# 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 Springer Sprin gHill 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)

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)  $\stackrel{/}{/}$  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

#### otice of Meetings Fiscal Year 2024/2025

#### 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  $6:00~\rm p.m.$  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

 ${\bf September~9,2025}$  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 fol-

> $FISCAL\,YEAR\,2024/2025$ 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

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



# 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 occa-

sions 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 accordantly, 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 Rococo 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

# FIRST INSERTION

#### NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, September 27, 2024, at 10:30 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

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,

Dated this 11th day of September,

MOXIE DESIGN GROUP FLORI-

24-01746P

Florida.

2024.

DA LLC

September 20, 2024

# FIRST INSERTION

24-01739P

#### 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

24-01751P September 20, 2024

# 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

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

FIRST INSERTION

24-01741P

# 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

#### 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

## --- PUBLIC SALES ---

PASCO COUNTY

#### FIRST INSERTION

#### NOTICE OF BOARD MEETING COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Coppersrping Community Development District will hold their regular monthly meeting at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588 at 10:00 a.m. on October 8, 2024, and November 12, 2024

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-994-1001. This meeting may be continued to a date, time, and place to be specified on the record at the meeting, There may be occasions when one or more Supervisors or staff will participate by

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft District Manager September 20, 2024

24-01752P

### FIRST INSERTION

#### NOTICE OF RULE DEVELOPMENT BY THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Silverado Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2024). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035,  $218.33,\,218.391,\,255.05,\,255.0518,\,255.0525,\,255.20,\,286.0105,\,286.011,\,286.0113,\\$ 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889.

District Manager

Silverado Community Development District

September 20, 2024 24-01734P

## FIRST INSERTION

# Notice of Public Board Meeting

Seven Oaks Community Development District
The Seven Oaks Community Development District will hold a regular meeting on April 2, 2025 at 3:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

A meeting of the Board will also be held where the Board may consider any other

business that may properly come before it. A copy of the agenda may be obtained by contacting the District Manager's office via phone at (813) 933-5571.

The meeting is open to the public and will be conducted in accordance with provi-

sions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Scott Brizendine District Manager September 20, 2024

24-01754P

24-01755P

# FIRST INSERTION

#### NOTICE OF SALE BY PORT RICHEY POLICE DEPARTMENT

To be sold at public auction, Saturday, October 12, 2024 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for in-spection at the above location on Friday before the sale. Interested parties may and bid conditions by contacting Tampa Machinery Auc Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public; however you must be sixteen or older with a proper I.D. to attend. All items are sold AS-IS, with no warranty of any kind. The Police Department reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Police Department.

Port Richey Police Department prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact: Ryan Runge, Police Service Technician, Port Richey Police Department, Phone: 727-835-0974, Email: r.runge@cityofportrichey.com.

September 20, 27, 2024

# FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO **SECTION 865.09**, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that William Koelbel will engage in business under the fictitious name TROPICARE PROPERTY MAINTENANCE, with a physical address 5715 Broadway Ave New Port Richey, FL 34652, with a mailing address 5715 Broadway Ave New Port Richey, FL 34652, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 20, 2024 24-01742P

# FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO **SECTION 865.09**, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Asia Jenkins / Robert J Jenkins will engage in business under the fictitious name DIRTY SOUTH SODAS, with a physical address 6209 Upcountry Dr Zephyrhills, FL 33542, with a mailing address 6209 Upcountry Dr Zephyrhills, FL 33542, and already registered the name mentioned above with the Florida Department of State, Division of Corpo-

rations. September 20, 2024 24-01743P

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS Landscape & Irrigation Maintenance Services for Country Walk CDD

FIRST INSERTION

Pasco County, Florida

Country Walk Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance services for Country Walk Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning September 24, 2024, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the sum of \$100.00 per Project Manual. Purchase of  $the\ Project\ Manual\ is\ mandatory.\ Failure\ to\ purchase\ the\ Project\ Manual\ as\ specified\ herein\ will\ preclude\ the\ District's\ consider-specified\ project\ Manual\ preclude\ the\ District's\ consider-specified\ preclude\ preclude\ project\ Manual\ preclude\ prec$ ation of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person with regard to the Project Manual. Mr. Jason Liggett can be reached by email at jliggett@rizzetta.com or via phone at (813) 994-1001.

There will be a mandatory Pre-Proposal Meeting on September 26, 2024 at 10:00 a.m. at the Country Walk Clubhouse,

30400 Country Point Blvd Wesley Chapel, Florida 33543. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, and will be available at the Rizzetta & Co., Inc. office at the address stated above until September 27, 2024 at 12:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar  $nature, size \ and \ amenity \ level \ to \ the \ Country \ Walk \ CDD \ project, \ with \ verifiable \ references \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ on \ those \ projects, \ (iv) \ Proposer \ must \ reference \ projects, \ (iv) \ Proposer \ projects, \ (iv)$ be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) of the conclusion of the mandatory pre-proposal meeting, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc. 3434 Colwell Avenue, Suite 200, Tampa, Fl. 33624,. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on November 14, 2024 at 6:00 P.M at the Country Walk Clubhouse, 30400 Country Point Blvd Wesley Chapel, Florida 33543. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jason Liggett at jliggett@rizzetta.com, no later than October 2, 2024 by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 4:00 p.m. (EST), October 4, 2024. Firms desiring to provide services for this project must submit one (1) original, seven (7) copies and one (1) digital copy, in

the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on October 17, 2024 at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Attention: Jason Liggett. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least five calendar days prior in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Country Walk Community Development District Lynn Hayes, District Manager lhayes@rizzetta.com September 20, 2024

# FIRST INSERTION

#### NOTICE OF FICTITIOUS NAME Notice Under Fictitious Name Law

Pursuant to Section 865.09, Florida

NOTICE IS HEREBY GIVEN that D&D Garage Doors of Zephyrhills, Inc., a Florida corporation, is desiring to engage in business under the name of 3R GARAGE DOORS, located at 4624 Gall Blvd, Zephyrhills, FL 33542, in the City of Zephyrhills, Pasco County, Florida intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of September, 24-01745P

September 20, 2024

# FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Deeply Rooted Therapy & Wellness located at 3632 Land O Lakes Blvd, Suite 105-7 in the City of Land O Lakes, Pasco County, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of 04, 2028. Brittany Graniero

#### September 20, 2024 24-01747P

# FIRST INSERTION

24-01732P

#### 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 Blankets located at 33908 Chancey Rd in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September,

2024.

September 20, 2024

# --- TAX DEEDS ---

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000053TDAXXXNOTICE 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 #: 2006345 Year of Issuance: 06/01/2021 Description of Property: 09-25-16-0770-00000-0700 BROWN ACRES WEST ADDI-TION UNREC PLAT LOT 70 DESC AS:COM AT NW COR OF LOT 56 OF BROWN ACRES UNIT TWO PB 7 PG 139 TH ALG NLY EXT OF WEST BDY OF LOT  $56~{\rm N00DG}$ 00' $52"{\rm W}$ 25.0 FT TH S89DG 59' 08"W 322.0 FT FOR POB TH S00DG 00' 52"E 115.0 FT TH S89DG 59' 08"W 50.0 FT TH NOODG 00' 52"W 115.0 FT TH N89DG 59' 08"E 50.0 FT TO POB NORTH 25 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC ROAD R/W AND/OR UTILITIES & THE WEST 6 FT EAST 6 FT & SOUTH 6 FT SUB-JECT TO UTILITY EASEMENT OR 3886 PG 889

Name(s) in which assessed: MART LOUIS DANIELS

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 24-01687P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000054TDAXXXNOTICE 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 #: 2006346 Year of Issuance: 06/01/2021

Description of Property: 09-25-16-0770-00000-0760 BROWN ACRES WEST UNREC PLAT LOT 76 BEING POR OF TRACT 40 OF PORT RICHEY LAND COMPANY SUB PB 1 PG 61 DESC AS FOLL: COM AT NW COR OF LOT 56 OF BROWN ACRES UNIT 2 PB 7 PG 139 TH ALG NLY EXTEN-SION OF WEST BDY OF LOT 56 N00DEG00' 52"W 25 FT TH S89DEG59' 08"W 472 FT FOR POB TH SOODEGOO' 52"E 115 FT TH S89DEG59' 08"W 50 FT TH N00DEG00' 52"W 115 FT TH N89DG 59' 08"E 50 FT TO POB; NORTH 25 FT THEREOF SUBJECT TO EASE- MENT FOR PUBLIC RD R/W OR 9367 PG

Name(s) in which assessed DENNIS W MCCARTY

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 24-01688P

Joseph Buggica

24-01749P

FIRST INSERTION Notice of Application for Tax Deed 2024XX000067TDAXXX 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 #: 2007785

Year of Issuance: 06/01/2021 Description of Property: 04-26-16-0010-02100-0040 PORT RICHEY LAND COMPANY SUB PB 1 PG 61 POR OF TR 21 AKA LOT 107 OF UNREC PLAT OF CITRUS MOUNTAIN MO-BILE ESTATES DESC AS COM SE COR OF LOT 90 OF CITRUS MOUNTAIN MOBILE ESTATES PB 10 PG 13 FOR POB TH ALG E LN LOT 90 N00DEG13' 42"W 50 FT TH N89DEG54' 02"E 110.80 FT TH S00DEG04' 55"E 50 FT TH S89DEG54' 02"W 110.67 FT TO POB EAST 25 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC RD R/W AND/OR UTILITIES OR 9457 PG 3490

Name(s) in which assessed: SCOTT W J MARZ

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 24-01697P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000071TDAXXX 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 #: 2006443 Year of Issuance: 06/01/2021 Description of Property: 10-25-16-0530-00000-0940 JOHNSON HEIGHTS UNIT 3 UNREC PLAT LOT 94 DESC AS: COM AT SE COR OF LOT 55 OF JOHNSON HEIGHTS UNIT 2 PB 9 PG 141 TH ALG ELY EXT OF S LINE OF LOT 55 N89DEG59'41"E 150 FT FOR POB TH NOODEG01'40"E 85 FT TH N89DEG59'41"E 50 FT TH S00DEG 01'40"W 85 FT TH S89DEG59'41"W 50 FT TO POB OR 9146 PG 3455 OR 9226 PG 2953

Name(s) in which assessed: RONALD W HOWZE DAVID C DURSO

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 24-01701P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000068TDAXXX 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 #: 2003988 Year of Issuance: 06/01/2021 Description of Property: 07-24-17-0030-00000-3100 HIGHLANDS UNREC PLAT TRACT 310 COM SW COR OF SE1/4 TH NOODEG08'17"E 1320 FT FOR POB TH NOODEGO8'17"E 165 FT TH N88DEG54'06"E 658.04 FT TH S00DEG00'06"W 165 FT TH S88DEG54'06"W 658.43 FT TO POB EXC EAST  $25\ FT$  FOR ROAD R/W PR 1102PG 423 OR 1165 PG 1773 OR 7847 PG 392

Name(s) in which assessed: EDWARD J BUNNELL FRANK BUNNELL

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 24-01698P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000069TDAXXX

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 #: 2006324 Year of Issuance: 06/01/2021 Description of Property: 09-25-16-0760-0000-2250 PINELAND PARK UNREC PLAT LOT 225 DESC AS COM AT NE COR TRACT 38 PORT RICHEY LAND CO PB 1 PG 61 TH N89DEG51' 58"W 106.53 FT FOR POB TH N89DEG51' 58"W 86.50 FT TH S00DEG21' 13"W 110 FT TH S89DEG51' 58"E 86.50 FT TH N00DEG21' 13"E 110 FT TO POB THE NORTH AND EAST 25 FT THEREOF SUBJECT TO AN EASEMENT FOR PUBLIC ROAD R/W AND/OR UTILITIES

Name(s) in which assessed: WALTON NEWTON 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

24-01699P



# --- TAX DEEDS ---

**PASCO COUNTY** 

#### 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  $\mbox{Name}(s)$  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

#### 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  $8~\mathrm{PG}~23~\mathrm{LOT}~6$ 

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

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024

24-01700P

Office of Nikki Alvarez-Sowles, Esq.

## 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

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

27-25-16-1040-00002-2050 EMBASSY HILLS UNIT 14 PB

15 PGS 51-52 LOT 2205 OR 5841

GLENN C COYLE
DOMENIC ROMEO DECEASED

All of said property being in the County of Pasco, State of Florida

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

Unless such certificate shall be

assessed are as follows:

PG 958

Certificate #: 2007220

Name(s) in which assessed:

September 05, 2024

Description of Property:

Year of Issuance: 06/01/2021

2024XX000061TDAXXX NOTICE IS HEREBY GIVEN,

#### 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

Notice of Application for Tax Deed 2024XX000045TDAXXX

FIRST INSERTION

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

Sept. 20, 27; Oct. 4, 11, 2024

Deputy Clerk

### 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

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 & COM-MON 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

# 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

Sept. 20, 27; Oct. 4, 11, 2024

Deputy Clerk Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024

By: Denisse Diaz

# 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

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

year of issuance, the description of

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 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 according to the law 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

Öffice 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, 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

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 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 CLARENCETTA CLARKE REGISTERED AGENT All of said property being in the County

asco, 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

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



Who benefits from legal notices?

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

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

### --- TAX DEEDS ---

### FIRST INSERTION

Notice of Application for Tax Deed 2024XX000064TDAXXX NOTICE IS HEREBY GIVEN. That RB TAX INVESTMENTS 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 #: 2006152 Year of Issuance: 06/01/2021 Description of Property: 02-25-16-051L-00001-2840 BEACON WOODS VILLAGE NO 5C PB 11 PG 130 LOT 1284 & BEACON WOODS VLG 5-D PB 14 PG 16 LOT 1284-A

Name(s) in which assessed: CHRISTOPHER M WILSON TRUSTEE

DANIEL M KARNOW JR  $8814\,\mathrm{MILL}\,\mathrm{CREEK}\,\mathrm{LANE}\,\mathrm{TRUST}$ 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 24-01695P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000066TDAXXX NOTICE IS HEREBY GIVEN. That RB TAX INVESTMENTS 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 #: 2009164 Year of Issuance: 06/01/2021 Description of Property: 31-26-16-007B-00000-1570 COUNTRY ESTATES UNIT 1 PB 8 PG 73 LOT 157 OR 9745 PG 2181 Name(s) in which assessed:

RHEA MOUGROS REGISTERED AGENT AMBELOS GROUP LLC 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.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024

24-01696P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000082TDAXXX 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 #: 2002608

Year of Issuance: 06/01/2021 Description of Property: 35-25-19-0010-00000-6350 TAMPA HIGHLANDS UNREC PLAT LOT 635 DESC AS COM AT NE COR OF SEC 35 TH N89DEG 07'11"W 2643.27 FT TH N89DEG 04'16"W 1722.64 FT TH S05DEG 10'31"W 941.61 FT TH S06DEG 54'15"E 153.55 FT TH S15DEG 51' 38"E 840.60 FT TH S89DEG 06'02"E 300.30 FT FOR POB TH CONTINUE S89DEG 06'02"E 150.30 FT TH NOODEG 53'58"E 290 FT TH N89DEG 06' 02"W 150.30 FT TH S00DEG 53' 58"W 290 FT TO POB

Name(s) in which assessed: SRINIVASULU KANDUKURU RAJASREE KANDUKURU 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 24-01708P



## FIRST INSERTION

Notice of Application for Tax Deed 2024XX000052TDAXXX 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 #: 2004808 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0080-12300-0070 MOON LAKE ESTATES UNIT 8 PB 4 PGS 98 & 99 LOTS 5 THRU 12 INCLUSIVE IN BLOCK 123 OR 7576 PG 1258

Name(s) in which assessed: 10928 MALATI ST TRUST E K MALOOF INC TRUSTEE MELISSA LYNN MCLEOD 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

# 24-01686P

# FIRST INSERTION

Notice of Application for Tax Deed 2024XX000050TDAXXX 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 #: 2004682 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0060-07800-0400 MOON LAKE ESTATES UNIT SIX PB 4 PGS 90-91 LOTS 40 41  $42~\rm BLOCK~78~OR~3377~PG~687$ Name(s) in which assessed:

ESTATE OF HELEN DEFOREST HELEN DEFOREST ROY RHODES REA RHODES

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

# 24-01684P

# NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512024CP001248CPAXWS Division I IN RE: ESTATE OF

DONALD E. SHELLABARGER AKA DONALD EMERSON SHELLABARGER **Deceased.**TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of DONALD  $\,$ E. SHELLABARGER AKA DON-ALD EMERSON SHELLABARGER, deceased, File Number 512024CP-001248CPAXWS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was February 28, 2024; that the total value of the estate is \$\$6.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name KATHERINE EVANS AKA KATHRYN EVANS 1196 CR 488, Poplar Bluff, Missouri 63901 LORI SUE QUITERA AKA LORI SUE QUETIER 6312 Buford Street, Unit 303 East Orlando, Florida 32835 DONALD MARK SHELLABARGER 252 Hardacre Drive Xenia, Ohio 45385 TIMOTHY ALLEN SHELLABARGER 2811 SW Archer Road, Apt. S146 Gainesville, Florida 32608 JON GARFIELD SHELLABARGER 5150 Abbonmarsh Circle Brooksville, FL 34604 AMY LYNN FERNANDEZ

8216 Sunyslope Drive

Tampa, Florida 33615

CALUB SHELLABARGER AKA

## FIRST INSERTION

Notice of Application for Tax Deed 2024XX000077TDAXXX 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 #: 2000636 Year of Issuance: 06/01/2021 Description of Property: 27-24-21-0000-02200-0000 WEST 244.00 FT OF NE1/4 OF NW1/4 OF NE1/4 OF SECTION 27 LESS NORTH 220.00 FT OF EAST 100.00 FT & LESS SOUTH 441.78 FT THEREOF & EX-CLUDING ANY ROAD RIGHT-OF-WAY OR 3377 PG 1310 Name(s) in which assessed: JUANA GUARDIAN

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 24-01706P

FIRST INSERTION Notice of Application for Tax Deed 2024XX000072TDAXXX 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 #: 2001416 Year of Issuance: 06/01/2021 Description of Property: 10-26-21-0010-09400-0010 ZEPHYRHILLS COLONY COM-PANY LANDS PB 1 PG 55 THE EAST 1/2 OF THE NORTH 1/2 OF TRACT 94 OR 3909 PG 1618 OR 8963 PG 3699 OR 8963 PG

Name(s) in which assessed: MARK W STEVE ELLEN M STEVE DECEASED LOWELL W STEVE 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

# 24-01702P

CALEB SHELLABARGER 8148 Meadow Walk Lane Jacksonville, Florida 32256 JARED SHELLABARGER 2987 Holsinger Boulevard Jacksonville, Florida 32256 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

# Person Giving Notice: JON GARFIELD SHELLABARGER

5150 Abbonmarsh Circle Brooksville, Florida 34604 Attorney for Person Giving Notice JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

September 20, 27, 2024 24-01768P

# FIRST INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1481 IN RE: ESTATE OF MIKE MANULI, aka MICHAEL MANULI

Deceased. The administration of the estate of MIKE MANULI, also known as MI-CHAEL MANULI deceased, whose date of death was August 18, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 20, 2024. Signed on this 23rd day of August, 9/16/2024.

#### PHILIP MANULI Personal Representative 18315 Drayton Street Spring Hill, FL 34610

Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com September 20, 27, 2024 24-01719P

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1477 IN RE: ESTATE OF JEAN HARBERTS, aka JEAN M. HARBERTS, aka JEAN KYLE HARBERTS Deceased.

The administration of the estate of JEAN HARBERTS, also known as JEAN M. HARBERTS, also known as JEAN KYLE HARBERTS, deceased, whose date of death was April 25, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME 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 20, 2024. Signed on this 4th day of September, 2024.

KYLE HARBERTS Personal Representative 12275 Fulmar Road

Weeki Wachee, FL 34614 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@delzeercoulter.com September 20, 27, 2024 24-01767P

# --- ESTATE ---FIRST INSERTION

NOTICE TO CREDITORS IN THE 6TH JUDICIAL CIRCUIT IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA File No. 2024-CP-001223CPAXWS PROBATE DIVISION

IN RE: ESTATE OF JOHN VALLILLO, JR. Deceased.

# The administration of the Estate of JOHN VALLILLO, JR., deceased, whose date of death was July 15, 2024,

is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road. New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 20, 2024. Attorney for Personal Representative: Dari Lamastus, Esq. Dari Lamastus, Esq.
DARYLAINE G. HERNANDEZ Florida Bar No. 1039016 Law Office of Darylaine Hernandez, LLC. 7807 Sun Vista Way Orlando, Florida 32822 Telephone: (407) 900-3279 Darielena@dhernandezlaw.com Darvlaine@dhernandezlaw.com September 20, 27, 2024 24-01730P

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001397 Division: Probate IN RE: ESTATE OF PETER J. PLUMPIS (A/KIA PETER PLUMPIS) Deceased.

The administration of the estate of Peter J. Plumpis (a/k/a Peter Plumpis), deceased, whose date of death was September 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and address es of the personal representative and the personal representative's attorney are set forth below All creditors of the decedent and oth-

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

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

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

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

notice is September 20, 2024. Personal Representative: John P. Plumpis

779 Riverside Drive Apartment B32 New York, New York 10032 Katrina Butzer 10327 Spring Iris Drive

Bristow, Virginia 20136 Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax (727) 287-6317 TanyaBell@BellLawFirmFlorida.comA Mullins@Bell Law Firm Florida.comSeptember 20, 27, 2024 24-01764P

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001405

IN RE: ESTATE OF THERESA R. EICHBERGER Deceased. The administration of the estate of The-

resa R. Eichberger, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

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

NOTWITHSTANDING THE TIME 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: Jennifer Ashford 40161 Browns Creek Place Leesburg, VA 20175 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

Telephone: (727) 842-1001

September 20, 27, 2024 24-01725P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-844 WS **Division PROBATE** IN RE: ESTATE OF GWENDOLINE G. WARD a/k/a GWENDOLINE WARD a/k/a GWENDOLNE WARD

Deceased. The administration of the estate of GWENDOLINE G. WARD a/k/a GWENDOLINE WARD a/k/a GWEN-DOLNE WARD, deceased, whose date of death was March 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338. New Port Richey, FL 34656-0338. The names an addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this

#### notice is September 20, 2024. Personal Representative: Herschel Paden

125 E. Congress Rantoul, Illinois 61866 Attorney for Personal Representative: SANDRA H. DAY, ESQ. Attorney

Florida Bar Number: 189499 DAY LAW OFFICE P.O. Box 5535 Spring Hill, FL 34611 Telephone: (352) 684-6545 Fax: (352) 684-4529 E-Mail:

daylaweservice@daylawteam.com Secondary E-Mail: daylawprobate@daylawteam.com September 20, 27, 2024 24-01765P

# --- ESTATE ---

PASCO COUNTY

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

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

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

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. 732.2211.

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

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

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

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

The date of first publication of this notice is September 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

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

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

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

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

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

#### Personal Representative: GERARD CROCCO

54 North Dorr Way East Wakefield, NH 03830 Attorney for Personal Representative: DONALD R. PEYTON Attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: September 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 Florida Bar Number: 334375 Fax: (561) 802-8995 DYE HARRISON KNOWLES E-Mail: RKochman@floridawills.com September 20, 27, 2024 24-01731P PLLC 1206 Manatee Avenue West

#### 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 Ritchey, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

#### Personal Representative: Jeffrey W. Timby 27538 Pine Point Dr.

Wesley Chapel, Florida 33544 Attorney for Personal Representative: Thomas W. Harrison, Attorney KIRKLAND PRATT & DEPAOLA,

Bradenton, FL 34205Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: twh@dyeharrison.com rferronvalka@dveharrison.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

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

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

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

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

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

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

#### Personal Representative: Mario F. Herranz 24811 Oaks Blvd

Land O'Lakes, Florida 34639Attorneys 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@comiter singer.com

E-Mail: legal-service@comitersinger.com

Secondary E-Mail: avanveen@comitersinger.com September 20, 27, 2024 24-01718P

FIRST INSERTION

# 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

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

ON THEM. 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-

mands against decedent's estate must file their claims with this court WITH-THE FIRST PUBLICATION OF THIS

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR

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

Port Richey, Florida 34668 Ryan A. Doddridge, Esq. WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652

E-Mail: ryan@flprobatetrustlaw.com Secondary E-Mail: stacey @ fl probate trust law.comSeptember 20, 27, 2024 24-01766P

FLORIDA STATUTES SEC-

DATE OF DEATH IS BARRED.

Bonnie S. McLaughlin 7218 Cherry Laurel Drive

Attorney Florida Bar Number: 74728 Telephone: (727) 846-8500 Fax: (727) 848-2814

732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

PERIODS SET FORTH ABOVE, ANY

September 20, 27, 2024 24-01728P

All other creditors of the decedent and other persons having claims or de-IN 3 MONTHS AFTER THE DATE OF

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH TION 733.702 WILL BE FOREVER

Attorney for Personal Representative:

# 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 attor-

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. 732.2211, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR 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 34654Attorney for Personal Representative: NICHOLAS J. GRIMAUDO Florida Bar Number: 71893 Johnson, Pope, Bokor, Ruppel & Burns,

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.comSeptember 20, 27, 2024 24-01726P

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

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. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is September 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

September 20, 27, 2024 24-01724P

Secondary E-Mail:

vickie@jherzoglaw.com

# SAVE

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



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 they otherwise would not find anywhere else Rarely do consumers specifically search online for public notices.

--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-00026 IN RE: ESTATE OF SUSAN KAY HICKMAN, Deceased.

The Administration of the Estate of SUSAN KAY HICKMAN, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

/s/William Hickman William Hickman, Personal Representative c/o DHW Law, P.A., 24714 State Road 54 Lutz, FL 33559

/s/ Gwen E. Walkowiak Gwen E. Walkowiak, Esquire Attorney for Petitioner/Personal Representative gwenw@dhwpalaw.com Florida Bar No. 573191 DHW LAW, P.A. 24714 State Road 54 Lutz, Florida 33559 (813) 962.3176 Telephone September 20, 27, 2024 24-01722P FIRST INSERTION

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

2024CP001394CPAXES IN RE: ESTATE OF LYNN ELIZABEETH LUDWIG,

Deceased. The administration of the estate of LYNN ELIZABETH LUDWIG, deceased, whose date of death was January 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richev, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set

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 mustfile their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION733.702 WILL BE FOREVER BARRED.

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

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

RYAN LUDWIG 1485 Boracay Drive Chula Vista, CA 91915 Personal Representative

Justin J. Klatsky Attorney for Personal Representative Florida Bar No. 62500 Valrico Law Group 3626 Erindale Drive Valrico, FL 33596 Telephone: (813) 661-5180

justin.klatsky@valricolawgroup.com Secondary Email:tara.morrow@ valricolawgroup.com September 20, 27, 2024 24-01720P

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FILE NO: 2024-CP-001185 IN RE: ESTATE OF ALLAN O. EKBERG,

lan O. Ekberg, deceased, whose date of death was 5/31/2024, Case Number 2024-CP-001185, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

er persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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 PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

Personal Representative: Kimberly Ekberg, 9404 Ivy Hill Court

Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder,

5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

2024CA000553CAAXES UNION PARK MASTER HOMEOWNERS ASSOCIATION,

Plaintiff. vs. JOHNATHAN LIZARDO, et al.,

Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 000553CAAXES of the Circuit Court in and for Pasco County, Florida, wherein UNION PARK MASTER HOME-OWNERS ASSOCIATION, INC., is the Plaintiff and JOHNATHAN LIZARDO, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https:// www.pasco.realforeclose.com, in cordance with Section 45.031, Florida Statutes, on 10/29/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 38, Block 8, UNION PARK PHASE 7B, according to the plat as recorded in Plat Book 82, Pages 138 through 143, Inclusive. of the Public Records of Pasco

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER PARTICIPATE IN THIS PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 11, 2024 By: /s/Shayla J. Mount Shayla J. Mount, Esquire Florida Bar No.: 108557 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549

September 20, 27, 2024 24-01710P

FIRST INSERTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO

COUNTY

ELISA HOLLY LEVETON, et al.,

To: ELISA HOLLY LEVETON 10274 ECHO DOCK LOOP, SAN ANTONIO, FL 33576 UNKNOWN SPOUSE OF ELISA HOLLY LEVETON 10274 ECHO DOCK LOOP, SAN ANTONIO, FL 33576

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

LOT 269, IN BLOCK 14, OF MI-RADA ACTIVE ADULT PHASE 1E. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before October 21st, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief de-

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call

WITNESS my hand and seal of said Court on the 16th day of September,

As Clerk of the Court BY: Haley Joyner Deputy Clerk MCCALLA RAYMER LEIBERT

225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com

--- ACTIONS / SALES ---

NOTICE OF ACTION

CASE NO. 2024CA001864CAAXES NATIONSTAR MORTGAGE LLC,

Defendant.

ing described property in Pasco County,

has been filed against you and you are manded in the Complaint.

If you are a person with a disability

CLERK OF THE CIRCUIT COURT

PIERCE, LLC 24-10096FL

September 20, 27, 2024 24-01760P

### FIRST INSERTION

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

CIVIL DIVISION

Case No. 51-2023-CA-004019 ES

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION JASON BRYAN HERNANDEZ A/K/A JASON B. HERNANDEZ. UNKNOWN SPOUSE OF JASON BRYAN HERNANDEZ A/K/A JASON B. HERNANDEZ. SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC., CENTENNIAL BANK SUCCESSOR TO HERITAGE BANK

COMPANY, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July

OF FLORIDA, PHENIX SUPPLY

18, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: LOT 28, BLOCK 11, SEVEN

OAKS PARCELS S-16 AND S-17A, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 37-51. PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 27621 KIRK-WOOD CIRCLE, WESLEY CHAPEL, FL 33543; including the building, ap-

purtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on OCTOBER 29, 2024 at 11:00 A.M.

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

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

Dated: September 17, 2024 Bv:/s/ William Noriega William Noriega Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 011150/2322802/wll September 20, 27, 2024 24-01758F

#### FIRST INSERTION

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

CASE NO. 2022-CA-000146 NDF1, LLC, Plaintiff, vs.

CRAIG A. HAYN; et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2024, entered in Civil Case No. 2022-CA-000146 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NDF1, LLC, is Plaintiff and CRAIG A. HAYN; et al., are Defendant(s).

The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on December 18, 2024, on the following described property as set forth in said Final Judgment,

THE NORTH 215.00 FEET OF THE EAST 210.00 FEET OF TRACT 51, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, LESS THE NORTH 10 FEET AND THE EAST 10 FEET THEREOF.

Property address: 40718 Jerry Road. Zephyrhills, Florida 33540

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev: (352) 521-4274, ext 8110 (V) in Dade City, 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 12th day of September 2024. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 NW Corporate Blvd., Suite 200W Boca Raton, Florida 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Christian Savio CHRISTIAN SAVIO, ESQ. FLORIDA BAR NO. 84649

# FIRST INSERTION

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

DIVISION

Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs.

Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 17th day of October, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF  $PASCO\ COUNTY,\ FLORIDA.$ TAX ID:

17-26-16-0010-00000-0220 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.

September 20, 27, 2024 24-01716P

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 11th day of September,

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106

File # 24\*F00426 September 20, 27, 2024 24-01712P

# **OFFICIAL** COURTHOUSE **WEBSITES**

manateeclerk.com SARASOTA COUNTY

MANATEE COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

LEE COUNTY

charlotteclerk.com

leeclerk.org

**COLLIER COUNTY** collierclerk.com

HILLSBOROUGH

**COUNTY** hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

POLK COUNTY polkcountyclerk.net

mypinellasclerk.gov

**ORANGE COUNTY** myorangeclerk.com

# FIRST INSERTION

FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

Deceased. The administration of the Estate of Al-

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and oth-

All other creditors of the decedent

FOREVER BARRED. PERIODS SET FORTH ABOVE, ANY

DATE OF DEATH IS BARRED.

Mechanicsville VA 23116

casemanager@elizabethdevolder.com September 20, 27, 2024 24-01721P FIRST INSERTION est and best bidder for cash, at

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA Case No. 2021-CA-001458 PINE RIDGE AT SUGAR CREEK VILLAGE I CONDOMINIUM ASSOCIATION, INC. a Florida not for profit corporation,

Plaintiff, vs. DAVID PEAY, JOYCE PEAY, UNKNOWN TENANT(S),

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Consent Final Judgment of Foreclosure (Amended as to Sale Date only) dated August 9, 2024 entered in the above styled case, Case No. 2021-CA-001458 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PINE RIDGE AT SUGAR CREEK VILLAGE I CONDOMINIUM AS-SOCIATION, INC. is the Plaintiff and DAVID PEAY and JOYCE PEAY are the Defendants, that NIKKI ALVAREZ-SOWLES, The Pasco County Clerk & Comptroller, will sell the following property, in PASCO County, Florida,

described as:
THAT CERTAIN CONDOMIN-IUM PARCEL DESCRIBED AS UNIT NO. G-2, BUILDING 103. AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO ACCORDING TO THE DECLARATION OF CON-DOMINIUM OF PINE RIDGE AT SUGAR CREEK VILLAGE I-#1, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD BOOK 1661, PAGE 1736, AND AMENDMENTS THERETO, AND THE PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE 123 THROUGH CON-DOMINIUM PLAT BOOK 4. PAGE 12, PUBLIC RECORDS OF PASCO COUNTY, FLORI-Property Address: 12119 Sunny

Glen Lane Apt G2 Hudson, FL 34669 public sale, to the highthe Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

ANY PERSON CLAIMING AN IN-

A.M. on December 3, 2024. The high-

est bidder shall immediately post with

www.pasco.realforeclose.com,

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

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

Dated this 12th day of September 2024. By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091

Association Assessment Attorneys

111 Second Ave NE  $\sharp 539$ St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com

Service Address: attorney@ AssociationAssessmentAttorneys.com Attorneys for Plaintiff September 20, 27, 2024 24-01711P

# --- 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 0' LAKES, FL

YOU ARE NOTIFIED that an action to foreclose to the following properties in Pasco County, Florida:

LOT 6, BLOCK 7, BALLAN-TRAE VILLAGE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 30 THROUGH 49, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. Property Address: 17917 Machair

Lane, Land 0' Lakes, FL 34638 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before OCTOBER 21ST, 2024, and

file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED 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

#### 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: LOT 108, HOLIDAY GARDENS ESTATES UNIT ONE, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 89 AND 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 4921 DURNEY ST NEW

PORT RICHEY FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim 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 Richev 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 33623Tel: (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

# 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 DA-MIAN 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:
Lot 49, Block B, ASBEL CREEK

PHASE TWO, according to the map or plat thereof as recorded in Plat Book 54, Pages 50 through 59, inclusive, of the Public Records of Pasco County, Florida Parcel Identification Number: 16-25-18-0030-00B00-0490 Property Address: 10129 Perthshire Circle, Land O Lakes, FL

Any person claiming an interest in the

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 re-ceiving 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, 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, ACCORD-ING 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,  $\mathrm{FL}\,33542$ 

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

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

5599 HOLDINGS LLC, a Florida

limited liability company, BURIM

RIZAH MAHMUTI, an individual,

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 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

6912 Puffin Lane, Hudson FL

SOUTH 200 FEET OF THE NORTH 444.1 FEET OF TRACT 33 IN SECTION 33, TOWN

SHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY,

FLORIDA, SAID PORTION OF

TRACT BEING DESIGNATED IN ACCORDING WITH THE

PLAT OF PORT RICHEY COM-

PANY LANDS, RECORDED IN

PLAT BOOK 1, PAGES 60 AND

61, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORI-DA, LESS RIGHT OF WAY FOR

6919 Puffin Lane, Hudson FL

A PORTION OF THE UN-NUMBERED LOT IN VISTA

DEL MAR, UNIT TWO, AC-

CORDING TO THE PLAT RECORDED IN PLAT BOOK 6,

PAGE 144, OF THE PUBLIC

RECORDS OF PASCO COUN-

PUBLIC ROAD.

Parcel 2:

of Foreclosure, to wit:

Parcel 1:

SELMANI, an individual, and

limited partnership,

Defendants.

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

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

Dated this 12 day of September 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq.

Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com24-01065 September 20, 27, 2024 24-01713P

### FIRST INSERTION

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

FLORIDACIVIL 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 RECORD-ED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1713 SASSAFRAS DR, WESLEY CHA-PEL, FL 33543

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 16 day of September

2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

24-01152 September 20, 27, 2024 24-01757P

# FIRST INSERTION

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 WEST-ERLY ALONG NORTH LINE OF CANAL TO THE SOUTH-EAST CORNER OF SAID LOT 19, THENCE RUN NORTH ALONG EAST LINE OF SAID LOT 19 TO THE POINT OF BE-

GINNING. THE EAST 20 FEET OF LOT 19, BLOCK G, VISTA-DEL-MAR 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 NORTH-ERLY 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. HIGH-WAY 19 LESS AND EXCEPT THE NORTHERLY 210' OF THE WESTERLY 420' AND THE SOUTHERLY 200' OF THE NORTHERLY 410' BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: AS A POINT OF REFERENCE

COM:MENCE AT THE NW CORNER OF SAID SECTION 34; THENCE SOUTH 88 DE-GREES 47 MINUTES 06 SEC-ONDS EAST ALONG THE NORTHERLY LINE OF SAID SECTION 34, 420.00; THENCE SOUTH OO DEGREES OO MIN-UTES 13 SECONDS EAST PAR-ALLEL TO AND 420 FEET EASTERLY OF THE WEST-ERLY LINE OF SAID SEC-TION 34 AS HISTORICALLY MONUMENTED AND OCCU-

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 SOUTH-ERLY 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

THE ARC OF A CURVE CONCAVE TO THE LEFT BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN SAID OF-FICIAL RECORDS BOOK 8199 AT PAGE(S) 829 AND 830 AND 200' WESTERLY OF THE ORIGINAL WEST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 AS HIS-TORICALLY 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 MIN-UTES 28 SECONDS WEST, 202.40' AN ARC LENGTH OF 202.41' TO A POINT MARK-

ING 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 SEC-

TION 34; THENCE NORTH 00

DEGREES 00 MINUTES 13 SECONDS WEST PARALLEL TO AND 420' EASTERLY OF THE WESTERLY LINE OF SAID SECTION 34 AS HIS-TORICALLY 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 PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-MENT. 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 LAT-ER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED 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

Dated: September 10, 2024 GRANER PLATZEK & 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, ivv@granerlaw.com and kristin@granerlaw.com September 20, 27, 2024 24-01714P



**Email your Legal Notice** 

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

## --- ACTIONS / SALES ---

### FIRST INSERTION

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

2023CA004883CAAAXWS SELECT PORTFOLIO SERVICING,

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 PORTFO-LIO 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 POSSES-SION 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 FLEET-WOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930. Property Address: 5929 ASHEN AVE. NEW PORT RICHEY, FL 34652

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (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,

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com24-230601 - RaO

September 20, 27, 2024 24-01762 P

# 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. 2024CA002046CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005-OPT1, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA M. CALOHAN A/K/A LINDA MARIE CALOHAN, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LINDA M. CALOHAN A/K/A LINDA MARIE CALOHAN, 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:

LOTS 9 AND 10, BLOCK 119, OF ZEPHYRHILLS, (FORMERLY TOWN OF ZEPH-YRHILLS), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY. FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten 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 informa-

tion regarding transportation services. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this September 18. 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: flmail@raslg.com

24-214823 September 20, 27, 2024 24-01769P

### 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, GRANTEES, ASSIGNÉE, 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, BENEFI-CIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIM-ING 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 UNRE-CORDED PLAT OF BEACON SQUARE UNIT 11- C, A POR-TION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORI-DA, BEING FURTHER DE-SCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST 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°19'4411 EAST , A DISTANCE OF 120.0 FEET FOR A P.O.B.; THENCE CON-TINUE NORTH 00°19'4411 EAST, A DISTANCE OF 60.0 FEET; THENCE 89° 48'2411 EAST, A DISTANCE OF 85.0

FEET; THENCE SOUTH 00° 19'4411 WEST, A DISTANCE OF 60.0 FEET; THENCE NORTH 89°48'24 11 WEST, A DIS-TANCE 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 THERE-OF, AS RECORDED IN PLAT BOOK 9, PAGE 90, PUBLIC RECORDS OF PASCO COUN-TY, 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

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

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, GRANTEES, 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

Defendant(s). TO: THE UNKNOWN HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DRAKE T HOM-MEL AKA DRAKE HOMMEL AND ALL OTHER PERSONS CLAIM-ING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFEN-DANTS LAST KNOWN ADDRESS: UN-

POSSESSION,

KNOWN CURRENT ADDRESS: UNKNOWN TO: ELIZABETH DRAKE

LAST KNOWN ADDRESS: 1410 QUINTEN DRIVE, AUBURN, IN 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 THERE-OF AS RECORDED IN PLAT BOOK 10, PAGE 116, PUBLIC

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

Rarely do consumers specifically search online for public notices.

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else

RECORDS OF PASCO COUN-TY, 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 vour 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 attomey@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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF MASOUMEH GHAEMMAGHAMI A/K/A MASSOUMEH GHAEM-MAGHAMI, 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 fore-

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

A PARCEL IN THE NORTH ½
OF THE SOUTHEAST ¼ OF THE SOUTHEAST ½ OF SEC-TION 7, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUN-TY, FLORIDA, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-EAST CORNER OF THE WEST  $\frac{1}{2}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH 1/2 OF SAID SECTION THENCE NORTH 89°53'19' WEST, ALONG THE SOUTH BOUNDRY 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, PARAL-LEL AND 15.00 FEET EAST OF THE WEST BOUNDRY OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTH-EAST ¼ 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 ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SAID SECTION7, AND TO-GETHER 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, 7530Little 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 PUB-

LISHED 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 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: flmail@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, 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 I N 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 VICTO-RIA CATHERINE BIGGS Last Known Address 5538 Indiana Ave New Port Richey, FL 34652 UNKNOWN SPOUSE OF VICTORIA C. BIGGS A/K/A VICTORIA CATH-ERINE BIGGS Last Known Address 5538 Indiana Ave New Port Richey, FL 34652

UNKNOWN TENANT #1 IN POSSES-SION OF THE PROPERTY Last Known Address 5538 Indiana Ave New Port Richey, FL 34652 UNKNOWN TENANT #2 IN POSSES-SION OF THE PROPERTY Last Known Address 5538 Indiana Ave

New Port Richev, FL 34652 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LO T 1, SIMS MANOR ES-TATES, AS PER PLAT THERE-OF. RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RE-CORDS 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 you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's 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.

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.

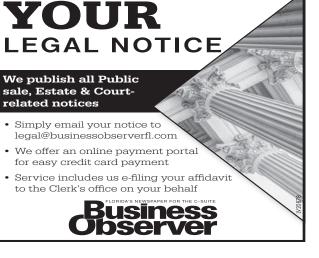
Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner

24-01759P

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



**PUBLISH** 





# **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 highspeed 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.



# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates



Land and Water Use

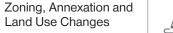


Creation of Special





School District Reports



Permit and License **Applications** 

Commercial Notices

Unclaimed Property,
Banks or Governments Unclaimed Property,

Tax Deed Sales

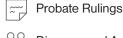
Delinquent Tax Lists,

**Government Property** 

Mortgage Foreclosures



Name Changes



**Divorces and Adoptions** 



Orders to Appear in Court

# Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

# 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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



# 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is: September 13, 2024. Signed on this 23rd day of July,

> 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

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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 CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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 UNRE-

CORDED PLAT OF HUDSON

SECOND INSERTION

GROVE ESTATES NORTH SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST COR-NER OF SAID SECTION 9; THENCE RUN ALONG THE WEST LINE OF SAID SEC-TION 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 MIN-UTES 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 SEC-TION 9; THENCE ALONG THE WEST LINE OF SAID SECTION 9, NORTH 0 DE-GREES 45 MINUTES 26 SEC-ONDS 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 BE-ING IN SECTION 9 TOWN-SHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME, YEAR: 1988, MAKE: CRESCENT LIMITED, MODEL: RED-MAN HOMES, SERIAL NUM-BER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROP-

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, 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@aldridgepite.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1091-2717B September 13, 20, 2024 24-01633P

# ABOVE, AS SET FORTH IN SECOND INSERTION

ERTY DESCRIBED HEREIN-

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2015CA002412CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,, Plaintiff, VS. DAVID A. WATTS; STEPHANIE WATTS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

SURVIVING SPOUSE, GRANTEES,; LEXINGTON OAKS OF PASCO COUNTY HOME-OWNERS ASSOCIATION INC. REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK; BARBARA NEILMARK WATTS A/K/A BARBARA NELIMARK WATTS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

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 HOMEOWN-ERS ASSOCIATION INC.; REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK; BARBARA NEILMARK WATTS A/K/A BARBA-RA NELIMARK WATTS; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID IIN-KNOWN 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, LEXING-TON OAKS VILLAGES 21 AND 22, ACCORDING TO THE PLAT THEREOF AS RECORD-ED 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 transporta-

Dated this 11 day of September, 2024. Zachary Ullman FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE PITE, LLP Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 September 13, 20, 2024 24-01634P



legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



# --- ACTIONS / SALES ---

#### SECOND INSERTION

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

MARLENE DRUM, Plaintiff, v. DWIGHT E. DRUM, ESTATE OF DWIGHT E. DRUM, and UNKNOWN HEIRS OF DWIGHT E. DRUM,

**Defendants.** TO: DWIGHT E. DRUM 1932 HAPPY COURT ODESSA, FL 33556 ESTATE OF DWIGHT E. DRUM 1932 HAPPY COURT ODESSA FL 33556 UNKNOWN HEIRS OF DWIGHT E.

1932 HAPPY COURT ODESSA, FL 33556

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

a New Jersey limited liability

HERSCHBACH; JOHN K. KEYES;

MCCOY: MICHAEL P. METCALF:

REUBEN BROOKS; DR. A.H.

EMMETTE F. GATHRIGHT;

ROBERT A. HERSCHBACH;

RUDMAN RESOURCES, INC., a

WOHNER; ARDEN A. ANDERSON;

HAYWOOD HANNA, JR.; ROBERT

S. DIX; E.G. STONE; MARYANN

STONE: HAROLD M. WARD and

MARGARET C. WARD, husband

and JULIA B. HANNA, husband

and wife; HAYWOOD HANNA, JR.

and wife; HAROLD M. WARD, AS

TRUSTEE FOR ELAINE C. WARD,

HAROLD C. WARD AND THOMAS

G. WARD; HARRY C. TEAGUE and

NELL R. TEAGUE; PLAZA PARK,

SUZANNE HALE, formerly known

GEORGE COURY, AS TRUSTEE

FOR MAUREEN CURRAN BELL,

PATRICK WILLIAM BELL, JR.,

COURY JAMAIL BELL AND JO-

SEPH COURY LAWRENCE, AND

ANY OTHER GRANDCHILDREN

BORN TO OR ADOPTED BY THE CHILDREN OF AMELIA

COURY, MARY ANN BELL AND

PATRICIA LAWRENCE: MARY

GLENN H. BRACKEN: JEFF M.

LEWIS; IDA BRACKEN LEWIS;

ADDIE BRACKEN PRICE: ADDIE

BRACKEN PRICE, TRUSTEE FOR

NO. 4; ADDIE BRACKEN PRICE,

TRUST NO. 4; E.R. SMITH A/K/A ERNEST R. SMITH; GEORGE

MCKENZIE: M.B. RUDMAN: ROY

COURY, TRUSTEE; MAURINE

T. ANDERSON; JAMES LILLY,

LAWRENCE CONSOLIDATED

limited partnership; MARTHA KATHRYN LEWIS MARSHALL;

PLC O&G PROPERTIES, L.P., a

Texas limited partnership; BLAIR

 $liability\ company;\ BAXSTO,\ LLC,$ 

a Texas limited liability company;

if dead, their respective unknown

spouses, heirs, devisees, grantees,

assignees, lienors, creditors, trust-

through, under or against the above

NOTICE IS HEREBY GIVEN that pur-

suant to the Summary Final Judgment

ees or other persons claiming by.

Defendants.

**BUFFY ENERGY, LLC, a Texas** 

BAX ENERGY, LLC, a Texas limited

limited liability company, if alive and

ENTERPRISES, LTD., a Texas

TRUSTEE; BEN E. SUTTON and

GENECOV MUNTZ; DAN

ELIZABETH T. SUTTON:

TRUSTEE FOR SALLY SUE PRICE

BRACKEN; SAM T. BRACKEN; A.Y.

ANN BELL; PATRICIA LAW-

RENCE; ALVRONE SATER;

JOHN PAUL PRICE TRUST

INC., an involuntarily dissolved

as LISA SUZANNE TEAGUE:

Florida corporation; LISA

KATRINA ANN TEAGUE;

GENEVIEVE E. CROOKS;

Texas corporation; J. COLLINS

PAT R. JEFFREYS, TRUSTEE:

O.L. RAY: E. FRED

company

FOLLOWING DE-SCRIBED LAND, SITUATE, LYING, AND BEING IN PASCO COUNTY, FLORIDA, TO WIT: Lot 23 and 24, in Block 3, of HOLIDAY CLUB UNIT 3, as per plat thereof recorded in Plat Book 8, page 67, Public Records of Pasco County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not  $less than \, 28 \, days \, of the \, first \, date \, of \, publi$ cation of this Notice, and file the original with the Clerk of this Court,

at 7530 Little Rd, New Port Richey, FL 34654 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE OCTO-BER 15TH, 2024

If you are a person with a disability who needs any accommodation in order

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

DATED on September 10, 2024. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk

Sept. 13, 20, 27; Oct. 4, 2024 24-01669P

# SECOND INSERTION

NOTICE OF PUBLIC SALE OF of Partition of Mineral Interests entered MINERAL RIGHTS on September 9, 2024, in the cause IN THE CIRCUIT COURT pending in the Circuit Court of the OF THE SIXTH JUDICIAL Sixth Judicial Circuit, in and for Pasco CIRCUIT IN AND FOR PASCO County, Florida, Civil Action Number COUNTY, FLORIDA 512024CA000035CAAXES, the under-CIVIL DIVISION signed Clerk will sell the subsurface oil, CASE NO.: gas and mineral rights, including royalties (collectively, the "Mineral Inter-512024CA000035CAAXES ests") on the Property situated in Pasco County, Florida, described as: SAV PROPERTY HOLDINGS LLC,

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF.

EXHIBIT A Legal Description

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

PARCEL 1: A parcel of land lying in Section 20, Township 25 South, Range 20 East, Pasco County, Florida, AND being more particularly described as follows:

From the Southwest corner of Section 20, Township 25 South, Range 20 East, Pasco County, Florida; thence South 89°59'42" East, AND along the South line of said Section, a distance of 442.80 feet to a point 25.00 feet East of the centerline of Pasco Road as it is now constructed; thence North 02°20'18" West, 620.18 feet to a Point of Beginning; thence continue North 02°20'18" West, 169.61 feet; thence North 10°36'58" East, 116.63 feet: thence North 89°59'40" East, 1530.10 feet; thence South 00°00'20" East, 284.00 feet; thence South 89°59'40" West, 1544.67 feet to

the Point of Beginning.
PARCEL 2: A parcel of land lying in Section 20, Township 25 South, Range 20 East, Pasco County, Florida, AND being more particularly described as

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

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

East of the centerline of Pasco Road as it is now constructed: thence North 02°20'18" West, 399.14 feet to the Point of Beginning; thence North 86°08'43' East, 176.38 feet; thence South 77°40'47" East, 376.96 feet; thence South 88°27'37" East. 991.76 feet; thence North 89°59'40" East, 660.00 feet; thence North 00°00'20" West. 767.82 feet to a point of termi-

DESCRIPTION OF 70.0 IN-GRESS-EGRESS EASEMENT: A seventy (70) foot Ingress-Egress Easement lying 35.0 feet and being continuous on each side of the following described centerline:

From the Southwest corner of Section 20, Township 25 South, Range 20 East, Pasco County Florida, thence South 89°59'42' East, AND along the South line of said Section, a distance of 442.80 feet to a point 25.00 feet East of the centerline of Pasco Road as it is now constructed; thence North 02°20'18" West, 466.90 feet to a Point of Beginning; thence North 89°33'53' East, 176.94 feet; thence South 75°48'28" East, 266.03 feet; thence South 86°13'01" East, 491.18 feet; thence South 83°48'03" East, 617.10 feet to a point of terminus.

at public sale, to the highest and best bidder for cash on OCTOBER 30, 2024 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROP-ERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN IN-TEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

FNB 319961 Sheada Madani, Esquire FBN 10567 JOHNSON POPE BOKOR RUPPEL

Leonard H. Johnson, Esquire

& BURNS LLP 400 North Ashley Drive,

Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com

September 13, 20, 202 24-01664P

# SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 10/04/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 JAYC travel trailer bearing Vehicle Identification Number 1UJB-J02R8E1DY0324 and all personal items located inside the travel trailer. Last Tenant: Doris N. Sutherland and Wendell A. Sutherland. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477). September 13, 20, 2024 24-01644P

# NOTICE OF ACTION

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

CIRCUIT CIVIL DIVISION CASE NO.:

2024CA002037CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURETTA ERVIN A/K/A LAURETTA E. ERVIN, DECEASED, et al.,

TO: UNKNOWN HEIRS. SPOUS-BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURETTA ERVIN A/K/A LAURET-TA E. ERVIN, DECEASED Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in

NOTICE OF ACTION

CIVIL DIVISION Case No.: 2024CA000997CAAXWS

MARY ANDERSEN AS PERSONAL

REPRESENTATIVE OF THE

THE UNKNOWN HEIRS,

ASSIGNEES, TRUSTEES,

Plaintiff, v.

et al.

Defendants.

ESTATE OF WILLIAM ROMIG.

BENEFICIARIES, DEVISEES,

LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMANG AN

INTEREST BY THROUGH UNDER

TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, ASSIGN-

EES, TRUSTEES, LIENORS, CREDI-

TORS, AND ALL OTHER PARTIES CLAIMANG AN INTEREST BY

THROUGH UNDER OR AGAINST

WILLIAM ROMIG, JOHN EDMUND ROMIG, WANDA KAREN TAFT LEE,

BEVERLY JOY TAFT KOZLOWSKI,

CAROL ANN TAFT, PATRICIA EL-LEN TAFT FRIEDEL, MARJORIE

DIETRICH BOWERS, SUSAN DI-

ETRICH CONN, DEANNA ROMIG MYERS, CONSTANCE BURDETTE

LANG, JOHN EDWARD ROMIG, JR.,

CHAD EDWIN ROMIG, GEORGE J. ROMIG, FRANCIS C. ROMIG, JR.,

PATRICIA L. HARRELL, SHARON

STILLI CONSENTINO, LISA STILLI,

OR AGAINST WILLIAM ROMIG,

#### SECOND INSERTION

Pasco County, Florida: LOT 10-J, LESS THE WESTER-LY 3.50 FEET THEREOF, AND THE WESTERLY 3.50 FEET OF LOT 9-J, FOREST HILLS UNIT NO. 8, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 8, PAGE 93; PUBLIC RECORDS OF PASCO COUNTY, FLORI-

including the buildings, appurtenances, and fixture located thereon.

Property Address: 5130 Chime Way, Holiday, FL 34690 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on Harris S. Howard, Esq., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before October 15th,  $2024\,$ (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief 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 pro-

ceeding, 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

WITNESS my hand and seal of this Court at Pasco, Florida, on this September 6, 2024. NIKKI ALVAREZ-SOWLES, ESQ.

PASCO CLERK OF COURT (SEAL) BY:/s/ Haley Joyner Deputy Clerk

HARRIS S. HOWARD, ESQ., HOWARD LAW GROUP, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431

September 13, 20, 2024 24-01638P

### SECOND INSERTION

ALBERT H. MESSENGER AND SHA-IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND RON DA VIS RICE YOU ARE HEREBY NOTIFIED FOR PASCO COUNTY, FLORIDA

of the institution of a Complaint by Plaintiff MARY ANDERSEN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM ROMIG for foreclosure with respect to real property located at 6527 Eleanor Drive, Port Richey, FL 34668, and more particularly described as:

LECAL: PINELAND PARK

UNRECORDED PLAT LOT 128 BEING POR OF TR 39 PORT RICHEY LAND CO PB 1 PG 61 DESC AS:COM AT SE COR TR 38 TH S89 DEG 59'08"W 493.03FT TH NOODEG 21'13"E 312.25 FT FOR POB TH N89DEG 51'58"W 50 FT TH N00DEG 21'13"E 110 FT TH S89DEG 51'58"E 50 FT TH S00DEG 21'13"W 110 FT TO POB SUBJ TO ESMT FOR RD R/W OVER SOUTH 25 FT & SUBJ TO ESMT OVER NORTH 10 FT OVER EAST 6 FT OVER WEST 6 FT FOR DRAIN-AGE & UTILITIES & LOT 130 DESC AS COM AT SE COR TR 38 PORT RICHEY LAND CO SUB PB 1 PG 61 TH ALG S LN TRS 38 & 39 S89DEG 89'08"W 443.03 FT TH NOODEG 21'13"E 332.12 FT FOR POB TH N89DEG 51'58"W 50 FT TH N00DEG 21'13"E 110 FT

TH S89DEG 51'58"E 50 FT TH S00 DEG 21'13"W 110 FT TO POB SOUTH 25 FT SUBJ TO ESMT FOR RD R/W & UTILI-TIES & NORTH 10 FT & EAST 6 FT & WEST 6 FT SUBJ TO ESMT FOR DRAINAGE & UTILITIES OR 6135 PG 1613 OR 6282 PG 751. TOGETHER WITH MOBILE HOME LO-CATED ON. PIN:

 $09\hbox{-}25\hbox{-}16\hbox{-}0760\hbox{-}00000\hbox{-}1280$ The action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiffs attorney, whose nnme and address is:

Michael G. Kouskoutis Kouslaw PLLC 623 E. Tarpon Ave Tarpon Springs, FL 34689 Tel: (727) 421-1334 michael@kouslaw.com

on or before 10/14/24 and to file the original with the clerk of this court either before service on the Plaintiffs attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Com-

WITNESS my hand and seal of this Court on this DATE: 9/7/24.

NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT (SEAL) BY:/s/ MELANIE GRAY Deputy Clerk

September 13, 20, 2024 24-01640P

# SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO .: 2022CC001896CCAXWS PACIFICA IMPERIAL MHP, LLC,

SECOND AMENDED

Plaintiff, vs. MEGAN WALLING AND STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,

Defendants. TO:Megan Walling 5116 Hillside Drive Lot No.10

New Port Richey, Florida 34652

YOU ARE NOTIFIED that an action single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

5116 Hillside Drive, Lot No. 10, New Port Richey, Florida 34652

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

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

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

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

Dated: September 10, 2024 NICHOLE "NIKKI" ALVAREZ-SOWLES, Clerk of the Circuit and County Court (SEAL)

Deputy Clerk: Haley Joyner Plaintiff's attorney

3902 N. Marguerite Street, Tampa, Florida 33603 Sept. 13, 20, 27; Oct. 4, 2024

24-01666P

# THIRD INSERTION

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

CASE NO.: 2024CA001282CAAXWS LINDA ATTWATER,

Plaintiff, v. KAREN CAPPS and UNKNOWN PARTY OR PARTIES IN POSSESSION,

**Defendant(s).**TO: KAREN CAPPS and all parties claiming an interest to any right, title, or interest in the property described

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

Lot 514 and the South 10 feet of Lot 513, BEACON SQUARE, UNIT FIVE, according to the map or plat thereof as recorded in Plat Book 8, Page 103, of the Public Records of Pasco County, Florida

Property Appraiser's Parcel ID

19-26-16-006B-00000-5140 having the street address of 4119 BEACON SQUARE DRIVE, HOLIDAY, FL 34691. This action has been filed against you

and you are required to serve a copy of your written defenses, if any, upon Plaintiff's attorney WESLEY T. DUN-AWAY, ESQ., KOVAR LAW GROUP, 111 N. Orange Ave., Ste. 800, ORLAN-DO, FL 32801 within thirty days after the first publication of this notice, to wit October 14, 2024, and to file the original with the Clerk of the Court, 7530 Little Rd., New Port Richey, FL 34654 either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL of this Court on the August 29, 2024 Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller SEAL Deputy Clerk: Haley Joyner

WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP. 111 N. Orange Ave., Ste. 800, ORLANDO, FL 32801 September 6, 13, 20, 27, 2024

24-01589P



NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2024CA002143CAAXWS

Regions Bank dba Regions Mortgage

parties claiming interest by, through,

Robert Heller a/k/a Spencer Heller,

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against

the Estate of Spencer R. Heller a/k/a

Spencer Robert Heller a/k/a Spencer

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property in Pasco County,

The Unknown Heirs, Devisees,

Creditors, Trustees, and all other

Grantees, Assignees, Lienors,

under or against the Estate of

Spencer R. Heller a/k/a Spencer

Plaintiff, vs.

Deceased; et al

Heller, Deceased

Defendants.

### SECOND INSERTION

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

CASE NO. 2024CA002028CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. ANDRE ARAUJO, et. al. Defendant(s), TO: ANDRE ARAUJO, UNKNOWN

SPOUSE ANDRE ARAUJO. whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

closed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 31, BLOCK G, CONCORD

STATION PHASE 1 UNITS C, D, E AND F, ACCORDING TO THE MAP OR PLAT THEREOF. AS RECORDED IN PLAT BOOK

55, PAGE(S) 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are

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

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

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this Sep-

tember 6, 2024 CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-211924

September 13, 20, 2024 24-01641P

SECOND INSERTION

Florida:

UNIT 12, BUILDING 3, HAR-BOR OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7244, PAGE 238; AND ANY AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC.. the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before OCTOBER 15, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

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

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

# SECOND INSERTION

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

FLORIDA CASE NO.: 2023-CA-003496 ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BONITA JENSEN A/K/A BONITA L. JENSEN A/K/A BONNIE JENSEN A/K/A BONITA L. WADE A/K/A BONITA LOUISE WADE, et al.,

Defendants. NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 21, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit: The North 66 feet of Tract 34 of

the unrecorded plat of Garden Terrace Acres, said Tract 34 being fur-ther described as follows:

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

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

power lines. Together with that certain 2008 Classic double-wide mobile home bearing Title #101550514, #JACFL29053A Title #101550588, VIN #JAC-FL29053B.

Property Address: 13231 Lauder-

dale St, Hudson, FL 34667 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 10th day of

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

### SECOND INSERTION

PASCO COUNTY

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

CASE NO. 2022CA002311CAAXWS PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs DEBORAH M. LANG A/K/A DEBORAH LANG, ET.AL;

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

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

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

ty Address: 1955 DARTMOUTH DRIVE, HOLIDAY, FL 34691 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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. Andrew Arias FBN: 89501

Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-05108 September 13, 20, 2024 24-01665P

#### SECOND INSERTION

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

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

2006-BC6, Plaintiff, vs. JUNIOR A. MATIAS AKA JUNIOR MATIAS, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 23, 2024, and entered in Case No. 2023-CA-003905 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC6, is the Plaintiff and Junior A. Matias aka Junior Matias, United States of America, Department of Treasury, Unknown Party #1 N/K/A Chad Zielesch, Unknown Party #2 N/K/A Janet Zielesch, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the September 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

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

FLORIDA. A/K/A 7210 PARROT DR PORT RICHEY FL 34668

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

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

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

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 09 day of September,

2024. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService:  $serve a law@\,albert elli law.com$ 

By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 23-000843

September 13, 20, 2024 24-01663P

# SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.

2024-CA-000529-CAAX-WS UNITED WHOLESALE MORTGAGE, LLC, BRIDGET TODD; JOSE JUAREZ; DINERO LINE PROPERTY SOLUTIONS LLC: PENNY BAGS INVESTMENTS LLC: GULF HARBORS BEACH CLUB, INC. A/K/A GULF HARBORS MASTER ASSOCIATION, INC.; GULF HARBORS WOODLANDS ASSOCIATION, INC.: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure filed August 15, 2024 and entered in Case No. 2024-CA-000529-CAAX-WS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein UNITED WHOLESALE MORT-GAGE, LLC is Plaintiff and BRIDGET TODD; JOSE JUAREZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY: DINERO LINE PROPERTY SOLUTIONS, LLC; PENNY BAGS INVESTMENTS LLC; GULF HARBORS BEACH CLUB. INC. A/K/A GULF HARBORS MAS-TER ASSOCIATION, INC.; HARBORS WOODLANDS ASSOCIA-TION, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. PASCO.REALFORECLOSE.COM, at 11:00 A.M., on October 1, 2024, the following described property as set forth WOODLANDS, SECTION 30-D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 16, PAGE(S) 126 THROUGH 132 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-

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.

paired, call 711."

Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486

Designated service email: notice@kahaneandassociates.com File No.: 23-00302 NML

in said Final Judgment, to wit: LOT 438, GULF HARBORS

Any person claiming an interest in the

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-Dated this 4th day of September

Telefacsimile: (954) 382-5380 September 13, 20, 2024 24-01639P

# NOTICE OF FORECLOSURE SALE

SECOND INSERTION

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

CASE NO.: 2023 CA 004144 WILMINGTON TRUST COMPANY. AS TRUSTEE TO STRUCTURED ASSET SECURITIES MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2005-2XS. Plaintiff(s), v.

RALPH D RINALDI, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursu-Foreclosure entered on the 27th day of August 2024, in Case No.: 2023 CA 004144, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON TRUST COMPANY, AS TRUSTEE TO STRUCTURED ASSET SECURI-TIES MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2XS. is the Plaintiff and NATURE'S HIDE-AWAY MASTER ASSOCIATION, INC; NATURE'S HIDEAWAY PHASE IA HOMEOWNERS ASSOCIATION, INC A/K/A NATURE'S HIDEAWAY PHASE IA HOMEOWNERS ASSO-CIATION, INC, A NOT-FOR-PROFIT; UNKNOWN TENANT #1 AND UN-KNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 2nd day of October 2024. the following described property as set forth in said Final Judgment, to wit:

BEING LOT 135, NATURE'S HIDEAWAY PHASE I-A, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 47 THROUGH 49, AMONG THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SUBJECT TO DECLARATION

OF RESTRICTIONS, LIMITA-

TIONS, CONDITIONS AND

AGREEMENTS OF NATURE'S

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev; (352) 521-4274, ext. 8110 (V) in Dade City: via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services Dated this 6th day of September

2024 By: /s/Ian Norvch Ian R. Norych, Esq. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 |

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 23-05729

FAX: (954) 200-8649

September 13, 20, 2024 24-01637P

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 000349 PHH MORTGAGE

CORPORATION, Plaintiff, VS. JUANITA ELAINE RUTLEDGE: UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUG 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 19, 2024 in Civil Case No. 2024 CA 000349, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County. Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UN-KNOWN TENANT #1 N/K/A LAURA THURLOUGH: ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

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

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

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

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

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 transporta-

Dated this 5 day of September, 2024. Zachary Ullman FBN: 106751 Primary E-Mail:

Service Mail@aldridgepite.comALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1395-1073B September 13, 20, 2024 24-01635P