

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 903074 from Lennar Homes, LLC, 4301 W. Boy Scout Blvd, Suite 600, Tampa, FL 33607. Application received: 9/18/2024. Proposed activity: Single Family Neighborhood. Project name: SageBrush Phases 2 & 3. Project size: 116.26 acres Location: Section(s) 18, Township 24 South, Range 17 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

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

September 27, 2024 24-01771P

FIRST INSERTION

NOTICE OF BOARD MEETING

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Terra Bella Community Development District ("District") will hold a regular meeting of the Board of Supervisors on October 8, 2024, at 6:00 PM at the Terra Bella Community Pool, 2266 Via Bella Blvd., Land O' Lakes, FL 34639.

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
September 27, 2024 24-01772P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC

6530 Accent Lane
New Port Richey, FL 34653

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)

TO: ROBERT PARHAM and ANY UNKNOWN PARTY(S) IN POSSESSION AT: 6531 Lamprey Lane; Lot #31 New Port Richey, Florida 34653 CMRR#: 9589 0710 5270 0136 5690 27

When you vacated the premises at 6531 Lamprey Lane; Lot #31, New Port Richey, FL 34653, the following personal property remained:

1977 GUERDON INDUSTRIES INC. MAUVE UNKNOWN MODEL; DOUBLE WIDE MOBILE HOME; TITLE NO. #0014655468; VIN NO. #GDLCL3170891B; TITLE NO. #0014655467; VIN NO. #GDLCL3170891A and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than October 11, 2024 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: September 18, 2024 SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC By: MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653 (727)-842-3928
Sept. 27; Oct. 4, 2024 24-01778P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County Civil Court, Court of Pasco County, Florida on the 1st day of May, 2024, in the cause wherein Erin Capital Management LLC, was Plaintiff, and Timothy Cleveland, was Defendant, being case number 51-2006-SC-001385-WS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Timothy Cleveland, in and to the following described property, to wit:

2021 Gray Ram 1500 VIN #1C6SRFMT5MN588578

I shall offer this property for sale "AS IS" on October 30, 2024, or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610, at 10:00am in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Shafritz and Associates, P.A. 601 North Congress Avenue Ste 424 Delray Beach, FL 33445

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff

Sept. 27; Oct. 4, 11, 18, 2024 24-01779P

FIRST INSERTION

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

Notice is hereby given that the Fish Lake Cove Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Thursday, October 24, 2024, at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, FL 33544.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.

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

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (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 hearing with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager Patricia Thibault Sept. 27; Oct. 4, 11, 18, 2024 24-01780P

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025

Ballantrae 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 Ballantrae Community Development District shall be held at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida. The meeting dates are as follows:

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

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

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

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

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

Breeze, District Management September 27, 2024 24-01812P

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Vida's Way Community Development District ("District") will hold regular meetings for Fiscal Year 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours.

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager September 27, 2024 24-01816P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Long Lake Ranch Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, Florida 33558, at 6:00 p.m. unless otherwise indicated as follows:

- October 3, 2024
November 7, 2024
December 5, 2024
January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 3, 2025
August 7, 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 Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 by calling (813)565-4663 ("District Office").

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 the above number at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager Patricia Thibault September 27, 2024 24-01813P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Zephyr Ridge Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542 at 5:00 p.m. on the 4th Monday of each month unless otherwise indicated as follows:

- October 28, 2024* (Lake Bernadette Clubhouse, 5410 Golf Links Blvd., Zephyrhills, FL 33541)
November 25, 2024
January 27, 2025
February 24, 2025
March 24, 2025
April 28, 2025
May 19, 2025* (3rd Monday)
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025

Additionally, the Board will hold workshops in at 7:00 p.m. at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542, on the following dates:

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

The meetings and workshops 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 or workshop may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619 ("District Office").

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. No official actions or decisions will be made at workshops. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Jason Greenwood District Manager September 27, 2024 24-01814P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 903022 from Zephyrhills Municipal Airport Attn: Nathan Coleman. Application received: September 18, 2024. Proposed activity: A new taxiway segment, Taxiway F, is proposed at the airport. Taxiway F will run parallel to Runway 5-23 and connect to Taxiway B. It will be approximately 35 feet wide and 1,500 feet long. Project name: Zephyrhills Municipal Airport - Taxiway F Development at Zephyrhills Municipal Airport (ZPH). Project size: 1.62 acres. Location: Section(s) 13, Township 26 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

September 27, 2024 24-01820P

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com Business Observer

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.

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Pasadena Ridge Community Development District ("District") will hold public hearings on **October 24, 2024 at 2:00 p.m., at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, FL 33544** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within Pasco County, Florida. The lands to be improved are generally located in Sections 19, 20, 21, 29 and 30, Township 25 South, Range 20 East, and are geographically depicted below and in the Master Engineer's Report, dated September 9, 2024 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, (877) 276-0889 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to clearing and earthwork, stormwater management system, water and sewer systems, offsite roadway improvements, public local roadways, environmental/wetland mitigation, soft costs, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$198,308,000.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated September 9, 2024 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Assessment Apportionment

| Product Type | Total Number of Units | Total Cost Allocation* | Total Bond Assessment Apportionment | Bond Assessment Apportionment per Unit | Annual Debt Service Payment per Unit** |
|-------------------|-----------------------|-------------------------|-------------------------------------|--|--|
| Townhomes | 178 | \$6,856,118.49 | \$9,531,106.89 | \$53,545.54 | \$4,470.93 |
| Single Family 32' | 92 | \$6,479,747.30 | \$9,007,890.43 | \$97,911.85 | \$8,175.42 |
| Single Family 40' | 628 | \$55,289,148.16 | \$76,860,804.23 | \$122,389.82 | \$10,219.28 |
| Single Family 50' | 764 | \$84,078,242.82 | \$116,882,273.94 | \$152,987.27 | \$12,774.10 |
| Single Family 60' | 245 | \$32,354,716.48 | \$44,978,257.25 | \$183,584.72 | \$15,328.92 |
| Single Family 70' | 86 | \$13,250,026.75 | \$18,419,667.25 | \$214,182.18 | \$17,883.74 |
| Total | 1,993 | \$198,308,000.00 | \$275,680,000.00 | | |

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on October 24, 2024 at 2:00 p.m., at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, FL 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 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.

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION NO. 2024-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Pasadena Ridge Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated September 9, 2024, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Report, dated September 9, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33411 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$ 198,308,000 (the "Estimated Cost").
- The Assessments will defray approximately \$275,680,000 which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of September, 2024.

Attest:

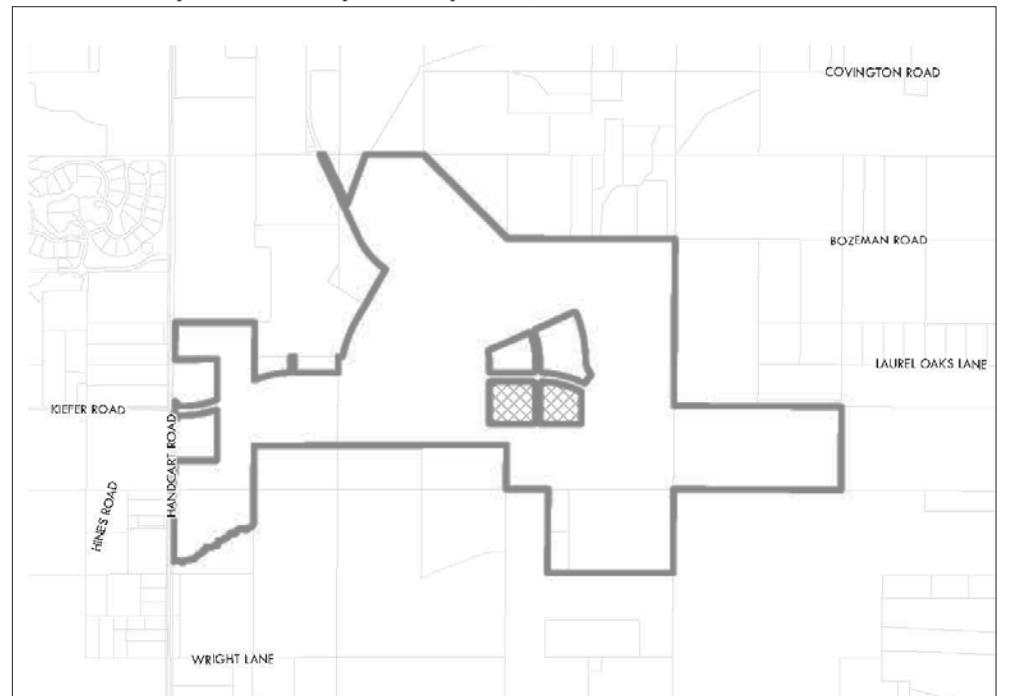
/s/ Kristen Suit
Secretary/Assistant Secretary

Magnolia Island Community Development District

/s/ Grant Stiepling
Chair /Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated September 9, 2024

Exhibit B: Master Special Assessment Report, dated September 9, 2024



September 27; October 4, 2024

24-01815P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Road Projects activities on 24.10 acres known as Kiefer Road & Trail Phase 1.

The project is located in Pasco County, Section(s) 23, 24, Township 25 South, Range 20 East. The permit applicants are Pasco County Board of County Commissioners, 5418 Sunset Road, New Port Richey, FL 34652; Homes By West Bay, LLC, 4065 Crescent Park Drive, Tampa, FL 33578; Jen Tampa 10, LLC, 1316 W Swann Ave, Tampa, FL 33606. The Permit No. is 43047135.001.

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

NOTICE OF RIGHTS

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

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

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

September 27, 2024

24-01821P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of TIMOTHY BRUNI, CYNTHIA BRUNI and WILLIAM CREPPS, if deceased any unknown heirs or assigns, will, on October 9, 2024, at 10:00 a.m., at 11310 US 19, Lot #120, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

THE MOBILE HOME located at the premises address above, and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-14031)
Sept. 27; Oct. 4, 2024 24-01811P

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 Remember Me.VIP located at 3432 Bellericay Lane in the City of Land O' Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of 07, 2028.

Melanie Sykes
September 27, 2024 24-01782P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of TONYA WILLIAMS, LONNIE WILLIAMS, and UNKNOWN PARTY IN POSSESSION, will, on October 9, 2024, at 10:30 a.m., at 40703 Stewart Road, Lot #84, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1990 KOST TRAVEL TRAILER, VIN: 1N7RB2628L0072051, TITLE NO.: 0083077708 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#10108-2042-NC)
Sept. 27; Oct. 4, 2024 24-01776P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/11/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 NEWM mobile home bearing Vehicle Identification Number 332632 and all personal items located inside the mobile home. Last Tenant: Ronald Lee Jorgenson. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.

Sept. 27; Oct. 4, 2024 24-01810P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KATHLEEN GORSKI, RACHEAL PETERSON, JOSEPH PITA JR., UNKNOWN PARTY IN POSSESSION, and BERNARD LEROY NYE, will, on October 9, 2024, at 10:00 a.m., at 40703 Stewart Road, Lot #246, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1975 LASA TRAVEL TRAILER, VIN: 8839, TITLE NO.: 0043678852 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#10108-2042-NC)
Sept. 27; Oct. 4, 2024 24-01775P

FICTITIOUS NAME NOTICE

Notice is hereby given that American Marking Services, Inc., owner, desiring to engage in business under the fictitious name of Alycone Risk Solutions located at 6709 Ridge Road, Ste 304, Port Richey, Florida 34668 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 27, 2024 24-01781P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Andre Nguyen / FLORIDA VIET-NAMESE MAHAYANA BUDDHIST ASSOCIATION will engage in business under the fictitious name CHUA LIEN TRI, with a physical address 20848 MORLAND DRIVE SPRING HILL, FL 34610, with a mailing address 20848 MORLAND DRIVE SPRING HILL, FL 34610, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
September 27, 2024 24-01773P

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 Tampa Bay Aesthetics located at 17734 HUNTING BOW CIRCLE Suite 102, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 24th day of September, 2024.
TAMPA BAY EYE AND FACIAL AESTHETICS, PLLC
September 27, 2024 24-01818P

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 Tampa Bay Eye located at 17734 HUNTING BOW CIRCLE Suite 102, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 24th day of September, 2024.
TAMPA BAY EYE AND FACIAL AESTHETICS, PLLC
September 27, 2024 24-01817P

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 KMS Money Management located at 1150 Tuscany Dr, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 20th day of September, 2024.
Kelly M Sigmon
September 27, 2024 24-01774P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000172TDAXXX

NOTICE IS HEREBY GIVEN, THAT XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1610680
Year of Issuance: 06/01/2017
Description of Property:
08-25-21-0010-00000-048A
LAKE PASADENA HEIGHTS PB 7 PGS 141 & 12 21/96TH INTEREST IN LOT 48-A OR 238 PG 594 OR 249 PG 283 OR 595 PG 610 OR 594 PG 690 OR 589 PG 106 OR 392 PG 294 OR 719 PG 571 OR 2044 PG 423 OR 5231 PG 605

Name(s) in which assessed:
DEW TRUST
WILBER DEW TRUSTEE
C A HARDWICK
GERALDINE E HARDWICK
RALPH P ROUNDNBUSH
MILTON P LOCKHART
IRENE V LOCKHART
JAMES H CHIVALL
GRACE M CHIVALL
ANTHONY M SEANO
LINDA M SHANO
WILBUR ISAAC DEW
DECEASED TRUSTEE
PATSY L DEW
DECEASED TRUSTEE
DEW TRUST DATED JANUARY 29, 2003

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 5, 2024

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
September 27, 2024 24-01770P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001179CPAXES IN RE: ESTATE OF CARMEN ELAINE NORMAN, Deceased.

The administration of the estate of CARMEN ELAINE NORMAN, 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 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 27, 2024.

BONNIE NORMAN, Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Sept. 27; Oct. 4, 2024 24-01792P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001012 IN RE: ESTATE OF JOYCE C. AGREN, Deceased.

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

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

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

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

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

The date of first publication of this notice is: September 27, 2024.

KEVIN CURTIS AGREN Personal Representative

8729 Torchwood Drive
Trinity, FL 34655
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
Sept. 27; Oct. 4, 2024 24-01795P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024CP001395CPAXWS IN RE: ESTATE OF SANDRA MULLINS a/Wa SANDY MULLINS, Deceased.

The Administration of the estate of SANDRA MULLINS a/k/a SANDY MULLINS, Deceased, whose date of death was July 9, 2024, is pending in the Circuit Court of the Sixth Judicial Circuit in and 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative /s/ RACHEL RATLIFF.

Rachel Ratliff
6632 Bonnie Blue Drive
Wesley Chapel, Florida 33544
Attorney for Personal Representative
/s/ Patricia L. Ferrari
Patricia L. Ferrari, Esq.
Attorney for Personal Representative
Ferrari.attorney@gmail.com
Fla. Bar No. 350427
25200 Sawyer Francis Lane, Suite 112
Lutz, Florida 33559
813-597-8341
Sept. 27; Oct. 4, 2024 24-01793P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-0909 IN RE: ESTATE OF RITA OBERG Deceased.

The administration of the estate of RITA OBERG, deceased, whose date of death was January 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey FL 34654. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2024.

Personal Representatives:

Doreen Wendt
1948 Castle Ave. E.
Maplewood, Minnesota 55109
Teresa Taylor
7900 Hardwick Dr. #811
New Port Richey, Florida 34653
Attorney for Personal Representatives:
LynneWalder
Attorney
Florida Bar Number: 3069
425 22nd Avenue N., SuiteD
St. Petersburg, FL 33704
Telephone: (727) 800-6996
Fax: (727) 399-6986
E-Mail: lw@walderlegal.com
Sept. 27; Oct. 4, 2024 24-01799P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024CP001154CPAXES IN RE: Estate of NOLAN R. PICKERING, a/k/a NOLAN PICKERING, Deceased.

The administration of the estate of NOLAN R. PICKERING, a/k/a NOLAN PICKERING, deceased, whose date of death was MAY 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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 27, 2024.

Personal Representative: MARGOT ANN HUFF

838 Alpine Court
Kissimmee, FL 34758
Attorney for Personal Representative:
C. BLAKE HOLTZHOWER,
ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Sept. 27; Oct. 4, 2024 24-01797P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1473 IN RE: ESTATE OF JOHN J. GUTHRIE AKA JOHN JOSEPH GUTHRIE Deceased.

The administration of the estate of JOHN J. GUTHRIE AKA JOHN JOSEPH GUTHRIE, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2024.

Personal Representative:

Alexis Borges
6791 Pincrest Lane
Pinellas Park, Florida 33781
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
Sept. 27; Oct. 4, 2024 24-01800P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024CP001451CPAXES IN RE: Estate of DORIS ERNESTINE SWEET, a/k/a DORIS E. SWEET, a/k/a DORIS SWEET, Deceased.

The administration of the estate of DORIS ERNESTINE SWEET, a/k/a DORIS E. SWEET, a/k/a DORIS SWEET, deceased, whose date of death was JUNE 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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 27, 2024.

Personal Representative: AMY K. SMITH

12540 Mountain Springs Place
New Port Richey, FL 34655
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Sept. 27; Oct. 4, 2024 24-01796P

FIRST INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

FIRST INSERTION

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

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001343 IN RE: ESTATE OF DOUGLAS BRIAN RILEY Deceased.

The administration of the estate of Douglas Brian Riley, deceased, whose date of death was February 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: Jessica Lynn Riley

5266 Poinciana Circle
New Port Richey, Florida 34653
Attorney for Personal Representative:
R. Nadine David, Esq.
Attorney
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
Sept. 27; Oct. 4, 2024 24-01794P

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.

Personal Representative: JOHN P. GUTHRIE

1745 August Rd.
North Babylon, New York 11703
Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
Sept. 27; Oct. 4, 2024 24-01803P

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 27, 2024.

Personal Representative: Alexis Borges

6791 Pincrest Lane
Pinellas Park, Florida 33781
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
Sept. 27; Oct. 4, 2024 24-01800P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1400 IN RE: ESTATE OF GENE J. FOULKS Deceased.

The administration of the estate of GENE J. FOULKS, 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 Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative:

PAUL HARSHMAN 7238 Magnolia Valley Drive New Port Richey, Florida 34653

Attorney for Personal Representative: JALEH PIRAN-VESSHE, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: paralegal@pascoelderlaw.com Sept. 27; Oct. 4, 2024 24-01798P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1408 IN RE: ESTATE OF SHEILA CAGGIANO, Deceased.

The administration of the estate of SHEILA CAGGIANO, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 27, 2024.

Signed on this 16th day of August, 9/24/2024.

JULIET LYNN DeTIBERIIS

Personal Representative

100 Colony Court Summerville, SC 29485 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@delzeercoulter.com Sept. 27; Oct. 4, 2024 24-01801P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1467 IN RE: ESTATE OF GEORGE L. LAMONTAGNE, aka GEORGE LOUIS LaMONTAGNE aka GEORGE L. LAMONTAGNE, JR. Deceased.

The administration of the estate of GEORGE L. LAMONTAGNE, also known as GEORGE LOUIS LAMONTAGNE, also known as GEORGE L. LAMONTAGNE, JR., deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 27, 2024.

Signed on this 3rd day of September, 9/23/2024.

BEVERLY S. HENDERSON

Personal Representative

9813 Lake Chrise Lane Port Richey, FL 34668 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@delzeercoulter.com Sept. 27; Oct. 4, 2024 24-01802P

FIRST INSERTION

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

2023CA003407CAAXES CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY MAHONEY AKA MARY E. MAHONEY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 05, 2024, and entered in 2023CA003407CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY MAHONEY AKA MARY E. MAHONEY, DECEASED; MICHAEL MAHONEY, JR.; TUSCANO AT SUNCOAST CROSSINGS CONDOMINIUM ASSOCIATION, INC.; SUNCOAST CROSSINGS MASTER ASSOCIATION, INC.; MATTHEW MAHONEY 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 17, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 214, BUILDING 7, TUSCANO AT SUNCOAST CROSSING, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6873, PAGE 568 AND CONDOM AND CONDOMINIUM FLAT BOOK 6, PAGE 107, AND ANY

AMENDMENTS MADE THERE-TO, PUBLIC RECORDS OF PASCO COUNTY FLORIDA. TOGETHER WITH UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. WHICH CURRENTLY HAS THE ADDRESS OF 1600 VILLA CAPRI CIR #214, ODESSA, FLORIDA 33556-6094 Property Address: 1600 VILLA CAPRI CIR 214, ODESSA, FL 33556

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

IMPORTANT

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

Dated this 24 day of September, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com Sept. 27; Oct. 4, 2024 24-01807P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.

MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; 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, DEVEISEES, 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 September 17, 2024 in Civil Case No. 2018CA003682CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; 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, DEVEISEES, 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 17, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 2, BALLANTRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, 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.

IMPORTANT

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

Dated this 17th day of September, 2024.

John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1100-278B Sept. 27; Oct. 4, 2024 24-01784P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 2023CA000717CAAXWS SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THOMAS E. FISHER A/K/A THOMAS FISHER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2024 in Civil Case No. 2023CA000717CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and Any and all unknown parties claiming by, through, under, and against Thomas E. Fisher a/k/a Thomas Fisher, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of October, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The East 5 feet of Lot 5, All of

Lots 6 and 7, and the West 5 feet of Lot 8, Block D, Valencia Terrace No. 2, according to the Plat thereof as recorded in Plat Book 3, Page 57, of the Public Records of Pasco County, Florida.

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08132FL Sept. 27; Oct. 4, 2024 24-01789P

FIRST INSERTION

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

CASE NO. 51-2024-CA-001023ES TRUIST BANK, Plaintiff, vs. GEREYMA A FONTANA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 14, 2024 in Civil Case No. 51-2024-CA-001023ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein TRUIST BANK is Plaintiff and Jeremy A Fontana, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of October, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, Block 2, FOX RIDGE - PLAT I, according to the plat thereof, as recorded in Plat Book 15, Pages 118 - 128, of the Public Records of Pasco County, Florida. Together with 1996 CLAS Mobile Home ID # JACFL16765A and JACFL16765B.

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09503FL Sept. 27; Oct. 4, 2024 24-01787P

FIRST INSERTION

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

CASE NO. 2024CC002487CCAXWS THE ESTATES AND RESERVE OF BEACON WOODS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation Plaintiff, vs. AMY WATERS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated September 3, 2024, and entered in 24-CC-002487 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein The Estates and Reserve of Beacon Woods Property Owners Association, Inc., is the Plaintiff and Amy Waters and Unknown Tenant #1 (nka Marlon Brown) as the Defendants. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at W\vw.pasco.realforeclose.com, at 11:00 am on October 23, 2024 at 11:00 a.m., the following described property as set forth in said Default Final Judgment of Foreclosure, to wit: Lot 118, The Estates of Beacon Woods Golf and Country Club Phase 3, according to the map or

plat thereof, as recorded in Plat Book 28, Pages 77 through 82, inclusive, of the Public Records of Pasco County, Florida. Property Address: 8900 Keats Drive, Hudson, FL 34667.

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 Statute, Section 45.031.

AMERICANS WITH DISABILITY 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated September 4, 2024 /s/ Kimberly Garno Kimberly L. Garno Esq., FBN 84538 TERRA LAW FIRM, P.A. 14910 Winding Creek Court Tampa, FL 33613 Telephone: (813) 280-8525 Facsimile: (813) 280-8524 Email: kgarno@terralawfirm.com Sept. 27; Oct. 4, 2024 24-01783P

OFFICIAL COURTHOUSE WEBSITES

123

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

LV20890_V5

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 2019CA002140CAAXES US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. RUTH HUNTER, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2024, and entered in 2019CA002140CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and RUTH HUNTER 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 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 6, MEADOW POINTE PARCEL 8, UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 52 THROUGH 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 1324 MAXIMILLIAN DR, WESLEY CHAPEL, FL 33543

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (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 24 day of September, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
18-209036 - NaP
Sept.27; Oct. 4, 2024 24-01806P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 51-2024-CA-000606 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ELIZABETH LAMONT, et al., Defendant.** NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2024 in Civil Case No. 51-2024-CA-000606 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Elizabeth Lamont, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of October, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 31, OF LITTLE RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 76 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09258FL
Sept. 27; Oct. 4, 2024 24-01790P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 2023CA004087CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. HAZEL M. ALLEN A/K/A HAZEL SKAGGS ALLEN, et al., Defendant.** NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 29, 2024 in Civil Case No. 2023CA004087CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Hazel M. Allen a/k/a Hazel Skaggs Allen, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of October, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 556, Gulf Highlands, Unit Two, according to the plat thereof as recorded in Plat Book 11, Page(s) 127 through 129, of the Public Records of Pasco County,

Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06901FL
Sept. 27; Oct. 4, 2024 24-01788P

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. 2024CA002169CAAXES WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR F. KOPP, DECEASED, et. al. Defendant(s).** TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR F. KOPP, 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.

TO: JASON MCBEE, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 342, BETMAR ACRES UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK

9, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/28/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this September 24, 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
23-112993
Sept. 27; Oct. 4, 2024 24-01808P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.: 2024CA001978CAAXWS DATA MORTGAGE, INC., DBA ESSEX MORTGAGE; Plaintiff, vs. MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GERSHMAN INVESTMENT CORP.; CBC MORTGAGE AGENCY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).** To the following Defendant(s): MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR. Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR. Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691

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

LOT 522, HOLIDAY LAKE ESTATES UNIT SEVEN, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO

COUNTY, FLORIDA, PLAT BOOK 9, PAGE 117. a/k/a 3544 ATLANTIS DRIVE, HOLIDAY, FL 34691 PASCO

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinocsi 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 OCTOBER 28TH, 2024.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this September 24, 2024.

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

Submitted by:
Marinocsi Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
Sept. 27; Oct. 4, 2024 24-01819P

FIRST INSERTION

NOTICE OF SALE IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA **Case No. 2022CA002309CAAXWS 21ST MORTGAGE CORPORATION, Plaintiff, vs. ANTHONY MICHAEL MANCINI; MELISSA ANN MANCINI; and UNKNOWN TENANT Defendant.** NOTICE IS GIVEN pursuant to a Final Judgment dated July 19, 2023, entered in Case No. 2022CA-002309CAAXWS, of the Circuit Court in and for Pasco County, Florida, wherein ANTHONY MICHAEL MANCINI and MELISSA ANN MANCINI are the Defendants, that Nikki Alvarez-Sowles, Esq., Clerk of the Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on OCTOBER 28, 2024 at 11:00 a.m., the following described real property as set forth in the Final Judgment: SEE ATTACHED EXHIBIT "A"

Exhibit "A"

Tract 665 of the Unrecorded Plat of Parkwood Acres Subdivision, Unit Four, being further described as follows: Commencing at the Northeast corner of Section 1, Township 25 South, Range 16 East, Pasco County, Florida; go thence North 89°17'10" West, along the North line of said Section 1, a distance of 1050.00 feet; thence South 00°51'07" West, a distance of 1150.00 feet to the Point of Beginning; continue thence South 00°51'07" West, a distance of 225.0 feet; thence North 89°17'10" West, a distance of 100.0 feet; thence North 00°51'07" East, a distance of 225.0 feet; thence South 89°17'10" East, a distance of 100.0 feet to the Point of Beginning, Excepting there from the Northerly 25.0 feet thereof to be used for Road Right-of-Way pur-

poses: Together with 2022 Live Oak, double wide manufactured home ID# TBD, located on the premises. TOGETHER WITH A 2022 LIVE OAK 76X32 MODEL MANUFACTURED HOME BEARING SERIAL NO:S: LOHGA10022262A AND LOHGA10022262B.

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

NOTICE 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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770

By: /s/Leslie White
Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email: bransom@deanmead.com
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
5017842.v1
Sept. 27; Oct. 4, 2024 24-01786P

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.: 2024CA000356 MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RYAN WALBURN, et al., Defendants.** Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/12/2024, in Case No.: 2024CA000356 of the Circuit Court in and for Pasco County, Florida, wherein MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RYAN WALBURN, et al., are the Defendants. 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 accordance with Section 45.031, Florida Statutes, on November 13, 2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 25, Block 20, Mirada Parcel 19-1, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 69 through 74, 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 ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 19, 2024

By: /s/ Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
Sept. 27; Oct. 4, 2024 24-01785P



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV20906_V11

SAVE TIME

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA001409CAAXWS
**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 LORETTA
CRAIG A/K/A LORETTA
DOROTHY CRAIG A/K/A
LAURIE CRAIG A/K/A LORETTA
CORBETT, DECEASED, et al.,
Defendants.**
TO: UNKNOWN HEIRS, SPOUSES,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF LO-
RETTA CRAIG A/K/A LORETTA
DOROTHY CRAIG A/K/A LAURIE
CRAIG A/K/A LORETTA CORBETT,
DECEASED

Last Known Address: Unknown
BARBARA LENTES
Last Known Address: 381 State Route
435, Clifton Township, PA 18424

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

Lot 2318, EMBASSY HILLS,
UNIT NINETEEN; according
to map or plat thereof recorded
in Plat Book 16, Pages 87 - 88,
Public Records of Pasco County,
Florida,
including the buildings, appur-
tenances, and fixture located
thereon.
Property Address: 7421 San-

dalwood Drive, Port Richey, FL
34668 (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 Tech-
nology Way, Suite 104 Boca Raton, FL
33431 on or before OCTOBER 28TH,
2024 (no later than 30 days from the
date of the first publication of this No-
tice of Action) and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or im-
mediately 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing im-
paired call 711. The court does not pro-
vide transportation and cannot accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

WITNESS my hand and seal of this
Court at Pasco, Florida, on this Septem-
ber 24, 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
Sept. 27; Oct. 4, 2024 24-01804P

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.:**

2024CA002124CAAXWS
**FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.**
**JACQUELYN M. MURRAY;
UNKNOWN SPOUSE OF
JACQUELYN M. MURRAY;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendants.**

TO: JACQUELYN M. MURRAY, 121
MELROSE RD BROAD BROOK, CT
06016
UNKNOWN SPOUSE OF JACQUE-
LYN M. MURRAY, 121 MELROSE RD
BROAD BROOK, CT 06016

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

LOT 1073, PALM TERRACE
GARDENS, UNIT 5, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 15, PAGES 37
AND 38, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.

Property Address: 7915 Ironbark
Drive, Port Richey, FL 34668
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Sokolof Remtul-
la, PLLC, the plaintiff's attorney, whose
address is 6801 Lake Worthy Road,
Suite 100E, Greenacres, FL 33467, on

or before OCTOBER 28TH, 2024, and
file the original with the clerk of this
court either before service on the plain-
tiff's attorney or immediately thereaf-
ter; 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing
impaired call 711. The court does not
provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transportation
to court should contact their local
public transportation providers for
information regarding transportation
services.

DATED on September 24, 2024

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL)

Deputy Clerk: Haley Joyner
SOKOLOF REMTULLA, PLLC
6801 Lake Worthy Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Sept. 27; Oct. 4, 2024 24-01809P

FIRST INSERTION

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

CASE NO.: 2024CA002253CAAXWS
**CROSSCOUNTRY MORTGAGE,
LLC
PLAINTIFF, VS.**

**ANTHONY J. TURIZO A/K/A
ANTHONY TURIZO, ET AL.,
DEFENDANT(S).**
TO: Unknown spouse of Anthony J.
Turizo A/K/A Anthony Turizo
Last Known Address: 7404 Gulf High-
lands Dr, Port Richey, FL 34668
Current Residence: UNKNOWN
TO: Anthony J. Turizo A/K/A Anthony
Turizo
Last Known Address: 7404 Gulf High-
lands Dr, Port Richey, FL 34668
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT 88, GULF HIGHLANDS
UNIT ONE, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN THE PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 10, PAGES 116 THROUGH
118, OF THE 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 MILLER,
GEORGE & SUGGS, PLLC, Attor-
ney for Plaintiff, whose address is
210 N. University Drive, Suite 900,
Coral Springs, FL 33071, on or before
10/28/2024, within or before a date
at least thirty (30) days after the first

publication of this Notice in the The
Business Observer, 1970 Main Street,
3rd Floor, Sarasota, FL 34236 and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; other-
wise a default will be entered against
you for the relief demanded in the com-
plaint

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

WITNESS my hand and the seal of
this Court this 23 day of September,
2024

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL)

By: Melanie Gray
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive,
Suite 900,
Coral Springs, FL 33071
Sept. 27; Oct. 4, 2024 24-01791P

FIRST INSERTION

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

Case No.:
2024CA002146CAAXES
**52 DEVELOPMENT GROUP LLC,
a Florida limited liability company
Plaintiff, v.**

**REUBEN BROOKS; J. COLLINS
WOHNER; ARDEN A.
ANDERSON; PAT R. JEFFREYS,
TRUSTEE; HAYWOOD HANNA,
JR.; ROBERT S. DIX; E.G. STONE
and MARYANN STONE; HAROLD
M. WARD, AS TRUSTEE FOR
ELAINE C. WARD, HAROLD C.
WARD AND THOMAS G. WARD;
HARRY C. TEAGUE AND NELL
R. TEAGUE; PLAZA PARK, INC.,
an involuntarily dissolved Florida
corporation; LISA TEAGUE
HALE, formerly known as LISA
SUZANNE TEAGUE; GENEVIEVE
E. CROOKS; JAMES LILLY,
TRUSTEE; BEN E. SUTTON;
ELIZABETH T. SUTTON;
MOODY H. DAVIS; PATRICIA H.
DAVIS; THOMAS G. THOMPSON;
ROY T. ANDERSON TRUSTEE
OF THE ROY T. ANDERSON
TRUST U/A DATED DECEMBER 5,
1989; MELBA DIX also known
as MELBA R. DIX; DAN
MCKENZIE, if alive and if dead,
their respective unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through,
under or against the above
Defendants,
Defendants.**

TO: Defendants, REUBEN BROOKS,
if alive, and if dead, his unknown
spouses, heirs, devisees, grantees, as-
signees, lienors, creditors, trustees or
other persons claiming by, through,
under or against REUBEN BROOKS;
J. COLLINS WOHLNER, if alive, and if
dead, his unknown spouses, heirs, de-
visees, grantees, assignees, lienors, cre-
ditors, trustees or other persons claim-
ing by, through, under or against J. COL-
LINS WOHLNER; ARDEN A. ANDER-
SON, if alive, and if dead, his unknown
spouses, heirs, devisees, grantees, as-
signees, lienors, creditors, trustees or
other persons claiming by, through, under
or against PAT R. JEFFREYS, TRUSTEE;
HAYWOOD HANNA, JR., if alive, and
if dead, his unknown spouses, heirs,
devisees, grantees, assignees, lienors,
creditors, trustees or other persons
claiming by, through, under or against
MELBA R. DIX; and DAN MCKEN-
ZIE, if alive, and if dead, his unknown
spouses, heirs, devisees, grantees, as-
signees, lienors, creditors, trustees or
other persons claiming by, through,
under or against MELBA R. DIX, if
alive, and if dead, her unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under
or against HAYWOOD HANNA, JR.;
ROBERT S. DIX, if alive, and if dead,
his unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against ROBERT S.
DIX; E.G. STONE, if alive, and if dead,
his unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against E.G. STONE;
MARYANN STONE, if alive, and if
dead, her unknown spouses, heirs, de-
visees, grantees, assignees, lienors, cre-
ditors, trustees or other persons claim-
ing by, through, under or against MARY-
ANN STONE; HAROLD M. WARD,
ASTRUSTEE FOR ELAINE C. WARD,
HAROLD C. WARD AND THOMAS

G. WARD, if alive, and if dead, their
unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against HAROLD M.
WARD, AS TRUSTEE FOR ELAINE
C. WARD, HAROLD C. WARD AND
THOMAS G. WARD; HARRY C.
TEAGUE AND NELL R. TEAGUE,
husband and wife, if alive, and if dead,
their unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against HARRY C.
TEAGUE AND NELL R. TEAGUE, hus-
band and wife; PLAZA PARK, INC., an
involuntarily dissolved Florida corpora-
tion; LISA TEAGUE HALE, formerly
known as LISA SUZANNE TEAGUE;
GENEVIEVE E. CROOKS, if alive, and
if dead, her unknown spouses, heirs,
devisees, grantees, assignees, lienors,
creditors, trustees or other persons
claiming by, through, under or against
GENEVIEVE E. CROOKS; JAMES
LILLY, TRUSTEE, if alive, and if dead,
his unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against JAMES LIL-
LY, TRUSTEE; BEN E. SUTTON, if
alive, and if dead, his unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under or
against MOODY H. DAVIS; PATRI-
CIA H. DAVIS, if alive, and if dead,
her unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against ELIZABETH
T. SUTTON; MOODY H. DAVIS, if
alive, and if dead, his unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under or
against MOODY H. DAVIS; PATRI-
CIA H. DAVIS, if alive, and if dead,
her unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against PATRICIA
H. DAVIS; THOMAS G. THOMPSON;
ROY T. ANDERSON, TRUSTEE OF
THE ROY T. ANDERSON TRUST U/A
DATED DECEMBER 5, 1989, if alive,
and if dead, his unknown spouses, heirs,
devisees, grantees, assignees, lienors,
creditors, trustees or other persons
claiming by, through, under or against
ROY T. ANDERSON, TRUSTEE OF
THE ROY T. ANDERSON TRUST U/A
DATED DECEMBER 5, 1989; MELBA
DIX, also known as MELBA R. DIX, if
alive, and if dead, her unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under
or against MELBA DIX, also known as
MELBA R. DIX; and DAN MCKEN-
ZIE, if alive, and if dead, his unknown
spouses, heirs, devisees, grantees, as-
signees, lienors, creditors, trustees or
other persons claiming by, through,
under or against DAN MCKENZIE,
and all unknown persons, if alive, and
if dead, or not known to be dead or alive,
their unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under, or against the unknown
persons, and others, and, and all other
parties having or claiming to have any
right, title or interest in the real prop-
erty herein described.

YOU ARE HEREBY NOTIFIED
that a Verified Complaint for Partition
of Mineral Interests relating to certain
real property located in Pasco County,
Florida, to-wit: SEE EXHIBIT A AT-

TACHED HERETO AND MADE A
PART HEREOF, has been filed against
you and you are required to serve a
copy of your written defenses, if any,
to Plaintiff's attorney, LEONARD H.
JOHNSON, ESQUIRE, of the law firm
of JOHNSON POPE BOKOR RUPPEL
& BURNS LLP, whose address is 400
North Ashley Drive, Suite 3100, Tam-
pa, Florida 33602, lenj@jpfirm.com,
telephone number (813) 225-2500, at-
torneys for the Plaintiff, 52 DEVELOP-
MENT GROUP LLC, a Florida limited
liability company, on or before OCTO-
BER 28TH, 2024, and file the original
with the Clerk of this Court either be-
fore service on the Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the Verified Com-
plaint for Partition of Mineral Interests.

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., Pas-
co 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; via 1-800-955-
8771 or 711 if you are hearing impaired.
Contact should be initiated at least seven
(7) days before the scheduled Court
Appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days.

DATED THIS September 24, 2024

Nikki Alvarez-Sowles, Esquire,
Clerk & Comptroller
Clerk of the Circuit Court of
Pasco County
(SEAL)

Deputy Clerk: Haley Joyner
EXHIBIT A

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

Parcel I:
The North 1/2 of the North 1/2 of the
Southeast 1/4 of the North-
west 1/4 of Section 11, Township
25 South, Range 20 East, Pasco
County, Florida. The North 229
feet of the South 1/2 of the North
1/2 of the Southeast 1/4 of the
Northwest 1/4 of Section 11,
Township 25 South, Range 20
East, Pasco County, Florida.
Less and Except that portion
conveyed in Warranty Deed re-
corded in Book 9366, Page 2934,
as corrected by Corrective War-
ranty Deed recorded in Book
9368, Page 2989.

Parcel II:
A portion of the North 1/2 of
the Southeast 1/4 of the North-
west 1/4 of Section 11, Township
25 South, Range 20 East, Pasco
County, Florida, being more par-
ticularly described as follows:
For a POINT OF REFER-
ENCE, commence at the South-
east corner of the Northwest
1/4 of said Section 11; thence
N.00°38'03"E. along the East
boundary of the Northwest 1/4
of said Section 11, a distance
of 768.41 feet to the Southeast
corner of the North 229.00 feet
of the South 1/2 of the North
1/2 of the Southeast 1/4 of the
Northwest 1/4 of the North
229.00 feet of the South 1/2

of the North 1/2 of the South-
east 1/4 of the Northeast 1/4 of
said Section 11, 100.00 feet for
a POINT OF BEGINNING;
thence continue along said
South boundary N.89°50'06"W.,
a distance of 329.32 feet;
thence N.00°38'03"W., a dis-
tance of 264.54 feet; thence
S.89°50'06"E., 329.32 feet;
thence S.00°38'03"W., 264.54
feet to the POINT OF BEGIN-
NING.

TOGETHER WITH:
A 30.00' easement for ingress/
egress as follows:

For a POINT OF REFER-
ENCE, commence at the South-
east corner of the Northwest
1/4 of said Section 11; thence
N.00°38'03"E. along the East
boundary of the Northwest 1/4
of said Section 11, a distance
of 768.41 feet to the Southeast
corner of the North 229.00 feet
of the South 1/2 of the North
1/2 of the Southwest 1/4 of the
Northwest 1/4 of said Section
11; thence N.89°50'06"W. along
the South boundary of the North
229.00 feet of the South 1/2 of
the North 1/2 of the Southeast
1/4 of said Section 11, 100.00
feet; thence N.00°38'03"E.,
149.37 feet for a POINT OF
BEGINNING; thence continue
N.00°38'03"E., 38.50 feet, thence
N.51°48'55"E., 128.35 feet to the
aforementioned East boundary of
the Northwest 1/4 of said Section
11, also being the West right-of-way
line of Oak Street (a public right-
of-way); thence along said East
boundary and West right-of-way
of Oak Street, S.00°38'03"W.,
38.50 feet to the Northeast cor-
ner of the North 229.00 feet of
the South 1/2 of the North 1/2
of the Southeast corner of the
Northwest 1/4 of said Section
11, thence S.51°48'55"W., 128.35
feet to the POINT OF BEGIN-
NING.

Parcel III:
The Southeast 1/4 of the North-
west 1/4 of Section 11, Township
25 South, Range 20 East, LESS
the North 1/2 of the North 1/2 of
the Southeast 1/4 of the North-
west 1/4 of the North 1/2 of the
Northwest 1/4 of the Southeast
1/4 of the North 1/2 of the South
229.00 feet of the South 1/2 of the
North 1/2 of the Southeast 1/4 of
the Northwest 1/4 lying and be-
ing in Pasco County, Florida.

And
An Easement for access over,
upon and across the following
described property: The West
60.00 feet of the South 1/2 of
the Northwest 1/4 of the South-
west 1/4 of the Northeast 1/4
and the West 60.00 feet of the
North 300.00 feet of the South-
west 1/4 of the Southwest 1/4 of
the Northeast 1/4 of Section 11,
Township 25 South, Range 20
East, Pasco County, Florida.
Less and except from all of the
above any land described in the
Stipulated Order of Taking re-
corded in Official Records Book
9826, Page 1164, Public Records
of Pasco County, Florida.

Parcel Numbers: 11-25-20-
0000-01600-0010, 11-25-20-
0000-01600-0011 and 11-25-
20-0000-01100-0010
Sept. 27; Oct. 4, 11, 18, 2024

24-01805P

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**
and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.



THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.

STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

\$\$\$

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

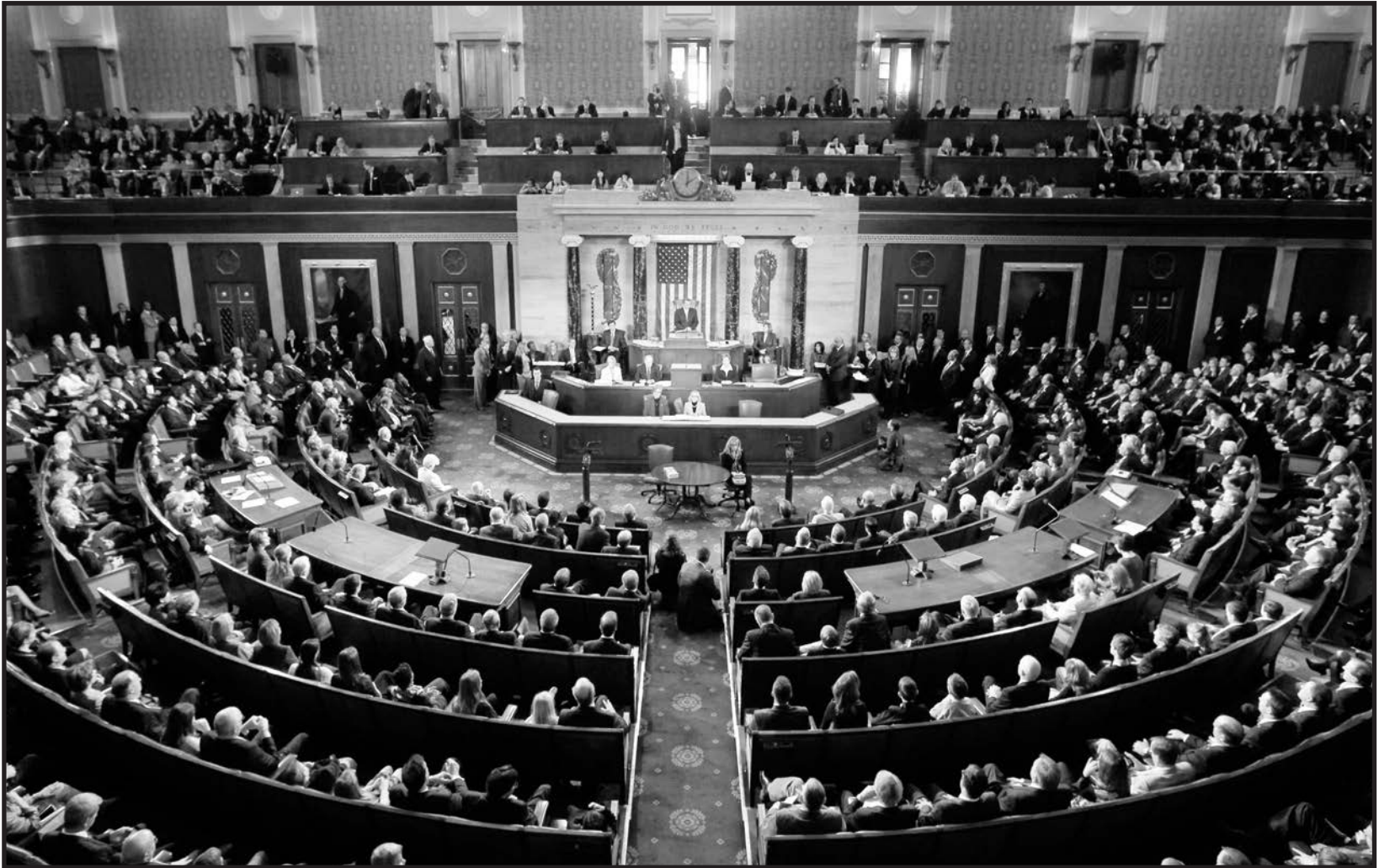
There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds. This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded. These steps would enable most of the present Social Security administrative apparatus to be dismantled at once. The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax. In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income. These mishapen programs would have made the whole system worse, not better. Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.”

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”:

“All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

“The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

“The third is the additional cost to the taxpayers.

“To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted. Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work. The cost would be far less than the cost of the present complex of programs. However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.” Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost. The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.”

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD INSERTION

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

CASE NO.: 2024CA002308CAAXWS
DIVISION: H
MARLENE DRUM,
Plaintiff, v.
DWIGHT E. DRUM, ESTATE
OF DWIGHT E. DRUM, and
UNKNOWN HEIRS OF
DWIGHT E. DRUM,
Defendants.
TO: DWIGHT E. DRUM
1932 HAPPY COURT
ODESSA, FL 33556
ESTATE OF DWIGHT E. DRUM
1932 HAPPY COURT
ODESSA, FL 33556
UNKNOWN HEIRS OF DWIGHT E.
DRUM
1932 HAPPY COURT
ODESSA, FL 33556

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

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

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

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

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

FOURTH INSERTION

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

CASE NO.: 2024CA001282CAAXWS
LINDA ATTWATER,
Plaintiff, v.
KAREN CAPPS and UNKNOWN
PARTY OR PARTIES IN
POSSESSION,
Defendant(s).
TO: KAREN CAPPS and all parties
claiming an interest to any right, title,
or interest in the property described
herein.

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

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

Property Appraiser's Parcel ID
no.:
19-26-16-006B-00000-5140
having the street address of 4119
BEACON SQUARE DRIVE,
HOLIDAY, FL 34691.

This action has been filed against you
and you are required to serve a copy
of your written defenses, if any, upon
Plaintiff's attorney WESLEY T. 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 origi-
nal 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, oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.

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 Informa-
tion 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing impaired
call 711. The court does not provide
transportation and cannot accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion 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

--- TAX DEEDS ---

SECOND 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:
09-25-16-0760-00000-2250
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

SECOND 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 N00DEG08'17"E 1320
FT FOR POB TH N00DEG08'17"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 1102
PG 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

SECOND INSERTION

Notice of Application for Tax Deed
2024XX000053TDAXXX
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 #: 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 N00DG 00' 52"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 N00DG 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

SECOND INSERTION

Notice of Application for Tax Deed
2024XX000054TDAXXX
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 #: 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 S00DEG00' 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 EASEMENT FOR
PUBLIC RD R/W OR 9367 PG
118

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

SECOND 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:

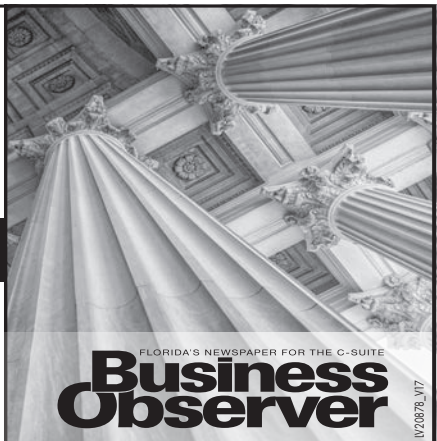
Certificate #: 2007785
Year of Issuance: 06/01/2021
Description of Property:
04-26-16-0010-02100-0040
PORT RICHEY LAND COMPA-
NY SUB PB 1 PG 61 POR OF TR 21
AKA LOT 107 OF UNREC PLAT
OF CITRUS MOUNTAIN MO-
BILE ESTATES DESC AS COM
SE COR OF LOT 90 OF CITRUS
MOUNTAIN MOBILE ESTATES
PB 10 PG 13 FOR POB 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

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



Q&A

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

A 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.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

--- TAX DEEDS ---

SECOND 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 MILL CREEK LANE 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

SECOND 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 MALAIT 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

SECOND 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 & EXCLUDING 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

SECOND 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.
 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
 24-01696P

SECOND 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 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

SECOND 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 COMPANY 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 3701
 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

SECOND 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 N00DEG 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

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 DONALD 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 \$86,000 and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address
 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 Sunslope Drive Tampa, Florida 33615
 CALUB SHELLABARGER AKA

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. NOTWITHSTANDING 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 732.221.
 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@siegcoelaw.com
 Secondary E-Mail: eservice@siegcoelaw.com
 September 20, 27, 2024 24-01768P

--- ESTATE ---

SECOND INSERTION

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 MICHAEL 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: September 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

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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
 Email: Darylaine@dherandezlaw.com
 Darylaine@dherandezlaw.com
 September 20, 27, 2024 24-01730P

SECOND 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 Theresa 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is September 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

SECOND 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 addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is September 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.com
 AMullins@BellLawFirmFlorida.com
 September 20, 27, 2024 24-01764P

SECOND 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 GWENDOLNE 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 and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is September 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

SAVE TIME
 LV10175
E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

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

2023CA004883CAAXWS SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CONNIE SHIRE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BINION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; NANCY A. KELLING; UNKNOWN TENANT(S) IN POSSESSION N/K/A MIKE CORNETT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 10, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 139, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1987 FLEETWOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930. Property Address: 5929 ASHEN AVE, NEW PORT RICHEY, FL 34652

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

IMPORTANT

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

Dated this 16 day of September, 2024.

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

SECOND INSERTION

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

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOROTHY L. RHODES A/K/A DOROTHY RHODES, DECEASED Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:

LOT 1272 OF THE UNRECORDED PLAT OF BEACON SQUARE UNIT 11-C, A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1259, BEACON SQUARE UNIT 11-A, AS SHOWN ON PLAT AS RECORDED IN PLAT BOOK 9, PAGE 73, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID LOT 1259, NORTH 00°19'44" EAST, A DISTANCE OF 120.0 FEET FOR A P.O.B.; THENCE CONTINUE NORTH 00°19'44" EAST, A DISTANCE OF 60.0 FEET; THENCE 89° 48'24" EAST, A DISTANCE OF 85.0

FEET; THENCE SOUTH 00° 19'44" WEST, A DISTANCE OF 60.0 FEET; THENCE NORTH 89°48'24" WEST, A DISTANCE OF 85.0 FEET TO THE P.O.B.; THE WEST 10 FEET THEREOF AND THE NORTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES.

ALSO KNOWN AS: LOT 1272 BEACON SQUARE UNIT 11-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 90, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated on September 17th, 2024.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1221-16163B
Ref# 9301
September 20, 27, 2024 24-01756P

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

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MASOUMEH GHAEMMAGHAMI A/K/A MASSOUMEH GHAEMMAGHAMI, DECEASED, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

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

134.51 FEET, A DELTA ANGLE OF 90°26'13" BEARING SOUTH 44°49'14" EAST, 190.95 FEET; THENCE SOUTH 00°23'52" WEST, 188.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 7, AND TOGETHER WITH INGRESS AND EGRESS FROM THE COUNTY ROAD (HALE ROAD) TO THE PROPERTY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/21/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-230963
September 20, 27, 2024 24-01717P

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. 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, GRANTEEES, 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, BENEFICIARIES, DEVISEES, GRANTEEES, 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, 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, CITY OF ZEPHYRHILLS, (FORMERLY TOWN OF ZEPHYRHILLS), 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 information regarding transportation services.

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

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

SECOND INSERTION

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

2024CA000791 CAAXWS PLANET HOME LENDING, LLC Plaintiff(s), vs. ELIZABETH DRAKE; THOMAS HOMMEL; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DRAKE T HOMMEL AKA DRAKE HOMMEL AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF DRAKE T HOMMEL A/K/A DRAKE HOMMEL; NEW CENTURY MORTGAGE CORPORATION; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DRAKE T HOMMEL AKA DRAKE HOMMEL AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS

LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: ELIZABETH DRAKE
LAST KNOWN ADDRESS: 1410 QUINTEEN DRIVE, AUBURN, IN 46706
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:

LOT 96, GULF HIGHLANDS UNIT ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 116, PUBLIC

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

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE OCTOBER 21ST, 2024

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

DATED this the September 17, 2024.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
Nicolle Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) BY: /s/ Haley Joyner
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-013683-1
September 20, 27, 2024 24-01761P

--- PUBLIC SALES ---

SECOND 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 inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, 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 24-01755P

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.

has been filed against you and you are

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
September 20, 27, 2024 24-01759P

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of Frank Richard Clementi deceased, whose date of death was May 26th, 2024 is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Ste 105, New Port Richey FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

The administration of the estate of JACQUELINE J. JOLLIFF, deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

The administration of the estate of Frances Ann Tarrio, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

The administration of the estate of Andrew John Csomay, Jr. a/k/a Andrew John Csomay, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

The administration of the Estate of Janice M. Herranz, deceased, whose date of death was February 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

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

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

The administration of the estate of Martin M. McLaughlin, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-

732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

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

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

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

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

Personal Representative:

Bonnie S. McLaughlin
7218 Cherry Laurel Drive
Port Richey, Florida 34668
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobate-trustlaw.com
Secondary E-Mail:
stacey@flprobate-trustlaw.com
September 20, 27, 2024 24-01766P

SECOND INSERTION

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

The administration of the estate of LINDA GAIL COOK, deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

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

SECOND INSERTION

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

The administration of the estate of Jane Portanova, aka Jane A Portanova and aka Jane Ann Portanova, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the co-personal representatives and the co-personal representatives' attorneys are set forth below.

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

The co-personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

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

SAVE



TIME

Email your Legal Notice

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

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

Business Observer

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

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 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
(813) 962.3872 Facsimile
September 20, 27, 2024 24-01722P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP001394CPAXES
IN RE: ESTATE OF LYNN ELIZABETH 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 Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 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
Email:
justin.klatsky@valricolawgroup.com
Secondary Email: tara.morrow@valricolawgroup.com
September 20, 27, 2024 24-01720P

SECOND 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.: 2024CA00053CAAXES
UNION PARK MASTER HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOHNATHAN LIZARDO, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/10/2024, in Case No.: 2024CA-00053CAAXES of the Circuit Court in and for Pasco County, Florida, wherein UNION PARK MASTER HOMEOWNERS 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 accordance 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 ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
CASE NO. 2024CA001864CAAXES
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ELISA HOLLY LEVETON, et al., Defendant.

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 following described property in Pasco County, Florida:

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

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Rayment Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled 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 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 16th day of September, 2024.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Haley Joyner
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10096FL
September 20, 27, 2024 24-01760P

SECOND 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 Plaintiff, vs. 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 OF FLORIDA, PHENIX SUPPLY COMPANY, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 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 KIRKWOOD 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 information regarding transportation services.

Dated: September 17, 2024
By: /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 24-01758P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022-CA-000146
NDFI, 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 NDFI, 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, to wit:

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 RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS 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 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 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
September 20, 27, 2024 24-01716P

SECOND INSERTION

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 ASSOCIATION, 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 CONDOMINIUM PARCEL DESCRIBED AS UNIT NO. G-2, BUILDING 103, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO ACCORDING TO THE DECLARATION OF CONDOMINIUM 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 CONDOMINIUM PLAT BOOK 4, PAGE 12, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12119 Sunny Glen Lane Apt G2 Hudson, FL 34669
at public sale, to the high-

est and best bidder for cash, at www.pasco.realforeclose.com, 11:00 A.M. on December 3, 2024. The highest bidder shall immediately post with the 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 12th day of September 2024.
By: ROBERT L. TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #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

SECOND INSERTION

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

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, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St,
Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24*F00426
September 20, 27, 2024 24-01712P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

123 1

120890_V5

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2024CA000912CAAXES LOAN FUNDER LLC, SERIES 39904,
Plaintiff, vs.
GOLDEN ASSETS GROUP LLC; LEON YADGAROV; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; TITAN FOUNDATION REPAIR SPECIALIST LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.
TO: LEON YADGAROV, 17917 MA-CHAIR LANE, LAND O' LAKES, FL 34638

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

LOT 6, BLOCK 7, BALLANTRAE VILLAGE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 30 THROUGH 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 17917 Machair Lane, Land o' 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 services.

DATED on September 16, 2024

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL)
Deputy Clerk: Haley Joyner
SOKOLOF REMTULLA, PLLC
6801 Lake Worthy 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

SECOND INSERTION

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

**51-2024-CA-000962-CAAX-ES
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
ELIZABETH VANCE;
FLORIDA HOUSING FINANCE
CORPORATION; UNITED
STATES OF AMERICA ACTING
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; JAMES VANCE;
JOYCE VANCE; UNKNOWN
SPOUSE OF JOYCE VANCE;
UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 16 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

THE EAST 65 FEET OF LOTS 13 AND 14, BLOCK 56, TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 38323 11TH AVENUE, ZEPHYRHILLS, FL 33542

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

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 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.com
24-01065
September 20, 27, 2024 24-01713P

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.:**

**20-24 -CA-001607-CAAX-ES
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
LINDA P. LILLIMAGI; LONGLEAF
HOMEOWNER'S ASSOCIATION,
INC.; MICHAEL BALTES; BRITTA
RAPP; UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 21 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, MEADOW POINTE PARCEL 12 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 1713 SASSAFRAS DR, WESLEY CHAPEL, FL 33543

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

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

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.: 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, ACCORDING 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 DUNEY 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 Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 11 day of September, 2024.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService:
servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 23-000905
September 20, 27, 2024 24-01709P

**NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY
CASE NO.:**

**2024-CA-000832-CAAXWS
CCHC FUND V, LP, a Delaware
limited partnership,
Plaintiff, vs.
5599 HOLDINGS LLC, a Florida
limited liability company, BURIM
SELMANI, an individual, and
RIZAH MAHMUTI, an individual,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Amended Final Summary Judgment of Foreclosure dated September 5, 2024 and entered in Case No. 2024-CA-000832-CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein Plaintiff, CCHC FUND V, LP, will sell to the highest and best bidder for cash online at pasco.realforeclose.com commencing at 11:00 A.M. on October 9, 2024, the following described property as set forth in said Amended Final Summary Judgment of Foreclosure, to wit:

Parcel 1:
6912 Puffin Lane, Hudson FL 34667
SOUTH 200 FEET OF THE NORTH 444.1 FEET OF TRACT 33 IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDING WITH THE PLAT OF PORT RICHEY COMPANY LANDS, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

Parcel 2:
6919 Puffin Lane, Hudson FL 34667
A PORTION OF THE UNNUMBERED LOT IN VISTA DEL MAR, UNIT TWO, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS: BEGIN AT THE MOST NORTHERLY CORNER OF LOT 19, BLOCK G OF SAID UNIT TWO, THENCE RUN ALONG THE SOUTH LINE OF PUFFIN LANE F/K/ A PELICAN LANE NORTH 89 DEG 47'10" EAST, 148.12 FEET; THENCE SOUTH 00 DEG 49'08" WEST, 100.00 FEET; THENCE MEANDER WESTERLY ALONG NORTH LINE OF CANAL TO THE SOUTH-EAST CORNER OF SAID LOT 19, THENCE RUN NORTH ALONG EAST LINE OF SAID LOT 19 TO THE POINT OF BEGINNING.

THE EAST 20 FEET OF LOT 19, BLOCK G, VISTA-DELMAR UNIT TWO ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel 3:
7032 Clark Street, Hudson, FL 34667
A PORTION OF THE NORTHERLY 410' OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST PASCO COUNTY FLORIDA LYING WESTERLY OF U.S. HIGHWAY 19 LESS AND EXCEPT THE NORTHERLY 210' OF THE WESTERLY 420' AND THE SOUTHERLY 200' OF THE NORTHERLY 410' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COM: MENCE AT THE NW CORNER OF SAID SECTION 34; THENCE SOUTH 88 DEGREES 47 MINUTES 06 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SECTION 34, 420.00; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST PARALLEL TO AND 420 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 34 AS HISTORICALLY MONUMENTED AND OCCU-

SECOND INSERTION

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

SECOND INSERTION

DEGREES 00 MINUTES 13 SECONDS WEST PARALLEL TO AND 420' EASTERLY OF THE WESTERLY LINE OF SAID SECTION 34 AS HISTORICALLY MONUMENTED AND OCCUPIED, 177.00' TO THE POINT OF BEGINNING.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

Dated: September 10, 2024

GRANER PLATZEK & ALLISON, P.A.
1699 S. Federal Highway
Boca Raton, FL 33432
P: (561) 750-2445 F: (561) 750-2446
By: /s/ Steven K. Platzeck
Steven K. Platzeck, Esq.
Florida Bar No.: 895741
Steven D. Eisenband, Esq.
Florida Bar No.: 117370
Primary Email: skp@granerlaw.com
Secondary Email: sde@granerlaw.com, ivy@granerlaw.com and kristin@granerlaw.com
September 20, 27, 2024 24-01714P

SECOND INSERTION

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

**Case No. 22-CA-002193-ES
INTERNATIONAL GRANITE &
STONE, LLC,**
Plaintiff, v.
DAMIAN SANTIAGO,
Defendant.

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

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 34638.

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 receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated September 13, 2024.
Respectfully submitted,
/s/ James Jeffrey Burns
CHRISTOPHER L. DECORT,
FBN: 89009
cdecort@jnd-law.com
JAMES JEFFREY BURNS,
FBN: 111395
jburns@jnd-law.com
JOHNSON, NEWLON & DECORT,
P.A.
3242 Henderson Boulevard,
Suite 210
Tampa, Florida 33609
Telephone: (813) 699-4859
Facsimile: (813) 235-0462
Secondary: smilosevic@jnd-law.com
swalker@jnd-law.com
Counsel for Plaintiff
September 20, 27, 2024 24-01715P

SAVE TIME

Email your Legal Notice

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

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

--- TAX DEEDS ---

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

Notice of Application for Tax Deed
2024XX000055TDAXXX
NOTICE IS HEREBY GIVEN,
That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2006892
Year of Issuance: 06/01/2021
Description of Property:
21-25-16-056B-17030-00C0
TRI LEISURE CONDO PB 13 PG
66 APT C BLDG 1703 & 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
24-01689P

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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 #: 2005028
Year of Issuance: 06/01/2021
Description of Property:
15-25-17-0130-22300-0480
MOON LAKE ESTATES UNIT
7 PB 4 PGS 96-97 LOTS 13 & 14
BLOCK 97 OR 9762 PG 3601
Name(s) in which assessed:
JOYCE ANN WATSON
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
September 05, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 20, 27; Oct. 4, 11, 2024
24-01685P

SECOND 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 #: 2006942
Year of Issuance: 06/01/2021
Description of Property:
22-25-16-076B-00000-6650
REGENCY PARK UNIT 4 PB 12
PGS 14-15 LOT 665 OR 9097 PG
60
Name(s) in which assessed:
MICHAEL L FUCHS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 24, 2024 at 10:00 am.
September 05, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 20, 27; Oct. 4, 11, 2024
24-01705P

SECOND INSERTION

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

SECOND INSERTION

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

THIRD INSERTION

SECOND AMENDED NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2022CC001896CCAXWS
PACIFICA IMPERIAL MHP, LLC, Plaintiff, vs.
MEGAN WALLING AND STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.
TO: Megan Walling
5116 Hillside Drive
Lot No.10
New Port Richey, Florida 34652
YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all 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 to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center,

7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS Nichole "Nikki" Alvarez-Sowles, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida.
Dated: September 10, 2024
NICHOLE "NIKKI" ALVAREZ-SOWLES,
Clerk of the Circuit and County Court (SEAL)
Deputy Clerk: Haley Joyner
Brian C. Chase, Esq.,
Plaintiff's attorney
3902 N. Marguerite Street,
Tampa, Florida 33603
Sept. 13, 20, 27; Oct. 4, 2024
24-01666P

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer