ADD PB 5 PG 172 LOT 575 OR 4164 PG 23
 Name(s) in which assessed: FRANCES M GOLD
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01690P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000058TDAXXX
 NOTICE IS HEREBY GIVEN,
 That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2001290
 Year of Issuance: 06/01/2021
 Description of Property: 06-26-21-0060-00800-0220 CHAPEL CREEK PHASE 1A PB 62 PG 134 BLOCK 8 LOT 22
 Name(s) in which assessed: CYDNEE L KNOTH
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01691P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000070TDAXXX
 NOTICE IS HEREBY GIVEN,
 That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2006367
 Year of Issuance: 06/01/2021
 Description of Property: 10-25-16-0040-00000-0060 JOHNSON HEIGHTS UNIT 1 PB 8 PG 23 LOT 6
 Name(s) in which assessed: VICTOR HUGO GOMEZ ARIAS
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01700P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000081TDAXXX
 NOTICE IS HEREBY GIVEN,
 That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005965
 Year of Issuance: 06/01/2021
 Description of Property: 34-24-16-0090-00000-1190 GARDEN TERRACE SUB SEC 2 LOT 119 OR 6358 PG 774
 Name(s) in which assessed: DONALD E PERRY
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01707P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000042TDAXXX
 NOTICE IS HEREBY GIVEN,
 That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2008551
 Year of Issuance: 06/01/2021
 Description of Property: 18-26-16-0350-18080-00G0 GARDENS OF BEACON SQUARE CONDO PB 9 PG 154 APT G BLDG 1808 & COMMON ELEMENTS OR 9149 PG 3179
 Name(s) in which assessed: MARGARET E MITCHELL
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01679P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000045TDAXXX
 NOTICE IS HEREBY GIVEN,
 That PAUL AZZI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005688
 Year of Issuance: 06/01/2021
 Description of Property: 25-24-16-0040-00000-0040 SPRINGFIELD TOWN UNIT 2 UNREC LOT 4 S 140 FT OF N 565 FT OF W 138 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4
 Name(s) in which assessed: ARTHUR G LEBLANC
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01681P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000043TDAXXX
 NOTICE IS HEREBY GIVEN,
 That NEWLINE HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2008467
 Year of Issuance: 06/01/2021
 Description of Property: 17-26-16-062D-00500-2070 TWIN LAKES VLG 4TH CONDO UNREC PLAT APT 207 BLDG 5 & COMMON ELEMENTS OR 9206 PG 2604
 Name(s) in which assessed: SYLVIA FEILER
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01680P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000055TDAXXX
 NOTICE IS HEREBY GIVEN,
 That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2006892
 Year of Issuance: 06/01/2021
 Description of Property: 21-25-16-056B-17030-00C0 TRI LEISURE CONDO PB 13 PG 66 APT C BLDG 1703 & COMMON ELEMENTS OR 1105 PG 1111
 Name(s) in which assessed: ERNEST BARIBEAU
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01689P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000060TDAXXX
 NOTICE IS HEREBY GIVEN,
 That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005784
 Year of Issuance: 06/01/2021
 Description of Property: 28-24-16-0170-00000-0810 DRIFTWOOD ISLES NO 5 MB 7 PG 43 LOT 81 OR 4828 PG 499
 Name(s) in which assessed: RUSSELL MANAGEMENT LLC NAHID ARASTEH REGISTERED AGENT
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01693P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000061TDAXXX
 NOTICE IS HEREBY GIVEN,
 That KEYS FUNDING LLC - 2021, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2007220
 Year of Issuance: 06/01/2021
 Description of Property: 27-25-16-1040-00002-2050 EMBASSY HILLS UNIT 14 PB 15 PGS 51-52 LOT 2205 OR 5841 PG 958
 Name(s) in which assessed: GLENN C COYLE DOMENIC ROMEO DECEASED
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01694P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000047TDAXXX
 NOTICE IS HEREBY GIVEN,
 That PAUL AZZI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005684
 Year of Issuance: 06/01/2021
 Description of Property: 25-24-16-0030-00000-0050 SPRINGFIELD TOWN MB 7 PG 124 LOT 5 OR 8768 PG 3432
 Name(s) in which assessed: LUIS RIVERA LUIS IGNACIO RIVERA
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01683P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000051TDAXXX
 NOTICE IS HEREBY GIVEN,
 That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2004695
 Year of Issuance: 06/01/2021
 Description of Property: 15-25-17-0070-09700-0130 MOON LAKE ESTATES UNIT 7 PB 4 PGS 96-97 LOTS 13 & 14 BLOCK 97 OR 9762 PG 3601
 Name(s) in which assessed: JOYCE ANN WATSON
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01685P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000074TDAXXX
 NOTICE IS HEREBY GIVEN,
 That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005028
 Year of Issuance: 06/01/2021
 Description of Property: 21-25-17-0130-22300-0480 MOON LAKE NO 13 MB 6 PGS 6 7 & 8 LOTS 48 & 49 BLK 223 RB 888 PG 546
 Name(s) in which assessed: JULIA T KILMER
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01703P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000076TDAXXX
 NOTICE IS HEREBY GIVEN,
 That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2006942
 Year of Issuance: 06/01/2021
 Description of Property: 22-25-16-076B-00000-6650 REGENCY PARK UNIT 4 PB 12 PGS 14-15 LOT 665 OR 9097 PG 60
 Name(s) in which assessed: MICHAEL L FUCHS
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01705P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000059TDAXXX
 NOTICE IS HEREBY GIVEN,
 That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2002319
 Year of Issuance: 06/01/2021
 Description of Property: 08-26-20-0120-00000-0110 BROOKSIDE PB 35 PGS 45-49 LOT 11
 Name(s) in which assessed: FLORIDA GROUP VENTURES LLC CLARENCETTA CLARKE REGISTERED AGENT
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01692P

FIRST INSERTION
 Notice of Application for Tax Deed 2024XX000075TDAXXX
 NOTICE IS HEREBY GIVEN,
 That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005075
 Year of Issuance: 06/01/2021
 Description of Property: 21-25-17-0140-22900-0720 MOON LAKE ESTATES UNIT 14 PB 6 PGS 22-25 LOTS 72-74 INCL BLOCK 229 OR 9720 PG 2820
 Name(s) in which assessed: DAVID S SANTIAGO JENNIFER M CRUZ
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
 September 05, 2024
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz Deputy Clerk
 Sept. 20, 27; Oct. 4, 11, 2024
 24-01704P

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

Who benefits from legal notices?

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE 6TH JUDICIAL CIRCUIT
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP001231CPAXES
Division STEARNS
IN RE: ESTATE OF
Frank Richard Clementi
Deceased.

The administration of the estate of Frank Richard Clementi deceased, whose date of death was May 26th, 2024 is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Ste 105, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is: September 20, 2024.

Personal Representative:
David Clementi
2115 N. Sycamore St
Arlington, VA 22205
Attorney for Personal Representative:
Nathan E Nevins ESQ, BCS
FL Bar # 106128
Sunshine State Probate
200 SE 13th Street
Fort Lauderdale FL 33316
954-249-3144
Nathan@SunshineStateProbate.com
September 20, 27, 2024 24-01729P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-1262-WS
IN RE: ESTATE OF
JACQUELINE J. JOLLIFF
Deceased.

The administration of the estate of JACQUELINE J. JOLLIFF, deceased, whose date of death was June 8, 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.

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 732.221.

The date of first publication of this notice is September 20, 2024.

Personal Representative:
WAYLAN WAYNE SPANGLER
8514 Winding Wood Dr.
Port Richey, FL 34668
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
September 20, 27, 2024 24-01728P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-1317-WS
IN RE: ESTATE OF
PAUL P. CROCCO
Deceased.

The administration of the estate of PAUL P. CROCCO, deceased, whose date of death was June 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.

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 732.221.

The date of first publication of this notice is September 20, 2024.

Personal Representative:
GERARD CROCCO
54 North Dorr Way
East Wakefield, NH 03830
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
September 20, 27, 2024 24-01727P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE 6TH JUDICIAL CIRCUIT
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001337
IN RE: ESTATE OF
FRANCES ANN TARRIO
Deceased.

The administration of the estate of Frances Ann Tarrio, deceased, whose date of death was July 2, 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.

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 732.221.

The date of first publication of this notice is: September 20, 2024.

Personal Representative:
Valerie Card
5 Evergreen Lane
Otisville, New York 10963
Attorney for Personal Representative:
Ronald S. Kochman
Attorney
Florida Bar Number: 271888
KOCHMAN & ZISKA PLC
222 Lakeview Avenue, Suite 1500
WEST PALM BEACH, FL 33401
Telephone: (561) 802-8960
Fax: (561) 802-8995
E-Mail: RKochman@floridawills.com
September 20, 27, 2024 24-01731P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 1406
Division Probate
IN RE: ESTATE OF
ANDREW JOHN CSOMAY, JR.,
a/k/a ANDREW JOHN CSOMAY,
Deceased.

The administration of the estate of Andrew John Csomay, Jr. a/k/a Andrew John Csomay, deceased, whose date of death was July 2, 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 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is September 20, 2024.

Personal Representative:
Jeffrey W. Timby
27538 Pine Point Dr.
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
Thomas W. Harrison, Attorney
Florida Bar Number: 334375
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA,
PLLC
1206 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: tw@dyeharrison.com
rferroyalka@dyeharrison.com
September 20, 27, 2024 24-01723P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP001293CPAXES
IN RE: ESTATE OF
JANICE M. HERRANZ
Deceased.

The administration of the Estate of Janice M. Herranz, deceased, whose date of death was February 12, 2024, 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. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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 732.221.

The date of first publication of this notice is September 20, 2024.

Personal Representative:
Mario F. Herranz
24811 Oaks Blvd
Land O'Lakes, Florida 34639
Attorneys for Personal Representative:
Comiter Singer Baseman & Braun, LLP
3825 PGA Boulevard, Suite 701
Palm Beach Gardens, Florida 33410
Telephone: (561) 626-2101
Fax (561) 626-4742
Andrew R. Comiter, Esq.
Florida Bar Number: 0064763
E-Mail:
legal-service@comitersinger.com
Secondary E-Mail:
acomiter@comitersinger.com
E-Mail:
legal-service@comitersinger.com
Secondary E-Mail:
avanveen@comitersinger.com
September 20, 27, 2024 24-01718P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-1514-WS
IN RE: ESTATE OF
MARTIN M. McLAUGHLIN
Deceased.

The administration of the estate of Martin M. McLaughlin, deceased, whose date of death was June 5, 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.

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 732.221.

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 20, 2024.

Personal Representative:
Bonnie S. McLaughlin
7218 Cherry Laurel 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@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
September 20, 27, 2024 24-01766P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP001403CPAXWS
IN RE: ESTATE OF
LINDA GAIL COOK
Deceased.

The administration of the estate of LINDA GAIL COOK, deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 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.

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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 20, 2024.

Personal Representative:
GAIL T. COOK
8811 Cessna Drive
New Port Richey, Florida 34654
Attorney for Personal Representative:
NICHOLAS J. GRIMAUDO
Florida Bar Number: 71893
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd, Ste. 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: nicholasg@jpfirm.com
Secondary E-Mail:
ssigner@jpfirm.com
September 20, 27, 2024 24-01726P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001458-WS
Division I
Division Probate
IN RE: ESTATE OF
JANE PORTANOVA AKA JANE A PORTANOVA AND AKA JANE ANN PORTANOVA
Deceased.

The administration of the estate of Jane Portanova, aka Jane A Portanova and aka Jane Ann Portanova, deceased, whose date of death was August 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, FL 34654. The names and addresses of the co-personal representatives and the co-personal representatives' attorneys 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 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.

The co-personal representatives have 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 20, 2024.

Personal Representative:
/s/ Victoria J. Wilgus
Victoria J. Wilgus
1805 Cypress Brook Drive, Suite 102
Trinity, Florida 34655
/s/ Jeffrey A. Herzog
Jeffrey A. Herzog
3106 Alternate US 19
Palm Harbor, Florida 34683
Attorney for Personal Representative:
/s/ Jeffrey A. Herzog
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF JEFFREY A. HERZOG, P.A.
3106 Alternate US 19
Palm Harbor, Florida 34683
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
vickie@jherzoglaw.com
September 20, 27, 2024 24-01724P

SAVE TIME



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Business Observer

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notices information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2024CA000912CAAXES LOAN FUNDER LLC, SERIES 39904, Plaintiff, vs. GOLDEN ASSETS GROUP LLC; LEON YADGAROV; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; TITAN FOUNDATION REPAIR SPECIALIST LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
TO: LEON YADGAROV, 17917 MA-CHAIR LANE, LAND O' LAKES, FL 34638
YOU ARE NOTIFIED that an action to foreclose to the following properties in Pasco County, Florida:

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.: 51-2023-CA-000754 WS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CODY MOORE, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 22, 2024, and entered in Case No. 51-2023-CA-000754 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Cody Moore, Jade Moore, United States of America Acting through Secretary of Housing and Urban Development, 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 October 8, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No. 22-CA-002193-ES INTERNATIONAL GRANITE & STONE, LLC, Plaintiff, v. DAMIAN SANTIAGO, Defendant.
NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Foreclosure dated September 4, 2024, and entered in Case No. 2022-CA-002193-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein INTERNATIONAL GRANITE & STONE, LLC is the Plaintiff and DAMIAN SANTIAGO is the Defendant, the Clerk of the Court Nikki Alvarez-Sowles will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions, at 11:00 A.M. on the 24th day of October 2024, the following described real property as set forth in said Summary Final Judgment of Foreclosure, to wit:

file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED on September 16, 2024
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL)
Deputy Clerk: Haley Joyner
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
September 20, 27, 2024 24-01763P

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 11 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 - 23-000905
September 20, 27, 2024 24-01709P

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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED September 13, 2024.
Respectfully submitted,
/s/ James Jeffrey Burns
CHRISTOPHER L. DECORT,
FBN: 89009
cdecort@jnd-law.com
JAMES JEFFREY BURNS,
FBN: 111395
jburns@jnd-law.com
JOHNSON, NEWLON & DECORT, P.A.
3242 Henderson Boulevard, Suite 210
Tampa, Florida 33609
Telephone: (813) 699-4859
Facsimile: (813) 235-0462
Secondary: smilosevic@jnd-law.com
swalker@jnd-law.com
Counsel for Plaintiff
September 20, 27, 2024 24-01715P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 51-2024-CA-000962-CAAX-ES
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELIZABETH VANCE; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES VANCE; JOYCE VANCE; UNKNOWN SPOUSE OF JOYCE VANCE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 16 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:
THE EAST 65 FEET OF LOTS 13 AND 14, BLOCK 56, TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 38323 11TH AVENUE, ZEPHYRHILLS, FL 33542
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY
CASE NO.: 2024-CA-000832-CAAXWS
CCHC FUND V, LP, a Delaware limited partnership, Plaintiff, vs. 5599 HOLDINGS LLC, a Florida limited liability company, BURIM SELMANI, an individual, and RIZAH MAHMUTI, an individual, Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Amended Final Summary Judgment of Foreclosure dated September 5, 2024 and entered in Case No. 2024-CA-000832-CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein Plaintiff, CCHC FUND V, LP, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com commencing at 11:00 A.M. on October 9, 2024, the following described property as set forth in said Amended Final Summary Judgment of Foreclosure, to wit:
Parcel 1: 6912 Puffin Lane, Hudson FL 34667
SOUTH 200 FEET OF THE NORTH 444.1 FEET OF TRACT 33 IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDING WITH THE PLAT OF PORT RICHEY COMPANY LANDS, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.
Parcel 2: 6919 Puffin Lane, Hudson FL 34667
A PORTION OF THE UNNUMBERED LOT IN VISTA DEL MAR, UNIT TWO, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 144, OF THE PUBLIC RECORDS OF PASCO COUN-

TY, FLORIDA, BEING FURTHER DESCRIBED AS: BEGIN AT THE MOST NORTHERLY CORNER OF LOT 19, BLOCK G OF SAID UNIT TWO, THENCE RUN ALONG THE SOUTH LINE OF PUFFIN LANE F/K/ A PELICAN LANE NORTH 89 DEG 47'10" EAST, 148.12 FEET; THENCE SOUTH 00 DEG 49'08" WEST, 100.00 FEET; THENCE MEANDER WESTERLY ALONG NORTH LINE OF CANAL TO THE SOUTHEAST CORNER OF SAID LOT 19, THENCE RUN NORTH ALONG EAST LINE OF SAID LOT 19 TO THE POINT OF BEGINNING.
THE EAST 20 FEET OF LOT 19, BLOCK G, VISTA-DELMAR UNIT TWO ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Parcel 3: 7032 Clark Street, Hudson, FL 34667
A PORTION OF THE NORTHERLY 410' OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST PASCO COUNTY FLORIDA LYING WESTERLY OF U.S. HIGHWAY 19 LESS AND EXCEPT THE NORTHERLY 210' OF THE WESTERLY 420' AND THE SOUTHERLY 200' OF THE NORTHERLY 410' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE NW CORNER OF SAID SECTION 34; THENCE SOUTH 88 DEGREES 47 MINUTES 06 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SECTION 34, 420.00; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST PARALLEL TO AND 420 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 34 AS HISTORICALLY MONUMENTED AND OCCU-

FIRST INSERTION

PIED, 33.00' TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE SOUTH 88 DEGREES 47 MINUTES 06 SECONDS EAST PARALLEL TO AND 33' SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 34 ALSO KNOWN AS THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK STREET, 111.44' MORE OR LESS TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOKS 8199 AT PAGE(S) 829 AND 830 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8199 AT PAGE(S) 829 AND 830 AND 200' WESTERLY OF THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 AS HISTORICALLY MONUMENTED, PASSING THROUGH A CENTRAL ANGLE OF 01 DEGREE 59 MINUTES 22 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 15 MINUTES 28 SECONDS WEST, 202.40' AN ARC LENGTH OF 202.41' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8199 AT PAGE(S) 829 AND 830; THENCE NORTH 88 DEGREES 47 MINUTES 06 SECONDS WEST, PARALLEL TO AND 210' SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 34, 9.42' MORE OR LESS TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE WESTERLY 420' OF SAID SECTION 34; THENCE NORTH 00

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.: 20-24 -CA-001607-CAAX-ES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI; LONGLEAF HOMEOWNER'S ASSOCIATION, INC.; MICHAEL BALTES; BRITTA RAPP; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 21 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 15, BLOCK 1, MEADOW POINTE PARCEL 12 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 1713 SASSAFRAS DR, WESLEY CHAPEL, FL 33543
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

FIRST INSERTION

DEGREES 00 MINUTES 13 SECONDS WEST PARALLEL TO AND 420' EASTERLY OF THE WESTERLY LINE OF SAID SECTION 34 AS HISTORICALLY MONUMENTED AND OCCUPIED, 177.00' TO THE POINT OF BEGINNING.
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED: September 10, 2024
GRANER PLATZKE & ALLISON, P.A.
1699 S. Federal Highway
Boca Raton, FL 33432
P: (561) 750-2445 F: (561) 750-2446
By: /s/ Steven K. Platzek
Steven K. Platzek, Esq.
Florida Bar No.: 895741
Steven D. Eisenband, Esq.
Florida Bar No.: 117370
Primary Email: skp@granerlaw.com
Secondary Email: sde@granerlaw.com, ivy@granerlaw.com and kristin@granerlaw.com
September 20, 27, 2024 24-01714P

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--- ACTIONS / SALES ---

FIRST INSERTION

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

2023CA004883CAAAXWS SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CONNIE SHIRE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BINION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; NANCY A. KELLING; UNKNOWN TENANT(S) IN POSSESSION N/K/A MIKE CORNETT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 10, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 139, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1987 FLEETWOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930. Property Address: 5929 ASHEN AVE, NEW PORT RICHEY, FL 34652

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the sale, must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 16 day of September, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-230601 - RaO September 20, 27, 2024 24-01762P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 002230 WS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC2, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOROTHY L. RHODES A/K/A DOROTHY RHODES, DECEASED; et al., Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOROTHY L. RHODES A/K/A DOROTHY RHODES, DECEASED Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 1272 OF THE UNRECORDED PLAT OF BEACON SQUARE UNIT 11-C, A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1259, BEACON SQUARE UNIT 11-A, AS SHOWN ON PLAT AS RECORDED IN PLAT BOOK 9, PAGE 73, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID LOT 1259, NORTH 00°19'44.11" EAST, A DISTANCE OF 120.0 FEET FOR A P.O.B.; THENCE CONTINUE NORTH 00°19'44.11" EAST, A DISTANCE OF 60.0 FEET; THENCE 89° 48'24.11" EAST, A DISTANCE OF 85.0

FEET; THENCE SOUTH 00° 19'44.11" WEST, A DISTANCE OF 60.0 FEET; THENCE NORTH 89°48'24 11 WEST, A DISTANCE OF 85.0 FEET TO THE P.O.B.; THE WEST 10 FEET THEREOF AND THE NORTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES. ALSO KNOWN AS: LOT 1272 BEACON SQUARE UNIT 11-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 90, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before October 21st, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 17th, 2024. As Clerk of the Court By: Haley Joyner As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221-16163B Ref# 9301 September 20, 27, 2024 24-01756P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA000791 CAAXWS PLANET HOME LENDING, LLC Plaintiff(s), vs. ELIZABETH DRAKE; THOMAS HOMMEL; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DRAKE T HOMMEL AKA DRAKE HOMMEL AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF DRAKE T HOMMEL A/K/A DRAKE HOMMEL; NEW CENTURY MORTGAGE CORPORATION; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DRAKE T HOMMEL AKA DRAKE HOMMEL AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: ELIZABETH DRAKE LAST KNOWN ADDRESS: 1410 QUINTEN DRIVE, AUBURN, IN 46706 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows: LOT 96, GULF HIGHLANDS UNIT ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 116, PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA. Property address: 7431 Abalone Drive, Port Richey, FL 34668

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE OCTOBER 21ST, 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 this the September 17, 2024. CLERK OF THE CIRCUIT COURT As Clerk of the Court Nichole Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) BY: /s/ Haley Joyner Deputy Clerk Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-013683-1 September 20, 27, 2024 24-01761P

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. 2023CA004249CAAXES THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-5, Plaintiff, vs. MEHDI YAGHOUBINEJAD, et al. Defendant(s).

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MASOUMEH GHAEMMAGHAMI A/K/A MASSOUMEH GHAEMMAGHAMI, DECEASED, 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:

A PARCEL IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/2 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 7; THENCE NORTH 89°53'19" WEST, ALONG THE SOUTH BOUNDARY THEREOF, 35.00 FEET; THENCE NORTH 00°23'52" EAST, 7.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'19" WEST, 610.49 FEET; THENCE NORTH 00°22'44" EAST, PARALLEL AND 15.00 FEET EAST OF THE WEST BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 186.93 FEET; THENCE NORTH 89°57'39" EAST, 195.24 FEET; THENCE NORTH 26°37'12" EAST, 151.05 FEET; THENCE NORTH 89°57'39" EAST, 213.04 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 212.31 FEET, SAID CURVE HAVING A RADIUS OF

134.51 FEET, A DELTA ANGLE OF 90°26'13" BEARING SOUTH 44°49'14" EAST, 190.95 FEET; THENCE SOUTH 00°23'52" WEST, 188.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION7, AND TOGETHER WITH INGRESS AND EGRESS FROM THE COUNTY ROAD (HALE ROAD) TO THE PROPERTY.

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 10/21/2024/ (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, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: fmail@raslg.com 24-230963 September 20, 27, 2024 24-01717P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA001156CAAXWS PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. VICTORIA C. BIGGS A/K/A VICTORIA CATHERINE BIGGS; SYNOVUS BANK; CITY OF NEW PORT RICHEY, FLORIDA; UNKNOWN SPOUSE OF VICTORIA C. BIGGS A/K/A VICTORIA CATHERINE BIGGS; UNKNOWN TENANT # 1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

TO THE FOLLOWING DEFENDANT(S): VICTORIA C. BIGGS A/K/A VICTORIA CATHERINE BIGGS Last Known Address 5538 Indiana Ave New Port Richey, FL 34652 UNKNOWN SPOUSE OF VICTORIA C. BIGGS A/K/A VICTORIA CATHERINE BIGGS Last Known Address 5538 Indiana Ave New Port Richey, FL 34652 UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY Last Known Address 5538 Indiana Ave New Port Richey, FL 34652 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY Last Known Address 5538 Indiana Ave New Port Richey, FL 34652 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1, SIMS MANOR ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5538 INDIANA AVE, NEW PORT RICHEY, FL 34652 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BEFORE 10/21/2024.

This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.. WITNESS my hand and the seal of this Court this September 16, 2024.

Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 September 20, 27, 2024 24-01759P

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices • Simply email your notice to legal@businessobserverfl.com • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Business Observer FLORIDA'S NEWSPAPER FOR THE C-SIDE

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information that otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.



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

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

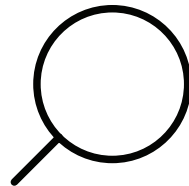


Citizens continue to learn about vital civic matters from newspaper notices.

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

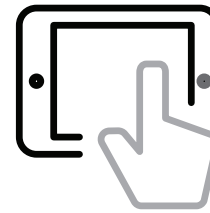
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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

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

PUBLISH YOUR LEGAL NOTICE

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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 decedent's estate 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 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 ---

SECOND INSERTION

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

SECOND 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 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 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 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 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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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