

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Connerton East Community Development District

Notice is hereby given to the public and all landowners within the Connerton East Community Development District (the "District"), comprised of approximately 1,274.605 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 5, 2024  
Time: 9:00 a.m.  
Place: Hilton Garden Inn Tampa  
2155 Northpointe Parkway  
Lutz, Florida 33588

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at dbwallace@rizzetta.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Debby Wallace, District Manager

October 11, 18, 2024

24-01867P

FIRST INSERTION

Notice of Landowners' Meeting and Election of the Board of Supervisors of the Epperson North Community Development District

Notice is hereby given to the public and all landowners within the Epperson North Community Development District (the "District"), in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one member of the Board of Supervisors of the District.

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

Date: Thursday, November 7, 2024  
Time: 6:00 p.m.  
Place: Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, FL 33544

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for the landowner's meeting may be obtained from the District Manager at the above address.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The landowner's meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the landowner's meeting is asked to contact the District Manager at 813-565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Larry Krause, District Manager  
October 11, 18, 2024 24-01880P

FIRST INSERTION

Notice of Landowners' Meeting and Election of the Board of Supervisors of the Epperson Ranch II Community Development District

Notice is hereby given to the public and all landowners within the Epperson Ranch II Community Development District (the "District"), in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one member of the Board of Supervisors of the District.

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

Date: Wednesday, November 6, 2024  
Time: 6:00 p.m.  
Place: Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, FL 33544

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for the landowner's meeting may be obtained from the District Manager at the above address.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The landowner's meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the landowner's meeting is asked to contact the District Manager at 813-565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Larry Krause, District Manager  
October 11, 18, 2024 24-01881P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within The Preserve at South Branch Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 628.470 acres, generally located north of State Road 54, south of Future Tower Road and the Starkey Wilderness Preserve, and west of Suncoast Parkway, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024  
TIME: 3:00 p.m.  
PLACE: SpringHill Suites Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O' Lakes, FL 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Barry Jeskewich  
District Manager  
October 11, 18, 2024

24-01869P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Deerbrook Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 323.886 acres, located north of Bexley Road and southwest of Land O Lakes Boulevard, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: NOVEMBER 5, 2024  
TIME: 9:00 a.m.  
PLACE: Rizzetta & Company  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Lynn Hayes  
District Manager  
October 11, 18, 2024

24-01868P

FIRST INSERTION

NOTICE OF BOARD MEETING COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Copperspring Community Development District will hold their regular monthly meeting on October 22, 2024 at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

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

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

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

Sean Craft  
District Manager  
October 11, 2024 24-01878P

FIRST INSERTION

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

The Board of Supervisors of the Bexley Community Development District will hold a meeting on October 23, 2024, at 6:30 p.m., at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida. At the meeting, the Board may consider any business that may properly come before it.

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

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

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

Wesley Elias  
District Manager  
October 11, 2024 24-01876P

FIRST INSERTION

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Ballantrae Community Development District ("District") will hold a Board meeting on October 22, 2024, at 6:30 p.m., at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing [patricia@breezehome.com](mailto:patricia@breezehome.com). The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Patricia Thibault  
District Manager  
October 11, 2024 24-01875P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Samuraj Sync located at 13631 Rangeland Blvd, in the County of Pasco in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of October, 2024  
LT NINJA LLC  
October 11, 2024 24-01872P

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Concord Station Community Development District ("District") will hold a Board meeting on October 23, 2024, at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing [larry@breezehome.com](mailto:larry@breezehome.com). The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Larry Krause  
District Manager  
October 11, 2024 24-01891P

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

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

Rarely do consumers specifically search online for public notices.

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**PUBLISH YOUR LEGAL NOTICE**  
Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM**  
**Sale to be held at www.storage-treasures.com.**

01072 - Rush, LaShawn; 02071 - Yarde, Ron; 02087 - Aguilera, Sapphire C; 03032 - Travis, Randall; 03082 - Arce, Mario; 03088 - Amegadje, Yawo; 04078 - Cruz, Michelle; 04082 - Tembo, Mutinta; 04094 - Carrasco, Maria; 04136 - Mitchell, Adison; 04213 - Richards, Ahmad

**PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632**  
**Time: 10:15 AM**

**Sale to be held at www.storage-treasures.com.**

021 - Gale, Brianna; 051 - Ortiz, Luis; 054 - Posada, German; 093 - SAEZ, MELINDA; 095 - III, Rufus Ford; 102 - Berrong, Rebecca; 103 - Weathers, Shelley; 180 - Posada, Fanny; 198 - Chance, James; 199 - Steven, John; 220 - Ricketson, Jason; 222 - Posada, Fanny; 282 - Fabrizi, Michael; 283 - Shasgus, Denise; 296 - Thurmond, Jarett; 308 - Rozario, Beverly; RV0006 - Glenn, Brittany

**PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578**  
**Time: 10:45 AM**

**Sale to be held at www.storage-treasures.com.**

11029 - Simon, Tabitha; 11059 - Andrews, Julie; 11063 - Lawson, Darrell; 11094 - Cooper, Glenn; 11112 - Dymtrow, Jacqueline; 11117 - Bamberg, Maitayvia; 11131 - Francis, Norman; 11141 - Malin, Derek; 11176 - Coyle, Charles; 11218 - Seibel, Stephanie; 11255 - Bedford, Rachel; 11257 - The Wright Lawn Care LLC, Christopher L; 12017 - Bowen, James; 12043 - Glass, Paul; 12095 - Smith, Dylan; 12138 - Retic, Mario; 12252 - Rosati, Guy; 12266 - Malin, Mary; 12285 - Searcy, Lashanda; 12288 - Dozier, Ameer; 13034 - MEIER, STEPHANIE; 13050 - Toro, Oscar; 13080 - Carver, April; 13081 - Warren, Jaime; 13103 - Clower, Dawn; 13128 - Malin, Derek; 13161 - Schaefer Everhart, Tonya; 13329 - Garcia, Jennifer M; B102 - Hodgins, James; B126 - Galloway, Melinda; B211 - Demarchi, Gordon Edward; B231 - Kelly, Kaily; B250 - Allen, Daniel; C121 - Divine hands staffing Oliver, Jaavod; C203 - Braden, Julie; C237 - Dippel, Charles; C245 - Pettigrew, Deserae; C258 - Stalnaker, Brett; C305 - Stalnaker, Brett; C360 - Amy, Caswell; C407 - Bliss, Heather; D135 - Siborg, Patrick; D163 - Levzow, Amber; D214 - Lainey, Joshua; D219 - Walter, Amy; D258 - Taylor, Erik; D280 - Grafton, William; D320 - Gresham, Amanda; D350 - Hedges, Colleen

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392**  
**Time: 11:30 AM**

**Sale to be held at www.storage-treasures.com.**

1328 - Koch, Richard; 1372 - Weeks, Richard; 1434 - Jacquillard, Tisha; 1720 - Campbell, Christopher

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429**  
**Time: 11:45 AM**

**Sale to be held at www.storage-treasures.com.**

A0009 - Smith, Mikala; A0045 - Barnett, Bradford; B0007 - RUPP, MICHAEL C; B0013 - Wright, Janine; D0003 - Brianas, Penelope; E1107 - delgado, Anthony; E1113 - Meyers, William; E1153 - Del Rio, Betsy; E1163 - Lindrivas, Angelique; E1169 - Rodriguez, Alexandra; E1171 - LAMP, PATRICIA; E1219 - Betancourt, Crystal; E1231 - Johnson, Monique; E1232 - Osorno, Jonathan; E1235 - Fort, Amy; E2271 - Morrow, Shantrice; E2358 - Johnson, Melissa

**PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059**  
**Time: 12:00 PM**

**Sale to be held at www.storage-treasures.com.**

0A141 - Evans, Andrew; 0A158 - Marks, Thomas; 0A169 - Wyatt, Angel; 0A172 - MATHIS, NAKEITIA; 0A219 - Tucker, Erica; 0A220 - Ross, Britany; 0A231 - Purcell, Carl; 0A233 - Fernandez, David; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B023 - Oblitas, Luis; 0B039 - Megovern, Brittany; 0B040 - Rosenfelt, Ashley; 0C007 - Housman, Russ; 0C017 - Baltan-Quesada, Jahida; 0C044 - Wong-Nadeau, Jennifer; 0C106 - Delgrosso, Lisa; 0C122 - Olmo, Noel Osoria; 0D001 - Popovich, George; 0E008 - Howard, Robert; 0E010 - Bolin, Taylor; 0E040 - Fields, Tina; 0E107 - MATTHEWS, HOPE; 0E115 - Knox, Tracy; 0E140 - Hill, Jakaila; 0E156 - Kearney, Natalie; 0E244 - Stephens, Lloyd

**PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911**  
**Time: 12:15 PM**

**Sale to be held at www.storage-treasures.com.**

037 - Szczuraszek, Ireneusz; 039 - Karantonis, Peter; 043 - Karantonis, Peter; 097 - Johnson, Shantel; 129 - Kaszubski, Kathy; 134 - Karantonis, Peter; 136 - Crone, William; 158 - Jr, Charles Poth; 172 - Donovan-Poth, Debbie; 181 - Biflingoff, Robert; 220 - Miller, Dawn; 231 - Summerton, Nicole; 234 - Hastings, Terra; 239 - Ballew, Michael; 244 - Carter, Melissa; 269 - Glass, Paul; 282 - Mclemore, Richard; 285 - Maxwell, Taja; 323 - Dorrego, Roberto; 324 - Bomia, Valentina; 405 - Ries, Charnyce; 436 - Davis, Tiffany; 470 - Chryslar, Andre; 481 - Scydick, Terry; 490 - traceys loving care llc hendrix, tracey; 500 - Davis, Tiffany; 558 - Ballew, Michael

**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059**  
**Time: 12:30 PM**

**Sale to be held at www.storage-treasures.com.**

1033 - Jr, Raymond Yulfo; 1079 - Landsm, Tameisha; 1084 - Basil, Santana; 1124 - Defoe, Kaitlyn; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1212 - Richardson, Cheryl; 1214 - Russella, James; 2016 - Mason, Melissa; 2047 - Pacheco, Yasmin; 2064 - Rieger, Shannon; 2068 - Keammerer, Joseph; 2179 - Hines, Jason; 2188 - Perez, Jenny; 2231 - Ross, Skiye; 2261 - Smith, Dana; 2266 - McNamara, Amy; 2274 - Frank, Duval; 3037 - Sickle, Tracy Van; 3041 - Smith, Justin; 3058 - Buran, Ralph; 3059 - Denbleyker, Christopher; 3115 - Nelson, Melanie; 3124 - Solis, Kristina; 3179 - Walsh, Jackie; 3188 - Bumgardner, Kaitlyn; 3195 - Ingles, Daniel; 3259 - Nunez, Hector; 3263 - Ferry, Mike; 3324 - Chancellor, Justin; 3347 - Soto, Yajaira; RV16 - Murphy, Glenn

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432**  
**Time: 01:15 PM**

**Sale to be held at www.storage-treasures.com.**

1129 - Davis, Daniel; 1195 - Riley, Loretta; 1209 - Maner, Martika; 2108 - Ballato, Carol; 2181 - Pack, Warren; 2246 - Dey, Michael; 2248 - Dey, Michael; 2286 - Backus, Robert; 3127 - Thompson, Lucretia; 3147 - Schloss, Roxanne; 3207 - Thompson, Lucretia; 3254 - Isaac, Alan; 3266 - Paul, Chad; 3313 - Fregiste, Sveinbjorg; 3319 - Pratt, Kevon; 6015 - Allen, Joseph; 7017 - Gillespie, Earl; 7026 - Davis, Daniel

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

24-01882P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on October 30th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

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

- R90 Christopher Bistriz
- J3AC Jaylen Davis
- B441 Andrew Dube
- B275 Kevin Eastman
- B313 Loretta Lyons
- B110 Christopher Peet

**Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668**

- D16 Eduard Blanco
- C215 Nation Brown
- F105 Chelsea Dove
- C254 Nancy Harper
- E72 Matthew Wingo

**Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541**

October 11, 18, 2024 24-01890P

FIRST INSERTION

NOTICE OF BOARD MEETING  
CONNERTON EAST COMMUNITY  
DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Connerton East Community Development District will hold their regular meeting on October 22, 2024 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

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

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Debby Wallace  
District Manager  
October 11, 2024 24-01877P

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PRECISION GARAGE DOOR SERVICE OF NEW PORT RICHEY located at 4809 Grand Blvd. Suite A in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of October, 2024.  
Reliable Doors Clearwater, LLC  
Carlos Morales  
October 11, 2024 24-01874P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 11/05/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 14329 OLD DIXIE HWY, HUDSON, FL 34667 pursuant to Florida Statute 713.585. IHFSC55027A306231 2007 HOND 2446.19 Lienor Name: HAPPY TURTLE INC Lienor Telephone #: 813-697-1791 MV License #: MV112507 Location of Vehicles: 14329 OLD DIXIE HWY, HUDSON, FL 34667  
October 11, 2024 24-01870P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 29, 2024, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line October 18, 2024, at 6:00am and ending October 29, 2024, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name Unit  
Kim Dye E016  
October 11, 18, 2024 24-01889P

FIRST INSERTION

NOTICE OF BOARD MEETING  
MITCHELL RANCH COMMUNITY  
DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting at the Residence Inn by Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558 on October 22, 2024 at 9:00 a.m. or immediately following the adjournment of the Connerton East CDD meeting.

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

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Debby Wallace  
District Manager  
October 11, 2024 24-01879P

FIRST INSERTION

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

File No.  
**51-2024-CP-001535-CPAXWS**  
Division Probate  
IN RE: ESTATE OF  
ANDREA M. SHIRLEY  
Decedent.

The administration of the estate of Andrea M. Shirley, deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 the first publication of this Notice is October 10, 2024.

**Personal Representative:**  
**Kathryn Larsen**  
P.O. Box 599  
Norway, Maine 04268  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727)868-2306;  
Fax:(727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
October 11, 18, 2024 24-01861P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2024CP001509CPAXWS**  
Division: Stearns  
IN RE: ESTATE OF  
RANDY MAJEWSKI  
Decedent.

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

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

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

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

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

The date of the first publication of this Notice is October 11, 2024.

**Personal Representative:**  
**BRYAN MAJEWSKI**  
S97 W.13673 Stonebridge Way  
Muskego, Wisconsin 53150  
Attorney for Personal Representative:  
THOMAS F. MCGUIRE  
E-mail Addresses:  
thomas.mcguire@saul.com  
shar-ann.callahan@saul.com  
Florida Bar No. 32729  
SAUL EWING LLP  
161 North Clark Street, Suite 4200  
Chicago, Illinois 60601  
Telephone: (312) 876-7195  
October 11, 18, 2024 24-01863P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2024CP001592CPAXWS**  
IN RE: ESTATE OF  
PAWEL WIERZBICKI,  
Decedent.

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

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

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

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

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

The date of the first publication of this Notice is October 11, 2024.

**Personal Representative:**  
**ROBERT WIERZBICKI**  
1565 Scranton Avenue  
Clearwater, FL 33756  
Attorney for Personal Representative:  
ROBERT E. SHARBAUGH, P.A.  
Attorney for Personal Representative  
Florida Bar No.: 715158  
Law Office of Robert E. Sharbaugh, P.A.  
700 Central Avenue, Suite 402  
St. Petersburg, FL 33701  
Telephone: (727) 898-3000  
serverobert@sharbaughlaw.com  
October 11, 18, 2024 24-01865P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: **2024-CP-001088-ES**  
IN RE: ESTATE OF ZORAIDA  
IVETTE COLON  
(AKA ZORAIDA COLON-  
CASTRODAD)  
Decedent.

The administration of the estate of Zoraida Ivette Colon (aka Zoraida colon-Castrodad), deceased, whose date of death was September 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

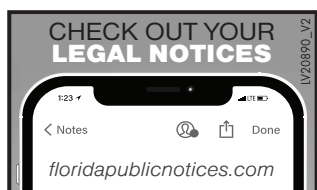
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is October 11, 2024.

**Jose Rafael Figueroa**  
24913 Ravello St.  
Land O Lakes, FL 34639  
Julan Mustafa  
Attorney for Personal Representative  
Florida Bar Number 13147  
PO Box 1487, Elfers, FL 34680  
727-725-7600  
October 11, 18, 2024 24-01887P





--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024CP001445CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DANIEL MARK PRENTICE,**  
**Decedent.**

The administration of the estate of DANIEL MARK PRENTICE, Deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is October 10, 2024.

**MARTHA PRENTICE,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 156th Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
October 11, 18, 2024 24-01862P

FIRST INSERTION

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

**File No. 2024-CP-001353**  
**IN RE: ESTATE OF**  
**SHARON BORNANCIN**  
**RICHARDS a/k/a SHARON B.**  
**RICHARDS a/k/a SHARON**  
**RICHARDS**  
**Deceased.**

The administration of the estate of SHARON BORNANCIN RICHARDS a/k/a SHARON B. RICHARDS, a/k/a SHARON RICHARDS, deceased, whose date of death was April 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**REF#: 2024-CP-001524**  
**IN RE: ESTATE OF**  
**NEVILLE RUSSELL BAREFORD**  
**a/k/a RUSSELL NEVILLE**  
**BAREFORD**  
**Deceased.**

The administration of the estate of NEVILLE RUSSELL BAREFORD a/k/a RUSSELL NEVILLE BAREFORD, deceased, whose date of death was July 6, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE PERSONAL REPRESENTATIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY IS 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 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.

The date of first publication of this notice is October 11, 2024.

**Personal Representative:**  
**BRIAN RUSSELL BAREFORD**  
12812 First Isle  
Hudson, FL 34667  
Attorney for Estate:  
PAUL KNUDSEN, ESQUIRE  
Paul Knudsen, P.A.  
10863 Park Boulevard, Suite 5  
Seminole, FL 33772  
Telephone: (727) 398-3600  
October 11, 18, 2024 24-01886P

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

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

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

The date of the first publication of this Notice is October 11, 2024.

**Personal Representative:**  
**HAYDN J. RICHARDS, a/k/a**  
**HAYDN J. RICHARDS, Sr.**  
10649 Ruffino Court  
Trinity, Florida 34655  
Attorney for Personal Representative:  
MARKR. KLYM  
Attorney  
Florida Bar Number: 0049003  
HAHN LOESER & PARKS LLP  
5811 Pelican Bay Blvd., Suite 650  
Naples, Florida 34108  
Telephone: (239) 552-2960  
Fax: (239) 254-2947  
E-Mail: mklym@hahnlaw.com  
Secondary E-Mail:  
mgonzalez@hahnlaw.com  
Secondary E-Mail:  
vbaker@hahnlaw.com  
October 11, 18, 2024 24-01864P

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case #: Case #:  
**2023CA004974CAAXES**  
DIVISION: J4

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

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004974CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Shannon Haigh are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on December 5, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 233, BEAR CREEK SUB-

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

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd.,  
Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
23-330235 FC01 WNI  
October 11, 18, 2024 24-01856P

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO: 2023CC004339**

**WILLOW BEND/PASCO**  
**HOMEOWNERS ASSOCIATION,**  
**INC.,**  
**Plaintiff, vs.**  
**DEIDRE MURPHY, et al.,**  
**Defendant(s).**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure After Default, entered October 1, 2024, in the above styled cause, in the County Court of Pasco County Florida, the Clerk of Court will sell to the highest and best bidder the following described property in accordance with Section 45.031 of the Florida Statutes:  
Lot 49, WILLOW BEND UNIT B-2, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 110, of the Public Records of Pasco County, Florida.

for cash in an Online Sale at https://pasco.realforeclose.com beginning at 11:00 AM on November 5, 2024.

Any person claiming an interest in the surplus from the sale, if any, other than the

property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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 the 2nd day of October, 2024.  
/s/ Jacob Bair  
Jacob Bair, Esq.  
Florida Bar: No. 0071437  
Primary Email: jbair@blglawfl.com  
Secondary Email:  
service@blglawfl.com  
BLG Association Law, PLLC  
301 W. Platt St. #375  
Tampa, FL 33606  
Phone: (813) 379-3804  
Attorney for: PLAINTIFF  
October 11, 18, 2024 24-01851P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2024CA000150CAAXWS**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**MARY ANN GALLAGHER, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 2024CA000150CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARY ANN GALLAGHER; FLORIDA HOUSING FINANCE CORPORATION 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 28, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 1438, COLONIAL HILLS UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3626 CALERA DR, NEW PORT RICHEY, FL 34652

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

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

Dated this 7 day of October, 2024.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-168462 - MaM  
October 11, 18, 2024 24-01885P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR  
PASCO COUNTY, FLORIDA  
**CASE NO: 23-CC-4365**

**CALIENTE MASTER**  
**ASSOCIATION, INC. a Florida**  
**not-for-profit corporation,**  
**Plaintiff, vs.**  
**AGUIEUS LLC, A DELAWARE**  
**LIMITED LIABILITY COMPANY**  
**and ANY UNKNOWN**  
**OCCUPANTS IN POSSESSION,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Unit No. 103 in Building I, of CALIENTE APARTMENTS CONDOMINIUM, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5121, Page 1482, of the Public Records of Pasco County, Florida, together with its undivided interest or share in the common elements, and any amendments thereto. With the following street address: 21011 Picasso Court, #103, Land O'Lakes, Florida, 34637.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on November 7, 2024.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 4th day of October, 2024.  
NIKKI ALVAREZ- SOLWES, ESQ.  
CLERK AND COMPTROLLER  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
October 11, 18, 2024 24-01858P

FIRST INSERTION

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

**Case No. 2023CA000320CAAXES**  
**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Renato Simon Beauchamp Tirado,**  
**et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000320CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Renato Simon Beauchamp Tirado; Unknown Spouse of Renato Simon Beauchamp Tirado; Hidden River Homeowners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 5th day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 274, OF HIDDEN RIVER PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:  
24-26-21-0110-00000-2740  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within the clerk reports the surplus as unclaimed.

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

Dated this 3rd day of October, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy,  
Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 23-F00112  
October 11, 18, 2024 24-01852P

FIRST INSERTION

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

**2024CA001267CAAXWS**  
**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**ROBIN T. FIELD A/K/A ROBIN**  
**THEA FIELD, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 2024CA001267CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and ROBIN T. FIELD A/K/A ROBIN THEA FIELD; PASCO COUNTY, FLORIDA 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 28, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 12, LESS THE WEST 15 FEET THEREOF, AND ALL OF LOT 13, BLOCK 169, REVISED PLAT OF THE TOWN OF NEW PORT RICHEY ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5707 GEORGIA AVE, NEW PORT RICHEY, FL 34652

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

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

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

Dated this 3 day of October, 2024.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
24-199532 - NaC  
October 11, 18, 2024 24-01883P

**PUBLISH YOUR**  
**LEGAL NOTICE**

Email  
legal@businessobserverfl.com

Business  
Observer



--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2020CA002511CAAXES HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1, Plaintiff, vs. PATRICIA A. MESSANA A/K/A PATRICIA MESSANA; DENNIS MARLOW; UNKNOWN HEIRS OF MISTY HINES; TERRI JO TAYLOR A/K/A TERRI BUTCHER; JOHN MARLOW A/K/A JOHN MATTHEW MARLOW; UNKNOWN SPOUSE OF JOHN MARLOW A/K/A JOHN MATTHEW MARLOW; UNKNOWN HEIRS OF JOHN MARLOW A/K/A JOHN MATTHEW MARLOW; JOHNNY MARLOW; UNKNOWN HEIRS OF LARRY MARLOW; MARILYN COMBS; KATHY TROUTMAN; UNKNOWN HEIRS OF BILLY MARLOW; RICKY MARLOW; MICKEY MARLOW; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA; NATHANIEL PAUL HINES; JENNA COX; ELI BURNS; JAMIE MARLOW N/K/A JAMIE MARLOW BENGE A/K/A JAMIE BENGE; TINA M. BUSHELMAN A/K/A TINA BUSHELMAN; CHRISTOPHER ROBINSON MARLOW A/K/A CHRISTOPHER R. MARLOW; JESSICA MARLOW A/K/A JESSICA JEAN MARLOW N/K/A JESSICA JEAN LOVE; CODY MARLOW; ELIZABETH SEREE MARLOW; UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A**

**JUDY MARLOW; JOHNNY MARLOW; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY N/K/A JOHN MARLOW; Defendants**  
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 9, 2024, and entered in Case No. 2020CA-002511CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1 (hereafter "Plaintiff"), is Plaintiff and PATRICIA A. MESSANA A/K/A PATRICIA MESSANA; DENNIS MARLOW; UNKNOWN HEIRS OF MISTY HINES; TERRI JO TAYLOR A/K/A TERRI BUTCHER; JOHN MARLOW A/K/A JOHN MATTHEW MARLOW; JOHNNY MARLOW; UNKNOWN HEIRS OF LARRY MARLOW; MARILYN COMBS; KATHY TROUTMAN; UNKNOWN HEIRS OF BILLY MARLOW; RICKY MARLOW; MICKEY MARLOW; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA; NATHANIEL PAUL HINES; JENNA COX; ELI BURNS; JAMIE MARLOW N/K/A JAMIE MARLOW BENGE A/K/A JAMIE BENGE; TINA M. BUSHELMAN A/K/A TINA BUSHELMAN; CHRISTOPHER ROBINSON MARLOW A/K/A CHRISTOPHER R. MARLOW; JESSICA MARLOW A/K/A JESSICA JEAN MARLOW N/K/A JESSICA JEAN LOVE; CODY MARLOW; ELIZABETH SEREE MARLOW; UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A JUDY MARLOW; JOHNNY MARLOW; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY N/K/A JOHN MARLOW, are defendants. Nikki

Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 7TH day of NOVEMBER, 2024, the following described property as set forth in said Final Judgment, to wit:  
 TRACT 590 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS THE NORTH 25 FEET THEREOF FOR ROADWAY PURPOSES.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.  
 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 transpor-

tation services.  
 "Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."  
 "Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipen nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."  
**VAN NESS LAW FIRM, PLC**  
 1239 E. Newport Center Drive, Suite 110  
 Deerfield Beach, Florida 33442  
 Ph: (954) 571-2031  
 PRIMARY EMAIL:  
 Pleadings@vanlawfl.com  
 J. Anthony Van Ness, Esq.  
 Florida Bar #: 391832  
 Email: TVanness@vanlawfl.com  
 PHH16459-20/sap  
 October 11, 18, 2024 24-01860P

FIRST INSERTION

**NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA**  
 Case No. 2022-CA-2308  
**ALLSTATE SERVICING, INC., Plaintiff, vs. ERIS HARMONIA, LLC. Defendant.**  
 NOTICE IS HEREBY GIVEN that, pursuant to the Order dated May 23, 2024, the Clerk will sell to the highest and best bidder for cash, in Pasco County, Florida, in accordance with Section 45.031, Florida Statutes, by electronic sale beginning at 11 :00 a.m. on November 6, 2024, at www.PASCO.realforeclose.com, the following described property:  
 Lot 32, GULF HARBORS SEA FOREST UNIT 2B according to the plat thereof, recorded in Plat Book 23, Page 47 of the Public Records of Pasco County, Florida.  
 Property Address: 6121 Bayside Drive, New Port Richey, FL 34652  
**IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 4, 2024.  
**CHARLES RUSE, JR.**  
 For The Court  
 By: /s/ Charles Ruse  
**CHARLES RUSE, JR.**  
 Attorney for Plaintiff  
 500 N. E. 8th Avenue  
 Ocala, Florida 34470  
 October 11, 18, 2024 24-01859P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CASE NO. 2024CA000826CAAXWS**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. PATRICK EDDLEMAN AND LESLIE EDDLEMAN, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2024, and entered in 2024CA000826CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and PATRICK EDDLEMAN; LESLIE EDDLEMAN 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 28, 2024, the following described property as set forth in said Final Judgment, to wit:  
 LOT 11: COMMENCE AT THE SOUTHEAST CORNER OF TRACT 8, REVISED MAP OF KEYSTONE COLONY PARK, LYING IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN N. 89 DEGREES 47' 48" W, 149.73 FEET FOR A POINT OF BEGINNING, CONTINUE N. 89 DEGREES 47' 48" W, 164.72 FEET, THENCE N. 0 DEGREES 20' 04" E., 118.97 FEET, THENCE S. 89 DEGREES 47' 59" E., 164.70 FEET, THENCE S. 0 DEGREES 19' 17" W., 118.98 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH A 1996

FLEETWOOD HARBOR SPRINGS MOBILE HOME SERIAL NUMBER GAFL-T54A78731HS21.  
 Property Address: 14927 BALOUGH RD, ODESSA, FL 33556  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 Dated this 3 day of October, 2024.  
**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC**  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: fmail@raslg.com  
 By: \S\Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 23-168197 - RaO  
 October 11, 18, 2024 24-01884P

FIRST INSERTION

**NOTICE OF DEFAULT AND FORECLOSURE SALE**  
 WHEREAS, on October 29, 2009, a certain Mortgage was executed by JANICE LESTER as mortgagor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. as mortgagee, and was recorded on November 4, 2009, in Book 8206, Page 1775 in the Office of the Clerk of Court, Pasco County, Florida; and  
 WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and  
 WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated August 13, 2015, and recorded on August 26, 2015, in Book 9247, Page 2821, in the Office of the Clerk of Court, Pasco County, Florida; and  
 WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment due on April 7, 2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and  
 WHEREAS, the entire amount delinquent as of August 29, 2024 is \$290,039.57; and  
 WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;  
 NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on August 12, 2004 in Book 11062, Page 3238 [as Instrument No. 2024142828], in the Office

of the Clerk of Court, Pasco County, Florida, notice is hereby given that on November 1, 2024 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:  
 LOT 16, BLOCK Z, GROVES-PHASE IV, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Commonly known as: 21328 DIAMONTE DRIVE, LAND O LAKES, FL 34637  
 The sale will be held at the front steps of the West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654.  
 The Secretary of Housing and Urban Development will bid \$295,964.34.  
 There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale.  
 When making their bids, all bidders except the Secretary must submit a deposit totaling \$29,596.43 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$29,596.43 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the

Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.  
 The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.  
 If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.  
 There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.  
 The scheduled foreclosure sale shall be cancelled or adjourned if it is estab-

lished, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.  
 The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$290,039.57 as of August 29, 2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.  
 Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.  
 Date: September 25, 2024.  
 Foreclosure Commissioner  
 Peter E. Lanning, Esq.  
 eXL Legal, PLLC  
 12425 28th Street N., Suite 200  
 St. Petersburg, FL 33716  
 Telephone (727) 536-4911  
 Facsimile (727) 536-2755  
 October 11, 18, 25, 2024 24-01854P

FIRST INSERTION

**AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**CASE NO.: 2024 CA 837 ES**  
**DIANE ARES, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES OF THE ESTATE OF SIEGFRIED MULLER, Defendant(s).**  
 TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES OF THE ESTATE OF SIEGFRIED MULLER  
 Current Address: 2221 Sofia Dr., Lutz FL 33558  
**YOUR ARE HEREBY NOTIFIED** that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to quiet title to a certain real property described as follows:  
 26-26-18-0010-00000-0070  
 Section 26, Township 26 South, Range 18 East of Pasco County, Florida  
**ADVERSE POSSESSION FILED:**  
 OF NE 1/4 OF SE 1/4 & E 1/4 OF NW 1/4 OF SE 1/4 & 1/17 INT IN SOPHIA DR AKA TR 18 LOT 7 BEING DSCB AS FOLLOWS COM SW COR OF E1/4 OF NW 1/4 OF SE 1/4 TH N00DG 34MIN 58"E 758.7FT TH E 207.44FT FOR POB TH E 110 FT TH S00DG 18MIN 50"W 479.82FT TH N89DG 59MTN 20"W 1 1

OFT TH N00DG 18MIN 50" E 479.80FT TO POB; LESS SR 54 SEC 14570-2521 PCL 168 PER OR 4256 PG 1816 CASE 99-6908CA OR 1061 PG 1947  
 Together with a Manufactured Home affixed to and located on the subject property with RP Sticker Number R120082 and VIN Number 0609654084  
 With a physical address: 2221 Sofia Dr., Lutz FL 33558  
 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL 33607, within (30) days from the date of first publication, and file the original with the clerk of the court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE 11/12/2024  
 This Notice shall be published once each week for two consecutive weeks.  
 DATED this 4th day of October, 2024.  
 Clerk of the Circuit Court  
 By: Hayley Joyner  
 Deputy Clerk  
 Invoice and Copy to:  
 Ivan D. Ivanov, Esq.  
 Ivanov and Wolf, PLLC.  
 3310 W. Cypress St., Suite 206  
 Tampa, FL 33607  
 October 11, 18, 2024 24-01855P

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY**  
**CASE NO. 2024CA001830CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SAUNDRA K PRISER A/K/A SAUNDRA KAYE PRISER A/K/A SAUNDRA K GILLEY A/K/A SAUNDRA GILLEY, et al., Defendant.**  
 To: SAUNDRA K PRISER A/K/A SAUNDRA KAYE PRISER A/K/A SAUNDRA K GILLEY A/K/A SAUNDRA GILLEY, 1302 NORWICK DR, LUTZ, FL 33559  
 UNKNOWN SPOUSE OF SAUNDRA K PRISER A/K/A SAUNDRA KAYE PRISER A/K/A SAUNDRA K GILLEY, 1302 NOR-

WICK DR, LUTZ, FL 33559  
 UNKNOWN TENANT IN POSSESSION 1, 1302 NORWICK DR, LUTZ, FL 33559  
 UNKNOWN TENANT IN POSSESSION 2, 1302 NORWICK DR, LUTZ, FL 33559  
 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 28, TURTLE LAKES UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 141 THROUGH 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 has been filed against you and you are required to a copy of your writ-

ten defenses, if any, to it on Michelle Deleon, Esq., 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 12th, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance,

or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and seal of said Court on the 4th day of October, 2024.  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 BY: Haley Joyner  
 Deputy Clerk  
**MCCALLA RAYMER LEIBERT PIERCE, LLC**  
 225 East Robinson Street, Suite 155, Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: AccountsPayable@mccalla.com  
 24-09065FL  
 October 11, 18, 2024 24-01857P

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







--- ACTIONS ---

SECOND 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,  
LLC,  
Defendants.

TO: Doreen Harrold  
11501 Summit Loop SE  
Turner, OR 97392

YOU ARE NOTIFIED that a Com-  
plaint 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 writ-  
ten defenses with the clerk of this court  
either before service or immediately  
thereafter. Failure to serve and file writ-  
ten defenses as required may result in  
a judgment or order for the relief dem-  
anded, without further notice.

Signed on this October 1, 2024.

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk: Haley Joyner  
As Deputy Clerk  
October 4, 11, 18, 25, 2024

24-01837P

SECOND 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  
MILLS MARRS,  
Deceased.

TO: Ricahrd Cowan  
No Known Last Address

YOU ARE NOTIFIED that Petition  
for Formal Administration, as amend-  
ed, 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. Fail-  
ure 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

SECOND 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,  
LLC,  
Defendants.

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

YOU ARE NOTIFIED that a Com-  
plaint 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 writ-  
ten defenses with the clerk of this court  
either before service or immediately  
thereafter. Failure to serve and file writ-  
ten defenses as required may result in  
a judgment or order for the relief dem-  
anded, without further notice.

Signed on this October 1, 2024.

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk: Haley Joyner  
As Deputy Clerk  
October 4, 11, 18, 25, 2024

24-01836P

--- ESTATE ---

SECOND 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, de-  
ceased, 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 de-  
mands against decedent's estate on  
whom a copy of this notice is re-  
quired 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 writ-  
ten demand is made by a creditor as  
specified under s. 732.221, Florida  
Statutes.

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

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

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

The date of first publication of this  
notice is 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@nmklaw.com  
Secondary E-Mail:  
transcriber123@gmail.com  
October 4, 11, 2024 24-01848P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number:  
**2023CP001729CPAXES**  
IN RE: ESTATE OF  
RICHARD G. BLACKKEY  
Deceased.

The administration of the estate of  
RICHARD G. BLACKKEY, deceased,  
File Number: 2023CP001729CPAX-  
ES, whose date of death was MAY 17  
2023, is pending in the Circuit Court  
for Pasco County, Florida, Probate Di-  
vision, the address of which is 38053  
Live Oak Avenue, Dad City, Florida,  
33523. The name and address of the  
personal representative and the per-  
sonal representative's attorney are set  
forth below.

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

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

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

A personal representative or cura-  
tor 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 de-  
scribed in sections 732.216-732.228,  
applies, or may apply, unless a writ-  
ten demand is made by a creditor  
as specified under section 732.221.  
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 Kle,  
Florida Bar Number 1000481  
16212 Great Blue Heron Ct.  
Winter Garden, Florida 34787  
(801)870-0592  
thomasjkle@gmail.com  
October 4, 11, 2024 24-01847P

SECOND 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 attor-  
ney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
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:  
eservicel@thehernandezlaw.com  
Secondary email:  
victoria@thehernandezlaw.com  
Secondary email:  
hms@thehernandezlaw.com  
October 4, 11, 2024 24-01839P

SECOND 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 Di-  
vision, the address of which is PO Box  
338, New Port Richey, FL 34656-0338.  
The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.

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

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

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: 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:  
jrvera@hnh-law.com  
October 4, 11, 2024 24-01846P

--- ACTIONS / SALES ---

SECOND INSERTION

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

**2023CA000593CAAXWS**  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
DALE RUSS BILLINGS, JR.;  
JESSICA LAUREN BILLINGS;  
CATTLEMAN'S CROSSING  
HOMEOWNERS' ASSOCIATION,  
INC.; UNKNOWN TENANT NO. 1;  
UNKNOWN TENANT NO. 2;  
and ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO  
THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).

NOTICE IS HEREBY GIVEN pur-  
suant to an Order or Summary Final  
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

DALE RUSS BILLINGS, JR.; JES-  
SICA LAUREN BILLINGS; CAT-  
TLEMAN'S CROSSING HOME-  
OWNERS' ASSOCIATION, INC.; UN-  
KNOWN 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  
HAVING OR CLAIMING TO HAVE  
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  
Order or Final Judgment, to-wit:

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  
COUNTY, FLORIDA.

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

ITS DISCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF SALE  
SHALL BE PUBLISHED AS PROVID-  
ED HEREIN.

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-  
ter than five business days prior to the  
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  
Service.

Pursuant to Florida Statute  
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.

By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1691-191368 / SR4  
October 4, 11, 2024 24-01840P

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
1/2024, V.16



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

SARASOTA • MANATEE  
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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
1/2024, V.16



--- ACTIONS / SALES ---

SECOND 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., Defendant.**

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, GRANTEEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN WILLIAM HAGE 10151 PEOPLES LOOP, PORT RICHEY, FL 34668 UNKNOWN SPOUSE OF WILLIAM HAGE

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 RECORDED 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, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 25th day of September, 2024.

CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: Haley Joyner  
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 East Robinson Street, Suite 155, Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
2023-06538FL  
October 4, 11, 2024 24-01824P

SECOND INSERTION

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

**CASE NO.: 2023-CA-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, ACCORDING 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 contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654  
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 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

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION  
**Case No. 51-2019-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 RECORDED IN PLAT BOOK 52, PAGE(S) 85-109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 11112 BIDDLEFORD 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 at 11:00 A.M.

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

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

Dated: 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  
October 4, 11, 2024 24-01838P

SECOND INSERTION

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

**CASE NO.: 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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 25 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  
22-01334  
October 4, 11, 2024 24-01822P

SECOND INSERTION

**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 Foreclosure 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 BONELLI; WILDERNESS LAKE PRESERVE HOMEOWNERS 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 WILDERNESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 21507 CORMORANT 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 45.031.

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

Dated this 26 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  
20-054323 - GrS  
October 4, 11, 2024 24-01825P

SECOND INSERTION

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

**CASE NO.: 51-2024-CA-001101-CAAX-WS PENNYMAC LOAN SERVICES, LLC, 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 forth in said Final Judgment, to wit:

LOT 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL 34691

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

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

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

Dated this 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 24-01823P

SECOND INSERTION

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

**CASE NO.: 2024-CA-001608 DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, 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, DEVISEES, BENEFICIARIES, GRANTEEES, 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 PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEEES, 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 foreclosure of mortgage against the following 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 A1/D 23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
NWA 7625 FARMLAWN DRIVE, PORT RICHEY, FL 34668

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to 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 transportation services.

DATED at Pasco County this day of SEP 25 2024.  
Clerk of the Circuit Court  
SEAL  
By /s/Melanie Gray  
Deputy Clerk  
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, email  
service@dwaldmanlaw.com,  
October 4, 11, 2024 24-01826P



**Who benefits from legal notices?**

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice call:  
941-906-9386



--- TAX DEEDS ---

FOURTH 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 N00DEG01'40"E 85 FT TH N89DEG59'41"E 50 FT

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000050TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004682 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0060-07800-0400 MOON LAKE ESTATES UNIT SIX PB 4 PGS 90-91 LOTS 40 41 42 BLOCK 78 OR 3377 PG 687 Name(s) in which assessed: ESTATE OF HELEN DEFOREST HELEN DEFOREST ROY RHODES REA RHODES All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024 24-01701P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000077TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2000636 Year of Issuance: 06/01/2021 Description of Property: 27-24-21-0000-02200-0000 WEST 244.00 FT OF NE1/4 OF NW1/4 OF NE1/4 OF SECTION 27 LESS NORTH 220.00 FT OF EAST 100.00 FT & LESS SOUTH 441.78 FT THEREOF & EXCLUDING ANY ROAD RIGHT-OF-WAY OR 3377 PG 1310 Name(s) in which assessed: JUANA GUARDIAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024 24-01706P

--- PUBLIC SALES ---

THIRD 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 Deputy Sheriff Sgt. John Dill Sept. 27; Oct. 4, 11, 18, 2024 24-01779P

THIRD 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 24-01780P

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000072TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2001416 Year of Issuance: 06/01/2021 Description of Property: 10-26-21-0010-09400-0010 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 THE EAST 1/2 OF THE NORTH 1/2 OF TRACT 94 OR 3909 PG 1618 OR 8963 PG 3699 OR 8963 PG 3701 Name(s) in which assessed: MARK W STEVE ELLEN M STEVE DECEASED LOWELL W STEVE DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024 24-01702P

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000082TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2002608 Year of Issuance: 06/01/2021 Description of Property: 35-25-19-0010-00000-6350 TAMPA HIGHLANDS UNREC PLAT LOT 635 DESC AS COM AT NE COR OF SEC 35 TH N89DEG 07'11"W 2643.27 FT TH N89DEG 04'16"W 1722.64 FT TH S05DEG 10'31"W 941.61 FT TH S06DEG 54'15"E 153.55 FT TH S15DEG 51' 38"E 840.60 FT TH S89DEG 06'02"E 300.30 FT FOR POB TH CONTINUE S89DEG 06'02"E 150.30 FT TH N00DEG 53'58"E 290 FT TH N89DEG 06' 02"W 150.30 FT TH S00DEG 53' 58"W 290 FT TO POB Name(s) in which assessed: SRINIVASULU KANDUKURU RAJASREE KANDUKURU All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024 24-01708P

Notice of Application for Tax Deed 2024XX000069TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2006324 Year of Issuance: 06/01/2021 Description of Property: 09-25-16-0760-00000-2250 PINELAND PARK UNREC PLAT 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000053TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2006345 Year of Issuance: 06/01/2021 Description of Property: 09-25-16-0770-00000-0700 BROWN ACRES WEST ADDITION UNREC PLAT LOT 70 DESC AS:COM AT NW COR OF LOT 56 OF BROWN ACRES UNIT TWO PB 7 PG 139 TH ALG NLY EXT OF WEST BDY OF LOT 56 N00DG 00' 52"W 25.0 FT TH S89DG 59' 08"W 322.0 FT FOR POB TH S00DG 00' 52"E 115.0 FT TH S89DG 59' 08"W 50.0 FT TH N00DG 00' 52"W 115.0 FT TH N89DG 59' 08"E 50.0 FT TO POB NORTH 25 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC ROAD R/W AND/OR UTILITIES & THE WEST 6 FT EAST 6 FT & SOUTH 6 FT SUBJECT TO UTILITY EASEMENT OR 3886 PG 889 Name(s) in which assessed: MART LOUIS DANIELS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024 24-01687P

FOURTH 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

FOURTH INSERTION

TRACT 310 COM SW COR OF SE1/4 TH N00DEG08'17"E 1320 FT FOR POB TH N00DEG08'17"E 165 FT TH N88DEG54'06"E 658.04 FT TH S00DEG00'06"W 165 FT TH S88DEG54'06"W 658.43 FT TO POB EXC EAST 25 FT FOR ROAD R/W PR 1102 PG 423 OR 1165 PG 1773 OR 7847 PG 392 Name(s) in which assessed: EDWARD J BUNNELL FRANK BUNNELL All of said property being in the County of Pasco, State of Florida

FOURTH 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 EXTENSION OF WEST BDY OF LOT 56 N00DEG00' 52"W 25 FT TH S89DEG59' 08"W 472 FT FOR POB TH S00DEG00' 52"E 115 FT TH S89DEG59' 08"W 50 FT TH N00DEG00' 52"W 115 FT TH N89DG 59' 08"E 50 FT TO POB; NORTH 25 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC RD R/W OR 9367 PG 118 Name(s) in which assessed: DENNIS W MCCARTY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 24, 2024 at 10:00 am. September 05, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 20, 27; Oct. 4, 11, 2024 24-01688P

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000067TDAXXX NOTICE IS HEREBY GIVEN, That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2007785 Year of Issuance: 06/01/2021 Description of Property: 04-26-16-0010-02100-0040 PORT RICHEY LAND COMPANY SUB PB 1 PG 61 POR OF TR 21 AKA LOT 107 OF UNREC PLAT OF CITRUS MOUNTAIN MOBILE 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

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--- TAX DEEDS ---

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH INSERTION
Notice of Application for Tax Deed
2024XX000055TDAXXX
NOTICE IS HEREBY GIVEN,
That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH 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.

FOURTH INSERTION
Notice of Application for Tax Deed
2024XX000074TDAXXX
NOTICE IS HEREBY GIVEN,
That MERIDIAN TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH 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.

FOURTH 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.

FOURTH 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.

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



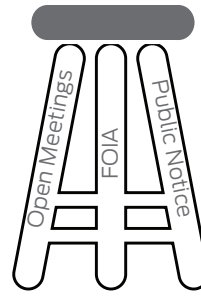
FOURTH INSERTION
Notice of Application for Tax Deed
2024XX000066TDAXXX
NOTICE IS HEREBY GIVEN,
That RB TAX INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 20, 27; Oct. 4, 11, 2024 24-01696P



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**

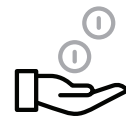


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

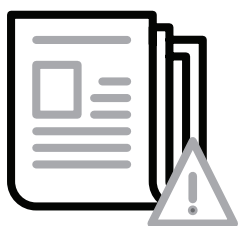
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





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

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

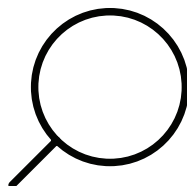


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

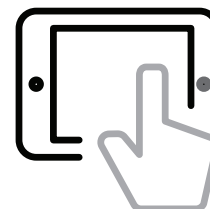
**Verifying publication is difficult-to-impossible on the web.**

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



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

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

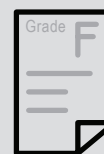


**Moreover, the real digital divide for public notice is growing**

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

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

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



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