PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Westwood of Pasco Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 10:30 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558, on the following dates:

October 23, 2024

November 5, 2024 at 10:00 AM (Landowners' Meeting)

January 22, 2025 February 26, 2025

March 26, 2025 April 23, 2025

May 28, 2025

June 25, 2025 July 23, 2025

August 27, 2025 September 24, 2025

The 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 meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://westwoodofpascocdd.net/.

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

A person who decides to appeal any decision made at the meetings 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.

October 4, 2024 24-01832P

FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in, Pasco County, Florida, will hold Regular Meetings for Fiscal Year 2025 at 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576

MEETING DATE MEETING TIME October 25, 2024 11:00 AM November 5, 2024 10:00 AM (Landowners' Meeting) 5:00 PM November 22, 2024 December 27, 2024 5:00 PM January 24, 2025 February 28, 2025 March 28, 2025 11:00 AM 11:00 AM April 25, 2025 May 23, 2025 11:00 AM 5:00 PM June 27, 2025 11:00 AM July 25, 2025 August 22, 2025 11:00 AM

September 26, 2025 5:00 PM 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 meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours or by visit-

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

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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. District Manager

October 4, 2024 24-01829P

FIRST INSERTION

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 DATE POTENTIAL DISCUSSION/FOCUS TIME October 23, 2024 Regular Meeting 10:00 AM Landowners' Meeting November 5, 2024 10:00 AM January 22, 2025 Regular Meeting 10:00 AM Regular Meeting 10:00 AM February 26, 2025 March 26, 2025 Regular Meeting 10:00 AM April 23, 2025 Regular Meeting 10:00 AM Regular Meeting 10:00 AM May 28, 2025 June 25, 2025 Regular Meeting 10:00 AM July 23, 2025 Regular Meeting 10:00 AM 10:00 AM August 27, 2025 Regular Meeting September 24, 2025 Regular Meeting 10:00 AM 24-01831P October 4, 2024

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Long Lake Ranch Community Development District ("District") hereby gives notice of its intent to develop amended Recreational Facilities and Parking Rules & Regulations, including rates and fees and facility rules ("Amended Rules").

The proposed Amended Rules will address, among other things, the amendment

to various rental agreements and related terms therein, and the establishment of non-member rental fees for the Pavillion. The purpose and effect of these rules are to provide for efficient and effective operations of the District by setting policies, rates, and fees as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 120.54, 120.69, and 120.81, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on November 7, 2024, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558. A copy of the proposed Amended Rules and additional information on the public hearing may be obtained by contacting the District Manager at 1540 International Parkway, Suite 2000, Lake Mary, Florida

Patricia Thibault, District Manager

Long Lake Ranch Community Development District October 4, 2024 24-01834P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, October 15, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings 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 https://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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 jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during

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.

Jordan Lansford, District Manager

Governmental Management Services - Tampa, LLC October 4, 2024

24-01828P

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 Residential activities on 168.42 acres known as Angeline Phases 6E & 6G.

The project is located in Pasco County, S34/T25S/R18E, S04/T26S/R18E, S33/ T25S/R18E, S03/T26S/R18E. The permit applicant is Len-Angeline, LLC whose address is 2502 N Rocky Point Dr, St 1050, Tampa, FL 33607. The Permit No. is

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 within14 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.

October 4 2024 24-01845P

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1495-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPH-YRHILLS, FLORIDA ANNEXING APPROXIMATELY 9.98 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY DESCRIBED AS PARCEL NUMBER 23-26-21-0020-00200-0000 AND 23-26-21-0020-00200-0010 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE



The public hearing will be held on October 14, 2024 at 6:00 p.m. in Council Chambers, City Hall, 5335~8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335~8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105

October 4, 2024 24-01843P

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Summerstone Community Development District ("District") will hold regular meetings for Fiscal Year 2025 at 10:00 a.m., or immediately following the adjournment of the Avalon Park West CDD meetings, scheduled to commence at 10:00 a.m., at the Avalon Park West Amenity Center, $5060\ \mathrm{River}$ Glen Boulevard, Wesley Chapel, Florida $33545\ \mathrm{on}$ the following dates:

October 25, 2024

November 22, 2024 January 24, 2025

February 28, 2025

March 28, 2025

April 25, 2025 May 23, 2025 June 27, 2025

July 25, 2025

August 22, 2025

September 26, 2025 The 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 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://summerstonecdd.

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

(Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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.

District Manager

October 4, 2024

24-01830P

24-01842P

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1494-24

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPH-YRHILLS, FLORIDA CREATING SECTION 130.24 SMOKING PROHIBITED IN CITY PARKS AND VAPING PROHIBITED IN OR ON CITY PROPERTY; ESTABLISHING PROHIBITED CONDUCT, DEFINITIONS AND PENALTIES; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

The public hearing will be held on October 14, 2024 at 6:00 p.m. in Council Cham-

bers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek

to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

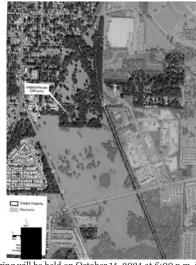
286.0105October 4, 2024

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1496-24

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHEN-SIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO CITY IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 9.98 ACRES OF REAL PROPERTY LOCATED SOUTH OF TUCKER ROAD, WEST OF PINE STREET AND NORTH OF THE ZEPHYRHILLS MU-NICIPAL BOUNDARY AND HAVING PARCEL ID# 23-26-21-0020-00200-0010 AND 23-26-21-0020-00200-0000; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE



The public hearing will be held on October 14, 2024 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council. 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105

October 4, 2024

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

RESOLUTION NO. 830-24
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDI-TIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCEL NO. 23-26-21-0020-01300-0020 and 24-26-21-0010-03900-0010; FIND-ING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE



The public hearing will be held on October 14, 2024 at 6:00 p.m. in Council Chambers, City Hall, $5335\ 8\text{th}$ Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105October 4, 2024

24-01841P

FIRST INSERTION

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Woodcreek Community Development District ("District") will hold Regular Meetings for Fiscal Year 2025 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the Ayalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 on the following

October 25, 2024 November 22, 2024 January 24, 2025 February 28, 2025 March 28, 2025 April 25, 2025 May 23, 2025 June 27, 2025 July 25, 2025 August 22, 2025 September 26, 2025

The 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 meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours.

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

(Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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.

District Manager October 4, 2024

24-01833P



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP001479CPAXES

Division X IN RE: ESTATE OF WILLIAM E. DEARSTYNE, a/k/a WILLIAM EDWARD DEARSTYNE, JR.

Deceased.
The administration of the estate of WILLIAM E. DEARSTYNE, a/k/a WILLIAM EDWARD DEARSTYNE, JR., 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 Robert D. Sumner Judicial Center, 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.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is October 4, 2024

Personal Representative: MARYELLEN DEARSTYNE

220 Harvey Road Worthington, MA 01098 Attorney for Personal Representative: Stephen D. Carle, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548

Telephone: (813) 782-7196

Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com October 4, 11, 2024 24-01827P

NOTICE OF SALE PURSUANT

TO CHAPTER 45 IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA.

CIVIL DIVISION

CASE NO. 2023CA000593CAAXWS

LAKEVIEW LOAN SERVICING,

DALE RUSS BILLINGS, JR.;

CATTLEMAN'S CROSSING

JESSICA LAUREN BILLINGS;

HOMEOWNERS' ASSOCIATION,

INC.; UNKNOWN TENANT NO.

1: UNKNOWN TENANT NO. 2:

and ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT.

PROPERTY HEREIN DESCRIBED,

NOTICE IS HEREBY GIVEN pur-

suant to an Order or Summary Fi-

nal Judgment of foreclosure dated

May 3, 2024 and an Order Reset-

ting Sale dated September 24, 2024

and entered in Case No. 2023CA-

000593CAAXWS of the Circuit

Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN

SERVICING, LLC is Plaintiff and

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

CLAIMING INTERESTS BY

A NAMED DEFENDANT TO

Plaintiff, vs.

Defendant(s)

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1283 IN RE: ESTATE OF

ESTHER MARIE KASTNER

Deceased.
The administration of the estate of ESTHER MARIE KASTNER, deceased, whose date of death was July 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 personal representa-

tive 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 BE-FORE 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 NO-TICE ON THEM.

The personal representative has no duty to discover whether any prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-erty 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

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

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

NOTWITHSTANDING 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 October 4, 2024.

Personal Representative: Sheryl Williams 6331 18th Street NE

St. Petersburg, Florida 33702 Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. MICHAEL KOUSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave, Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5453 E-Mail: nmk@nmklav Secondary E-Mail: transcribe123@gmail.com

--- ACTIONS / SALES ---

FIRST INSERTION

DALE RUSS BILLINGS, JR.; JES-

SICA LAUREN BILLINGS; CAT-TLEMAN'S CROSSING HOME-OWNERS' ASSOCIATION, INC.;

UNKNOWN TENANT NO. 1; UN-

KNOWN TENANT NO. 2; and ALL

UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH, UN-

DER OR AGAINST A NAMED DE-

FENDANT TO THIS ACTION, OR

ANY RIGHT. TITLE OR INTEREST

IN THE PROPERTY HEREIN DE-

SCRIBED, are Defendants, NIKKI

ALVAREZ-SOWLES, ESQ., Clerk

of the Circuit Court, will sell to the

highest and best bidder for cash www.

pasco.realforeclose.com, 11:00 a.m.,

on November 7, 2024, the following

described property as set forth in said

LOT 66, CATTLEMAN'S

CROSSING PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-

CORDED AT PLAT BOOK 31,

PAGES 87 AND 88, IN THE

PUBLIC RECORDS OF PASCO

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS

AS UNCLAIMED. THE COURT, IN

COUNTY, FLORIDA

Order or Final Judgment, to-wit:

October 4, 11, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE $6{\rm TH}\,{\rm JUDICIAL}\,{\rm CIRCUIT}$ IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2023CP001729CPAXES IN RE: ESTATE OF RICHARD G. BLACKEY

Deceased. The administration of the estate of RICHARD G. BLACKEY, deceased, File Number: 2023CP001729CPAX-ES, whose date of death was MAY 172023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dad City, Florida, 33523. 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 BE-FORE 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 NO-TICE ON THEM.

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

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

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

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 writ-ten demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: October 4, 2024.

Personal Representative **Brittney Ledbetter**

15093 SE 64th Ct. Summerfield, Florida 34491 Attorney for Personal Representative Thomas John Klc, Florida Bar Number 1000481 $16212\ \mathrm{Great}$ Blue Heron Ct. Winter Garden, Florida 34787 (801)870-0592 thomasjklc@gmail.com October 4, 11, 2024 24-01847P

ITS DESCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-

In accordance with the Americans

with Disabilities Act of 1990, persons

needing special accommodation to

participate in this proceeding should

contact the Clerk of the Court not lat-

proceeding at the Pasco County Court-

house. Telephone 352-521-4545 (Dade

City) 352-847-2411 (New Port Richey)

or 1-800-955-8770 via Florida Relay

45.031(2), this notice shall be published

twice, once a week for two consecu-

tive weeks, with the last publication

being at least 5 days prior to the sale.

DATED September 27, 2024.

to Florida Statute

ED HEREIN.

Service.

Pursuant

By: /s/ Ian Dolan

Florida Bar No.: 757071

Florida Bar No. 767700

Attorneys for Plaintiff

Roy Diaz, Attorney of Record

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Facsimile: (954) 564-9252

1691-191368 / SR4 October 4, 11, 2024

Diaz Anselmo & Associates, P.A.

Service E-mail: answers@dallegal.com

24-01840P

Ian C. Dolan

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001311 IN RE: ESTATE OF BARBARA BOGGS, Deceased.

The administration of the estate of Barbara Boggs, deceased, whose date of death was June 10, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 October 4, 2024.

Personal Representative: Debra Lieven

1251 Rambling Vine Court Trinity, FL 34655 Attorney for Personal Representative: Kevin Hernandez, Esquire FBN 0132179 SPN 02602269 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N, Suite 101 Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email: eservice1@thehernandezlaw.com Secondary email:

victoria@thehernandezlaw.com Secondary email: hms@thehernandezlaw.com October 4, 11, 2024 24-01839P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1601 IN RE: ESTATE OF JOHN RICHARD ROA, Deceased.

The administration of the estate of JOHN RICHARD ROA, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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

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

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

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

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

The date of first publication of this notice is: October 4, 2024.

ROBERT D. HINES

Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

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: jrivera@hnh-law.com

24-01846P

October 4, 11, 2024

PUBLISH YOUR

LEGAL NOTICE

Call **941-906-9386** or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 2024CA002041CAAXWS FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE, Plaintiff, vs.

WILLIAM HAGE, et al.,

To: To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF ELAINE HAGE A/K/A ELAINE R. HAGE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN WILLIAM HAGE 10151 PEOPLES LOOP, $PORT\ RICHEY, FL\ 34668$ UNKNOWN SPOUSE OF WILLIAM

10151 PEOPLES LOOP. PORT RICHEY, FL 34668 DIANE HAGE 10151 PEOPLES LOOP. PORT RICHEY, FL 34668 UNKNOWN TENANT IN POSSESSION 1 10151 PEOPLES LOOP, PORT RICHEY, FL 34668 UNKNOWN TENANT IN POSSESSION 2 10151 PEOPLES LOOP, $PORT\ RICHEY, FL\ 34668$ LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 13, JASMINE TRAILS

PHASE FOUR, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 35, PAGES 135-136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer 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 November 4th, 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, $\left(727\right)847\text{-}8103\left(\mathrm{V}\right)$ 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 25th day of September,

CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner MCCALLA RAYMER LEIBERT PIERCE, LLC

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

Accounts Payable@mccalla.com23-06538FL

October 4, 11, 2024 24-01824P

FIRST INSERTION

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

CASE NO.: 2023-CA-003554 WS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1,

Plaintiff vs ANTHONY CONSTANTIN A/K/A ANTHONY CONSTANTIN, SR.,, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 26, 2024, and entered in Case No. 2023-CA-003554 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificate Holders Of CWABS Inc., Asset-Backed Certificates, Series 2006-ABC1, is the Plaintiff and Anthony Constantin a/k/a Anthony Constantin, Sr., Anthony Constantin, Jr., LSCI, Inc, Goodleap, LLC, 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 24, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 805, LESS THE NORTH 1 FOOT THEREOF, FOREST HILLS, UNIT NO. 24, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 25, PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA. A/K/A 1516 ROUNDTREE RD HOLIDAY FL 34690

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

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 re-ceiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide trans-

portation 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 25 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 - 23-000592

October 4, 11, 2024 24-01835P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, MAY CLAIM THE SURPLUS. FLORIDA

FIRST INSERTION

CIVIL DIVISION: $CASE\ NO.: 2022CA002235CAAXES$ PINGORA LOAN SERVICING, LLC, Plaintiff, vs.

ISAAC NEWTON; CRISTAN E. NEWTON; UNKNOWN SPOUSE OF ISAAC NEWTON; 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 06 day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 37, BLOCK 15, OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA PROPERTY ADDRESS: 3134 ASHMONTE DRIVE, LAND O

LAKES, FL 34638 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS ICLAIMED 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

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 25 day of September 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 IIID ADMIN 2 516 eservice@decubaslewis.com

October 4, 11, 2024

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

CASE NO. 2019-CA-003173-ES GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs.
OLGA M. BONELLI A/K/A OLGA **BONELLI; CESAR AGUSTO** BONELLI AKA C. AGUSTO

BONELLI, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclo-sure dated June 12, 2023, and entered in 2019-CA-003173-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and OLGA M. BONELLI A/K/A OLGA BONELLI; CESAR AGUSTO BONELLI AKA C. AGUSTO BONEL-LI; WILDERNESS LAKE PRESERVE HOMEONWERS ASSOCIATION ; CENTURY BANK OF FLORIDA; UNKNOWN PARTY #1 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 22, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 4. BLOCK L. OF WILDER-NESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. MORANT COVE DRIVE, LAND O LAKES, FL 34637

Any person claiming an interest in the

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

IMPORTANT

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

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 dsalem@raslg.com 20-054323 - GrS

Dated this 26 day of September,

October 4, 11, 2024 24-01825P

FIRST INSERTION

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

Case No. 51-2019-CA-002482-WS Division J3

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff, vs. CHRISTOPHER MEYER, STEFANIE MEYER, WATERS EDGE MASTER ASSOCIATION, INC., WATERS EDGE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., AND

UNKNOWN TENANTS/ OWNERS, Defendants

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 8, 2021, 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 237, OF WATERS EDGE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 52, PAGE(S) 85-109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 11112 BIDD-EFORD PLACE, NEW PORT RICHEY, FL 34654; including the building, appurtenances, and fixtures located there-

in, at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on October 30, 2024

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: October 1, 2024

By:/s/ George Zamora George Zamora Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 318000/1911140/CMP October 4, 11, 2024 24-01838P

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 51-2024-CA-001101-CAAX-WS PENNYMAC LOAN SERVICES,

Plaintiff, vs. NEIL PRICE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARCI PRICE; UNKNOWN SPOUSE OF NEIL PRICE; MARCI PRICE; 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 28 day of OCTOBER 2024 the following described property as set

LOT 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES. UNIT SEVEN-TEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11. PAGE 5, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL

forth in said Final Judgment, to wit:

34691 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability

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

Dated this 26 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 24-01041 October 4, 11, 2024

FIRST INSERTION

24-01822P

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

CIVIL ACTION CASE NO.: 2024-CA-001608 DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS,

DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANNA GARCIA, DECEASED, et al.,

Defendants.TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF ANNA GARCIA, DECEASED Whose last known residence(s) is:

37850 Crystal Way,

Dade City, FL 33523 And ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are:

Unknown YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by 11/4/24, the nature of this proceeding being a suit for fore-

closure of mortgage against the follow-

ing described property, to wit:

LOT 1153, REGENCY PARK UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 22 AI\D 23, OF THE PLIBLIC RECORDS OF PASCO COT.INTY, FLORIDA. NWA 7625 FARMLAWN DRTVE,

PORT RTCHEY, FL 34668 If you fail to file your response or

answer, if any, in the above proceeding with the Clerk of this Court, and serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw. com, within thirty (30) days of the first publication of this Notice, 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. Within two (2) working

days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transporta-

DATED at Pasco County this day of SEP 25 2024.

Clerk of the Circuit Court By /s/Melanie Gray Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email

service@dwaldmanlaw.com,

October 4, 11, 2024



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legal@businessobserverfl.c Email



--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024CA002249CAAXWS DIVISION: H

Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs.

Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Charles J. O'Connor; Doreen Harrold and Claim Your Funds,

Defendants.

TO: Doreen Harrold Turner, OR 97392

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before NOVEMBER 4TH, 2024 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this October 1, 2024. Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner

As Deputy Clerk

24-01837P

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

File No. 2024-CP-001028 IN RE: ESTATE OF BENJAMIN ${\bf MILLS\ MARRS,}$ Deceased.

TO: Ricahrd Cowan

No Known Last Address YOU ARE NOTIFIED that Petition

for Formal Administration, as amended, has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

C. A. Sullivan, Esq.
McFarland, Gould, Lyons, Sullivan & Hogan, Esq. 1659 Achieva Way, Suite 128

Dunedin, Florida 35468

on or before November 3, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 2 day of October, 2024.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court (SEAL) By: Jennifer Odell As Deputy Clerk October 4, 11, 18, 25, 2024

24-01849P

FIRST INSERTION

NOTICE OF ACTION

(formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024CA002249CAAXWS DIVISION: H

Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs.

All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, **Trustees and All Other Parties** Claiming an Interest By, Through, Under or Against the Estate of Charles J. O'Connor; Doreen Harrold and Claim Your Funds.

Defendants.

TO: Estate of Charles J. O'Connor 890 Fran Street SE Salem, OR 97306-1626

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before NOVEMBER 4TH, 2024 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief de-

Signed on this October 1, 2024. Nikki Alvarez-Sowles

manded, without further notice

Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner As Deputy Clerk

October 4, 11, 18, 25, 2024 24-01836P

All Unknown Spouses, Heirs,

11501 Summit Loop SE

October 4, 11, 18, 25, 2024

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

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, SPOUS-ES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL INTEREST IN THE ESTATE OF LO-

Last Known Address: 381 State Route

that an action to foreclosure a mortgage on the following property located in

UNIT NINETEEN; according to map or plat thereof recorded in Plat Book 16, Pages 87 - 88, Public Records of Pasco County,

thereon.

Property

OTHERS WHO MAY CLAIM AN 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

Lot 2318, EMBASSY HILLS,

Florida. including the buildings, appur-

435, Clifton Township, PA 18424 YOU ARE HEREBY NOTIFIED

Pasco County, Florida:

dalwood Drive, Port Richey, FL

NOTICE OF PUBLIC SALE

SECOND INSERTION

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

Sept. 27; Oct. 4, 2024

24-01811P

--- ACTIONS ---

SECOND INSERTION

tenances, and fixture located

Address: 7421 San-

BETH T. SUTTON, 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 spous-

es, 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 MCKENIZE,

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-

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 Technology 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 Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition

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

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

WITNESS my hand and seal of this Court at Pasco, Florida, on this September 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 24-01804P

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. TO: Defendants, REUBEN BROOKS, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against REUBEN BROOKS; J. COLLINS WOHNER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against J. COL LINS WOHNER; ARDEN A. ANDER-SON, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ARDEN A. ANDER-SON: PAT R. JEFFREYS, 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 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 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, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY ANN STONE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD,

HAROLD C. WARD AND THOMAS

SECOND INSERTION TACHED HERETO AND MADE A G. WARD, if alive, and if dead, their PART HEREOF, has been filed against unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, you and you are required to serve a trustees or other persons claiming by, through, under or against HAROLD M. copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. WARD, AS TRUSTEE FOR ELAINE JOHNSON, ESQUIRE, of the law firm C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tam-TEAGUE and NELL R. TEAGUE, pa, Florida 33602, lenj@jpfirm.com, telephone number (813) 225-2500, athusband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, torneys for the Plaintiff, 52 DEVELOPtrustees or other persons claiming by, through, under or against HARRY C. MENT GROUP LLC, a Florida limited liability company, on or before OCTO-TEAGUE and NELL R. TEAGUE, hus-BER 28TH, 2024, and file the original band and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporawith the Clerk of this Court either before service on the Plaintiff's attorney or tion; LISA TEAGUE HALE, formerly immediately thereafter; otherwise a deknown as LISA SUZANNE TEAGUE; GENEVIEVE E. CROOKS, if alive, and fault will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests. if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons If you are a person with a disability who needs an accommodation in order claiming by, through, under or against to participate in this proceeding, you 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 BEN E. SUTTON; ELIZA-

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; 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 Deputy Clerk: Haley Joyner

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

Parcel I: The North 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. 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

as corrected by Corrective Warranty Deed recorded in Book 9368, Page 2989. Parcel II: A portion 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, being more par-

conveyed in Warranty Deed recorded in Book 9366, Page 2934,

ticularly described as follows For a POINT OF REFER-ENCE, commence at the Southeast 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 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 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 distance 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 Southeast 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 the Northeast 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 corner 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-

Parcel III:

The Southeast 1/4 of the Northwest 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 Northwest 1/4 and LESS the North 229.0 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 lying and being in Pasco County, Florida.

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 Southwest 1/4 of the Northeast 1/4 and the West 60.00 feet of the North 300.00 feet of the Southwest 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 recorded in Official Records Book

of Pasco County, Florida. Parcel Numbers: 11-25-20-0000-01600-0010, 11-25-20-0000-01600-0011 and 11-25-

9826, Page 1164, Public Records

20-0000-01100-0010 Sept. 27; Oct. 4, 11, 18, 2024

24-01805P

--- TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000071TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of

the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

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

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

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024

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

Sept. 20, 27; Oct. 4, 11, 2024 24-01701P

--- PUBLIC SALES ---

SECOND 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 24-01779P

Sept. 27: Oct. 4, 11, 18, 2024

SECOND 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

Sept. 27; Oct. 4, 11, 18, 2024

TO:

SECOND 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) 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,

 ${\rm FL}\,34653,$ the following personal property remained: 1977 GUERDON INDUSTRIES INC. MAUVE UNKNOWN MOD-EL; DOUBLE WIDE MOBILE HOME; TITLE NO. #0014655468; VIN NO. #GDLCFL3170891B; TITLE NO. #0014655467; VIN NO. #GDLCFL3170891A and UNIDENTIFIED PERSONAL PROPERTY

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 MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653 (727)-842-3928

THIRD 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 ssessed are as follows:

Certificate #: 2004682 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0060-07800-0400 MOON LAKE ESTATES UNIT SIX PB 4 PGS 90-91 LOTS 40 41 $42~\rm BLOCK~78~OR~3377~PG~687$

Name(s) in which assessed: ESTATE OF HELEN DEFOREST HELEN DEFOREST ROY RHODES REA RHODES

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024

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

Sept. 20, 27; Oct. 4, 11, 2024 24-01684P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000072TDAXXX NOTICE IS HEREBY GIVEN,

That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2001416 Year of Issuance: 06/01/2021 Description of Property: 10-26-21-0010-09400-0010 ZEPHYRHILLS COLONY COM-PANY LANDS PB 1 PG 55 THE EAST 1/2 OF THE NORTH 1/2 OF TRACT 94 OR 3909 PG 1618 OR 8963 PG 3699 OR 8963 PG 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

THIRD 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 essed 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 NE COR OF SEC. 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

THIRD 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

Notice of Application for Tax Deed

2024XX000069TDAXXX

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

NOTICE IS HEREBY GIVEN,

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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000052TDAXXX NOTICE IS HEREBY GIVEN,

That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

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

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

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024

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

Sept. 20, 27; Oct. 4, 11, 2024 24-01686P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000077TDAXXX NOTICE IS HEREBY GIVEN,

That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

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

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am.

September 05, 2024

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

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

24-01706P

THIRD INSERTION

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

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

THIRD INSERTION TRACT 310 COM SW COR OF

SE1/4 TH N00DEG08'17"E 1320

FT FOR POBTH NOODEGO8'17"E

165 FT TH N88DEG54'06"E

 $658.04~\mathrm{FT}$ TH S00DEG00'06"W

165 FT TH S88DEG54'06"W

658.43 FT TO POB EXC EAST

 $25~\mathrm{FT}$ FOR ROAD R/W PR 1102

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

THIRD INSERTION

Notice of Application for Tax Deed

2024XX000053TDAXXX

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

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 NOODG 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

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

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-01687P

Unless such certificate shall be

OR 3886 PG 889

Name(s) in which assessed:

September 05, 2024

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

MART LOUIS DANIELS

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 2006345

Description of Property:

Year of Issuance: 06/01/2021

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

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.

Unless such certificate shall be

redeemed according to the law, the

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Sept. 20, 27; Oct. 4, 11, 2024 24-01698P

THIRD 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 NooDEGoo' 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 EASE- MENT 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

THIRD 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 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

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

Sept. 27; Oct. 4, 2024 24-01778P

--- PUBLIC SALES ---

PASCO COUNTY

SECOND 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

 $The \ Board\ of\ Supervisors\ ("Board")\ of\ the\ Pasadena\ Ridge\ Community\ Development\ District\ ("District")\ will\ hold\ public\ hear-district\ hear-district\ hear-district\ he$ ings 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, ${\it dated September 9, 2024 ("Capital Improvement Plan")}. \ {\it The public hearing is being conducted pursuant to Chapters 170, 190}$ 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 benefitted 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

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

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 as sessments. 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 Cha pel, 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 DEVELOP-MENT 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 IMPROVE-MENTS 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 PUBLI-CATION 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

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 benefitted thereby and further designated by the assessment plat hereinafter

There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans $and \ specifications \ describing \ the \ Improvements \ and \ the \ estimated \ cost \ of \ the \ Improvements, \ all \ of \ which \ shall \ be \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ to \ inspection \ that \ the \ open \ that \ open \ that \ open \ that \ the \ open \ that \ the \ open \ that \ open \ that \ open \ that \ open \ that \ the \ open \ that \ open \ th$ tion 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:

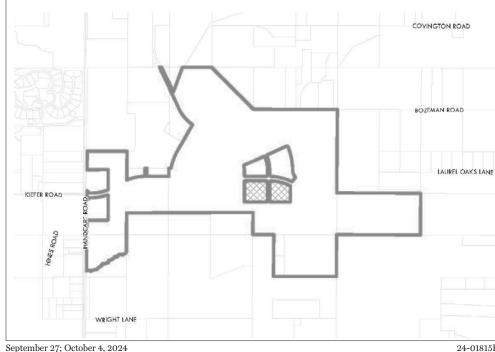
Magnolia Island Community Development District

/s/ Kristen Suit /s/ Grant Striepling Secretary/Assistant Secretary

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

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

Email legal@businessobserverfl.com



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

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

DATED on September 24, 2024 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

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

SECOND INSERTION

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

CASE NO.: 2024CA002253CAAXWS CROSSCOUNTRY MORTGAGE,

PLAINTIFF, VS. ANTHONY J. TURTZO A/K/A ANTHONY TURTZO, ET AL., DEFENDANT(S).

TO: Unknown spouse of Anthony J. Turtzo A/K/ A Anthony Turtzo Last Known Address: 7404 Gulf Highlands Dr, Port Richey, FL 34668 Current Residence: UNKNOWN TO: Anthony J. Turtzo A/K/A Anthony

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 following 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 written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

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

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

> NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court

By: Melanie Gray As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff, 210 N. University Drive,

Coral Springs, FL 33071 24-01791P Sept. 27; Oct. 4, 2024

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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of KATHLEEN GORSKI, RACHEAL PETERSON, JOSEPH PITA JR., UN-KNOWN 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, Sec-

tion 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

SECOND INSERTION

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

FLORIDA CASE NO .: 2024CA002308CAAXWS DIVISION: H

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

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

1932 HAPPY COURT ODESSA, FL 33556

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

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

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

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

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

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

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

IOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County and select the appropriate County name from the menu option OR E-MAIL: egal@businessobserverfl.com

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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@srblawvers.com Secondary Email: angelica@srblawyers.com Sept. 27; Oct. 4, 2024 24-01792P

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

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

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

The date of first publication of this notice is: 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: jrivera@hnh-law.com 24-01795P Sept. 27; Oct. 4, 2024

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 (å)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

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

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

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

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

Personal Representatives: Doreen Wendt 1948 Castle Ave. E. Maplewood, Minnesota 55109 Teresa Taylor

7900 Hardwick Dr. #811 New Port Richey, Florida 34653Attorney 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

24-01799P

Sept. 27; Oct. 4, 2024

SECOND INSERTION

--- ESTATE ---

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 NO-LAN 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this

notice is September 27, 2024. Personal Representative: MARGOT ANN HUFF

838 Alpine Court Kissimmee, FL 34758Attorney 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

SECOND INSERTION

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

Case No.: 2024CP001451CPAXWS 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 DO-RIS ERNESTINE SWEET, a/k/a DO-RIS 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is September 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

SECOND 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 attornev are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 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) 354-2654Fax: (866) 740-0630 E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail:

service@floridaprobatelawgroup.com Sept. 27; Oct. 4, 2024 24-01794P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1473

24-01797P

IN RE: ESTATE OF JOHN J. GUTHRIE AKA JOHN JOSEPH GUTHRIE Deceased.

The administration of the estate of JOHN J. GUTHRIE AKA JOHN JO-SEPH 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.

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-1516-WS

IN RE: ESTATE OF ABBIELYNN MARTIN Deceased. The administration of the estate of Abbielynn Martin, deceased, whose

date of death was October 9, 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER RARRED

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 Pinecrest Lane

Pinellas Park, Florida 33781 Attorney for Personal Representative: Rvan 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 ---

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

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

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

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

Personal Representative: PAUL HARSHMAN

7238 Magnolia Valley Drive New Port Richey, Florida 34653 Attorney for Personal Representative: JALEH PIRAN-VESSEH, 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

OFFICIAL COURTHOUSE **WEBSITES**

24-01798P



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

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

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

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

The date of first publication of this notice is: September 27, 2024. Signed on this 16th day of August, 9/24/2024.

JULIET LYNN DETIBERUS 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

SECOND 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 LaMON-

TAGNE, also known as GEORGE L.

LaMONTAGNE, JR., deceased, whose

date of death was August 19, 2024, is

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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate, on whom

a copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Signed on this 3rd day of September,

BEVERLY S. HENDERSON

Personal Representative

9813 Lake Chrise Lane

Port Richey, FL 34668

Attorney for Personal Representative Florida Bar No. 0223440

Email: rebecca@delzeercoulter.com

24-01802P

Delzer, Coulter & Bell, P.A.

Telephone: (727) 848-3404

7920 U.S. Highway 19

Port Richey, FL 34668

Sept. 27; Oct. 4, 2024

DATE OF DEATH IS BARRED.

notice is: September 27, 2024.

BARRED.

9/23/2024.

Rebecca C. Bell

OF THIS NOTICE ON THEM.

pending in the Circuit Court for Pasco

Sept. 27; Oct. 4, 2024

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, DEVISEES, 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 ASSO-CIATION, AS TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY MAHONEY AKA MARY E. MAHONEY, DECEASED; MI-CHAEL MAHONEY, JR.; TUSCANO AT SUNCOAST CROSSINGS CON-DOMINIUM 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, TUSCA-NO AT SUNCOAST CROSSING, A CONDOMINIUM ACCORD-ING 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. TO-GETHER WITH UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. WHICH CURRENT-LY HAS THE ADDRESS OF 1600

PASCO COUNTY

SECOND INSERTION

VILLA CAPRI CIR #214, ODES-SA, 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 DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 24 day of September, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-105484 - NaP Sept.27; Oct. 4, 2024 24-01807P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA003682CAAXES

LAKEVIEW LOAN SERVICING, Plaintiff, VS. MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, 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

GRANTEES, OR OTHER CLAIMANTS Defendant(s).

WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on October 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, BALLAN-TRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50. PAGE(S) 49 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, 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. Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transporta-

> John J. Cullaro FRN: 66699 Primary E-Mail:

Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1100-278B

SECOND INSERTION

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

CASE NO. 2023CA000717CAAXWS SPECIALIZED LOAN SERVICING

Plaintiff, vs. ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THOMAS E. FISHER A/K/A THOMAS FISHER, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, 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. 2023CA000717CAAX-WS 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, Flori-

da. 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

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

SECOND INSERTION

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

DIVISION CASE NO. 51-2024-CA-001023ES TRUIST BANK, Plaintiff, vs. GEREMY 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 Geremy 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

SECOND 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 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 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 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 no-tification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call

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

ORANGE COUNTY myorangeclerk.com

SPOUSES, HEIRS, DEVISEES,

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 SERVIC-ING, LLC is the Plaintiff, and MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES,: BAL-LANTRAE HOMEOWNERS ASSOCI-ATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANI-AH 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 CUS-TODY OF HIS; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

contact: Public Information

Dated this 17th day of September,

ServiceMail@aldridgepite.com ALDRIDGE PITE, LLP

Sept. 27; Oct. 4, 2024

24-01784P

Phase 3, according to the map or

--- ACTIONS / SALES ---

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.

WELLS FARGO BANK, N.A., AS

TRUSTEE, FOR PARK PLACE

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF AR-

THUR F. KOPP, DECEASED and THE

UNKNOWN HEIRS, BENEFICIA-

RIES, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE

ESTATE OF CLAUDIA MARIE KOPP MCBEE A/K/A CLAUDIA MARIE

whose residence is unknown and all

parties having or claiming to have any

right, title or interest in the property

described in the mortgage being fore-

MCBEE, DECEASED,

closed herein.

24-01806P

IN THE ESTATE OF ARTHUR F.

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS.

KOPP, DECEASED, et. al.

SECURITIES, INC. ASSET-

BACKED PASS-THROUGH

CERTIFICATES, SERIES

2004-WCW2,

Defendant(s),

Plaintiff, vs.

2024CA002169CAAXES

SECOND 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 ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER 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 Judg-

ment, 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 MAXI-MILLIAN DR, WESLEY CHA-PEL, 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

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-000606

Defendant.
NOTICE IS HEREBY GIVEN pursu-

ant 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 JU-

DICIAL 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 Judg-

LOT 31, OF LITTLE RIDGE,

ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 61, AT

PAGE 76 THROUGH 84, OF THE PUBLIC RECORDS OF

COUNTY, FLORI-

LAKEVIEW LOAN SERVICING,

ELIZABETH LAMONT, et al.,

LLC,

Plaintiff, vs.

ment, to-wit:

PASCO

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

45.031. AMERICANS WITH DISABILI-

TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 18-209036 - NaP

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.

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

(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 accom-

modate for this service. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-

tion regarding disabled transportation

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC

Attorney for Plaintiff

225 East Robinson Street,

If you are a person with a disability

Sept.27; Oct. 4, 2024

SECOND INSERTION

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 THERE-OF RECORDED IN PLAT BOOK

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

9, PAGE 106, PUBLIC RECORDS

service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability

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

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

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

SECOND 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 EX-HIBIT "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 purposes: 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: LO-HGA10022262A AND LOH-

GA10022262B. 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 UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE

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.v1Sept. 27; Oct. 4, 2024 24-01786P

SECOND 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; 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

Orlando, FL 32801 Phone: (407) 674-1850 CUDDY, SR.; UNKNOWN TENANT Fax: (321) 248-0420 Email: MRService@mccalla.com #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT Fla. Bar No.: 146803 #2 IN POSSESSION OF THE PROPERTY. Sept. 27; Oct. 4, 2024 24-01790P 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 3469 UNKNOWN SPOUSE OF MICHAEL DAVID CUDDY A/K/A MICHAEL DAVID CUDDY, SR. 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN TENANT #1 IN POSSES-SION OF THE PROPERTY Last Known Address 3544 ATLANTIS DRIVE HOLIDAY, FL 34691 UNKNOWN TENANT #2 IN POSSES-SION OF THE PROPERTY Last Known Address

for Foreclosure of Mortgage on the following described property: LOT 522, HOLIDAY LAKE ESTATES UNIT SEVEN, AC-CORDING TO PLAT THERE-OF RECORDED IN THE OF-FICE OF THE CLERK OF THE

CIRCUIT COURT, PASCO

YOU ARE NOTIFIED that an action

3544 ATLANTIS DRIVE

HOLIDAY, FL 34691

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 Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BEFORE OCTO-BER 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 informa-

tion regarding transportation services.. WITNESS my hand and the seal of this Court this September 24, 2024. Nikki Alvarez-Sowles, Esq.

> Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STAT-

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 de scribed 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 AC COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 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

SECOND INSERTION

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

CASE NO. 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. 2023CA004087CAAX-WS 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.

services. By: /s/ Robyn Katz

Suite 155

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

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

24-01788P

23-06901FL

Sept. 27; Oct. 4, 2024

Email your Legal Notice

 $legal@businessobserverfl.com \bullet Deadline \ Wednesday \ at \ noon \bullet Friday \ Publication$

--- TAX DEEDS ---

PASCO COUNTY

THIRD 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 ssessed are as follows:

Certificate #: 2005685 Year of Issuance: 06/01/2021 Description of Property: 25-24-16-0030-0000-0240 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

THIRD 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

THIRD 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

THIRD 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

sessed 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

THIRD INSERTION

THIRD 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

ssessed 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

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Office of Nikki Alvarez-Sowles, Esq.

Sept. 20, 27; Oct. 4, 11, 2024 24-01700P

THIRD 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

THIRD 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

THIRD 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

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:

property, and the names in which it was

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,

September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

THIRD 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

15-25-17-0070-09700-0130 MOON LAKE ESTATES UNIT

7 PB 4 PGS 96-97 LOTS 13 & 14

All of said property being in the County

assessed are as follows:

Certificate #: 2004695

Name(s) in which assessed:

of Pasco, State of Florida

JOYCE ANN WATSON

Year of Issuance: 06/01/2021 Description of Property:

BLOCK $97 \ \mathrm{OR} \ 9762 \ \mathrm{PG} \ 3601$

on October 24, 2024 at 10:00 am.

September 05, 2024

24-01681P

THIRD 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 ssessed 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

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

sessed 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

THIRD 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

THIRD 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

THIRD 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

of Pasco, State of Florida Unless such certificate shall be deemed 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.

All of said property being in the County

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 on October 24, 2024 at 10:00 am.

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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000074TDAXXX NOTICE IS HEREBY GIVEN,

assessed are as follows: Certificate #: 2005028 Year of Issuance: 06/01/2021 Description of Property:

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

Unless such certificate shall be Unless such certificate shall be edeemed 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.

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

FOURTH INSERTION

Office of Nikki Alvarez-Sowles, Esq.

24-01685P

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

21-25-17-0130-22300-0480 MOON LAKE NO 13 MB 6 PGS 6 7 & 8 LOTS 48 & 49 BLK 223 RB 888 PG 546

Name(s) in which assessed:

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Sept. 20, 27; Oct. 4, 11, 2024 24-01703P

Deputy Clerk

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000076TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2006942 Year of Issuance: 06/01/2021 Description of Property: 22-25-16-076B-00000-6650 REGENCY PARK UNIT 4 PB 12 PGS 14-15 LOT 665 OR 9097 PG

Name(s) in which assessed: MICHAEL L FUCHS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be deemed 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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000059TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2002319 Year of Issuance: 06/01/2021 Description of Property: 08-26-20-0120-00000-0110 BROOKSIDE PB 35 PGS 45-49 LOT 11

Name(s) in which assessed: FLORIDA GROUP VENTURES CLARENCETTA CLARKE REGISTERED AGENT All of said property being in the County

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

24-01692P

THIRD 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

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 disabil-

ity who needs any accommodation

in order to participate in this pro-

ceeding, you are entitled, at no cost

to you, to the provision of certain

assistance. Please contact the Public

Information Department at 727-847-

8110 in New Port Richev or 352-521-

4274, extension 8110 in Dade City or

at Pasco County Government Center,

days; if you are hearing or voice impaired, call 711.

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

Sept. 13, 20, 27; Oct. 4, 2024 24-01666P

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

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.

Deputy Clerk: Haley Joyner Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603

(SEAL)

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

THIRD 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 24-01696P

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





Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

Proposed Budgets and

Government Meetings and Hearings

Tax Rates

Land and Water Use



© Creation of Special



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Tax Districts



School District Reports

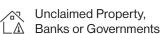


Control Biother Reports



Zoning, Annexation and Land Use Changes

Commercial Notices







Permit and License
Applications

Court Notices

Mortgage Foreclosures



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



202 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Land and Water Use

Creation of Special Tax Districts

School District Reports

Zoning, Annexation and

Land Use Changes

Government Property

Delinquent Tax Lists,

Unclaimed Property,

Unclaimed Property,

Banks or Governments

Tax Deed Sales

Permit and License Applications

Commercial Notices

Court Notices

Mortgage Foreclosures

Name Changes **Probate Rulings**

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