

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Copperspring Community Development District**

Notice is hereby given to the public and all landowners within the Copperspring Community Development District (the "District"), comprised of approximately 168.1 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: November 12, 2024  
 Time: 10:00 a.m.  
 Place: Hilton Garden Inn Tampa Suncoast Parkway  
 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 (813) 994-1001, 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.

Sean Craft, District Manager  
 October 18, 25, 2024 24-01896P

FIRST INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the North AR-1 of Pasco Community Development District**

Notice is hereby given to the public and all landowners within the North AR-1 of Pasco Community Development District (the "District"), 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 12, 2024  
 Time: 6:00 p.m.  
 Place: Hilton Garden Inn Tampa Suncoast Parkway  
 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 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. 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 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 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.

Larry Krause, District Manager  
 October 18, 25, 2024 24-01901P

FIRST INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Mirada II Community Development District**

Notice is hereby given to the public and all landowners within the Mirada II Community Development District (the "District"), 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 12, 2024  
 Time: 6:00 p.m.  
 Place: Hilton Garden Inn  
 26640 Silver Maple Parkway Wesley Chapel, Florida 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 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 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 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.

Heather Dilley, District Manager  
 October 18, 25, 2024 24-01899P

FIRST INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Highland Trails Community Development District**

Notice is hereby given to the public and all landowners within the Highland Trails Community Development District (the "District"), in the City of Dade City, 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 12, 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 Plaza, Suite 2000, Lake Mary, Florida 32746. 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 (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 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.

Heather Dilley, District Manager  
 October 18, 25, 2024 24-01897P

FIRST INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District**

Notice is hereby given to the public and all landowners within the Mitchell Ranch 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: November 12, 2024  
 Time: 9:00 a.m.  
 Place: Hilton Garden Inn Tampa Suncoast Parkway  
 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 18, 25, 2024 24-01900P

FIRST INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Zephyr Lakes Community Development District**

Notice is hereby given to the public and all landowners within the Zephyr Lakes 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. 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 12, 2024  
 Time: 6:00 p.m.  
 Place: Hilton Garden Inn  
 26640 Silver Maple Parkway Wesley Chapel, Florida 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 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 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 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.

Heather Dilley, District Manager  
 October 18, 25, 2024 24-01902P

FIRST INSERTION

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Long Lake Reserve Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 175.138 acres, located in Section 34, Township 26 South, Range 18 East in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. 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: November 11, 2024  
 TIME: 9:00 a.m.  
 PLACE: Long Lake Reserve Amenity Center  
 19617 Breyntia Drive  
 Lutz, FL 33558

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the 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 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 the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

Sean Craft, District Manager  
 October 18, 25, 2024 24-01898P

FIRST INSERTION

**NOTICE OF SPECIAL MEETING FOR COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICTS**

The Board of Supervisors of the Country Walk Community Development District will hold a Special Meeting on October 25, 2024 at 10:00 a.m. at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571. 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) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Lynn Hayes, District Manager  
 October 18, 2024 24-01904P

FIRST INSERTION

**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 November 12, 2024 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

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](mailto: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 18, 2024 24-01903P

SAVE



TIME

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--- PUBLIC SALES ---

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1497-24

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), RELATING TO THE COMPREHENSIVE PLAN (THE "PLAN") IN ACCORDANCE WITH CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING AND REPLACING THE PLAN'S TRANSPORTATION ELEMENT; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on October 28, 2024 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105  
October 18, 2024 24-01916P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Bridgewater of Wesley Chapel Community Development District ("District") will hold an audit review committee meeting on Tuesday, October 29, 2024 at 6:30 p.m., at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At the meeting, the Audit Review Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

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.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, 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 action taken at the meetings 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.

Kyle Darin District Manager  
October 18, 2024 24-01906P

FIRST INSERTION

NOTICE

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

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



The public hearing will be held on October 28, 2024 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105  
October 18, 2024 24-01915P

FIRST INSERTION

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

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

- FISCAL YEAR 2024/2025
October 18, 2024
November 22, 2024
December 20, 2024
January 17, 2025
February 21, 2025
March 21, 2025
April 11, 2025 (\*Second Friday)
May 16, 2025
June 20, 2025
July 18, 2025
August 15, 2025
September 19, 2025

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

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

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

Jason Greenwood
District Manager
October 18, 2024 24-01907P

FIRST INSERTION

NOTICE OF MEETINGS

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

- October 18, 2024
November 22, 2024 (\*Includes Landowners Meeting)
December 20, 2024
January 17, 2025
February 21, 2025
March 21, 2025
April 11, 2025 (\*Second Friday)
May 16, 2025
June 20, 2025
July 18, 2025
August 15, 2025
September 19, 2025

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

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

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

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

Jason Greenwood, District Manager
Summit View Community Development District
October 18, 2024 24-01908P

FIRST INSERTION

The Verandahs Community Development District Notice of Meeting and Public Hearing on Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities

The Verandahs Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on Tuesday, November 5, 2024, at 6:30 p.m. at The Verandahs Clubhouse, 12375 Chenwood Avenue, Hudson, FL 34669.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed rental fees and deposits are:

- Patron Rates
\$0
\$250.00 Refundable Deposit
Non-Patron Rates
\$250.00 for up to 25 guests
\$350.00 for 26 to 50 guests
\$450.00 for 50 guests or more, up to the maximum designated occupancy
\$250.00 Refundable Deposit
Other Associations
\$75.00
\$0.00 Deposit

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted rules and policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: https://www.theverandahscdd.org/ or by contacting Sean Craft, the District Manager, via email at scraft@rizzetta.com or via phone at 813.994.1001.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.
October 18, 2024 24-01909P

FIRST INSERTION

NOTICE

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

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



The public hearing will be held on October 28, 2024 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105  
October 18, 2024 24-01914P

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 Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558 on November 12, 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 18, 2024 24-01905P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, October 25, 2024, at 10:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Sean Craft
District Manager
October 18, 2024 24-01911P

FIRST INSERTION

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hotdogs Hot dogs, located at 12228 us highway 19, in the City of Hudson, County of Pasco, State of FL, 34667, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 15 of October, 2024. J T HUNT ENTERPRISES, LLC 12228 us highway 19 Hudson, FL 34667 October 18, 2024 24-01912P

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 Elev8ed Dining located at 35805 Chancey Rd, in the County of Pasco, in the City of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Zephyrhills, Florida, this 15th day of October, 2024. F&F PERSONAL CHEF SERVICES LLC October 18, 2024 24-01913P

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

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, October 25, 2024, at 10:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Sean Craft  
District Manager  
October 18, 2024 24-01910P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 10/31/2024 at 11:30 a.m. the following Vessels may be sold by public sale to satisfy the lien for the amount owed on vessel for any recovery, storage, services charges and administrative fees allowed pursuant to Florida statute 328.17 1983 Hunter HUN51876M83H Registered Owner/Tenant/ JOHN W DUEY/ Sharon English 1988 4 Winns 4WNMV048F888 FL7681RH Owner/ Tenant MAURICE S ROBINSON Sale to be held at CMC MARINA, LLC 6501 Boatyard Dr. Hudson Fl. 34667 vessels may be released prior to the Sale. CMC MARINA, LLC reserves the right to bid/reject  
October 18, 25, 2024 24-01917P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001525WS IN RE: ESTATE OF MARCELLA SONIA RUBINO Deceased.**

The administration of the estate of MARCELLA SONIA RUBINO, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 18, 2024.

**Personal Representative:**  
s/Marcella Lisa Rubino-Tiltti  
**MARCELLA LISA RUBINO-TILTTI**  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655

Attorney for Personal Representative:  
s/David J. Wollinka  
**DAVID J. WOLLINKA Attorney**  
Florida Bar Number: 608483  
WOLLINKA & WOLLINKA,  
ATTORNEYS AT LAW  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655  
Telephone: (727) 937-4177  
Fax: (727) 478-7007  
E-Mail: pleadings@wollinka.com  
Secondary E-Mail:  
jamie@wollinka.com  
October 18, 25, 2024 24-01924P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1075 Division IN RE: ESTATE OF PAUL T. YU A/K/A PAUL TSEN-HSU YU Deceased.**

The administration of the estate of PAUL T. YU a/k/a PAUL TSEN-HSU YU, deceased, whose date of death was April 14, 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 THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 18, 2024.

**Personal Representative:**  
**ISABEL RODRIGUEZ**  
3249 Juniper Springs Street  
Wesley Chapel, Florida 33543  
Attorney for Personal Representative:  
KEVIN B. ROSSI

Attorney  
Florida Bar Number: 1018441  
Bowen & Schroth, P.A.  
600 Jennings Avenue  
Eustis, Florida 32726  
Telephone: (352) 589-1414  
Fax: (352) 589-1726  
E-Mail: krossi@bowenschroth.com  
Secondary E-Mail:  
ajames@bowenschroth.com  
October 18, 25, 2024 24-01895P

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA002179CAAXWS**

**ALLY BANK, Plaintiff, vs. STEVEN T. DYER, et al., Defendant(s).**  
TO: Steven T Dyer  
Last Known Residence: 14909 Old Dixie Highway Hudson, FL 34667

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
2023 Chevrolet Silverado 1500, VIN IGCPEBEK1PZ124785

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 18th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on October 15th, 2024.

As Clerk of the Court  
By: Haley Joyner  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1693-208B  
Ref# 9496  
October 18, 25, 2024 24-01918P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 000419 NEXUS NOVA LLC, Plaintiff, vs. DAVID C. FORD II; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 26, 2024 in Civil Case No. 2024 CA 000419, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, NEXUS NOVA LLC is the Plaintiff, and DAVID C. FORD II; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 6, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

TRACT 21 OF THE UNRECORDED PLAT OF HUDSON

GROVE ESTATES NORTH SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE RUN ALONG THE WEST LINE OF SAID SECTION 9, SOUTH 0 DEGREES 45 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,333.31 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 532.68 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 322.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST A DISTANCE OF 532.66 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID SECTION 9, NORTH 0 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 322.91 FEET TO THE POINT OF BEGINNING; LESS THE WEST 25 FEET THEREOF FOR PUBLIC ROAD RIGHT RIGHT-OF-WAY AND/OR UTILITIES, THE ABOVE BEING IN SECTION 9 TOWNSHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME, YEAR: 1988, MAKE: CRESCENT LIMITED, MODEL: REDMAN HOMES, SERIAL NUMBER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREIN ABOVE, AS SET FORTH IN

DOCUMENT RECORDED ON 12/04/2018, IN BOOK 9826, PAGE 2820

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

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

Dated this 9 day of October, 2024.

Digitally signed by Zachary Ullman  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com

ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
1091-2717B  
October 18, 25, 2024 24-01892P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA001900CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 2021CA001900CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED; DALE WRIGHT; LEE

WRIGHT; CHARLEENE MURPHY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 November 04, 2024, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 8904 PLANTERS LN, NEW PORT RICHEY, FL 34654

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,

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. 2022CA001254CAAXWS U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-AM1, Plaintiff, vs. Mary St. Germain, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001254CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-AM1 is the Plaintiff and Mary St. Germain 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 11:00AM on the 28th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, LEISURE BEACH UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA.

TAX ID:  
04-25-16-0100-00000-0130

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

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

Dated this 9th 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 # 15-F10710  
October 18, 25, 2024 24-01893P

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 15 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  
20-079827  
October 18, 25 2024 24-01922P

**OFFICIAL COURTHOUSE WEBSITES**

**MANATEE COUNTY**  
manateeclerk.com

**SARASOTA COUNTY**  
sarasotaclerk.com

**CHARLOTTE COUNTY**  
charlotteclerk.com

**LEE COUNTY**  
leeclerk.org

**COLLIER COUNTY**  
collierclerk.com

**HILLSBOROUGH COUNTY**  
hillsclerk.com

**PASCO COUNTY**  
pascoclerk.com

**PINELLAS COUNTY**  
mypinellasclerk.gov

**POLK COUNTY**  
polkcountyclerk.net

**ORANGE COUNTY**  
myorangeclerk.com

**Q&A**

**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.



<- CONT'D FROM PREVIOUS PAGE

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 sixty (60) days after the sale. Failure of any person claiming an interest in the surplus from the sale, other than the property owner, to file a claim within sixty (60) days after the sale will result in a loss of entitlement to surplus funds.

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

/s/ Brian A. Eves  
 R.J. Haughey, II  
 Florida Bar No. 123617  
 rhaughey@sbwhlegal.com  
 Brian A. Eves  
 Florida Bar No. 43794  
 beves@bwhlegal.com  
 Sivyer Barlow Watson & Haughey, P.A.  
 401 E. Jackson St., Suite 2225  
 Tampa, FL 33602  
 Telephone: (813) 221-4242  
 Attorneys for Plaintiff  
 October 18, 25, 2024

24-01894P

FIRST INSERTION

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

**Case No.:  
 2024CA001644AXES**  
**MASSEY PARTNERS, LTD.,  
 a Florida limited partnership  
 Plaintiff, v.  
 JOHN K. KEYES; REUBEN  
 BROOKS; MYER A. RABINOWITZ;  
 B.L. WOOLLEY; G.L. GILBERT;  
 D.C. LATIMER; TIP RAY; THE  
 OHIO OIL COMPANY; R.J.  
 FULLER; JOHN P. WEMPLE;  
 DABNEY COMPANY, a  
 partnership; DR. A.H. McCOY;  
 EMMETTE F. GATHRIGHT;  
 J. COLLINS WOHNER; ARDEN A.  
 ANDERSON; PAT R. JEFFREYS,  
 TRUSTEE; MAURINE GENECOV  
 MUNTZ; HAYWOOD HANNA, JR.;  
 ROBERT S. DIX; MELBA R. DIX;  
 E.G. STONE and MARYANN  
 STONE; HAROLD M. WARD  
 and MARGARET C. WARD,  
 husband and wife; HAYWOOD  
 HANNA, JR. and JULIA B. HANNA,  
 husband and wife; HAROLD M.  
 WARD, AS TRUSTEE FOR ELAINE  
 C. WARD, HAROLD C. WARD AND  
 THOMAS G. WARD; HARRY C.  
 TEAGUE and NELL R. TEAGUE,  
 husband and wife; PLAZA PARK,  
 INC., an involuntarily dissolved  
 Florida corporation; RUTH R.  
 STONE; GENEVIEVE E.  
 CROOKS; PATRICIA LAWRENCE;  
 PHILIP B. BERRY; RUTH  
 FALK BERRY;  
 ALYNE T. PATRICK; SOL  
 BRONSTEIN; DAN MCKENZIE;  
 WILLIAM L. BALDWIN; MARY  
 L. ALBRIGHT; JONATHAN B.  
 WEAVER; FRANCIS G. BALDWIN  
 III; ROY T. ANDERSON, TRUSTEE  
 OF THE ROY T. ANDERSON  
 TRUST U/A DATED DECEMBER  
 5, 1989; JAMES LILLY, TRUSTEE;  
 BEN E. SUTTON and ELIZABETH  
 T. SUTTON; MOODY H. DAVIS and  
 PATRICIA H. DAVIS, husband and  
 wife; THOMAS G. THOMPSON;  
 WALLACE CHRISTENSEN; THE  
 SATER FAMILY PARTNERSHIP,  
 L.P., a Missouri limited partnership;  
 NEW GENERATION PETROLEUM  
 GP, LLC, a Texas limited liability  
 company; RUTH FALK BERRY  
 REVOCABLE TRUST; PHILIP B.  
 BERRY MANAGEMENT TRUST  
 A; PATRICIA ANN HARRISON;  
 BETTY LEE SHORE; JANE  
 FOSTER HENLEY; BLAIRBAX  
 ENERGY, LLC, a Texas limited  
 liability company; BAXSTO, LLC,  
 a Texas limited liability company;  
 BUFFY ENERGY, LLC, a Texas  
 limited liability company; if alive**

**and if dead, their respective  
 unknown spouses, heirs, devisees,  
 grantees, assignees, lienors,  
 creditors, trustees or other  
 persons claiming by, through,  
 under or against the above  
 Defendants,  
 Defendants.**  
 TO: Defendants, JOHN K. KEYES, if  
 alive, and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other persons  
 claiming by, through, under or  
 against JOHN K. KEYES; REUBEN  
 BROOKS, if alive, and if dead, his un-  
 known spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against REUBEN  
 BROOKS; MYER A. RABINOWITZ, if  
 alive, and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against MYER A. RABINOWITZ; B.L.  
 WOOLLEY, if alive, and if dead, his/her  
 unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against B.L. WOOL-  
 LEY; G.L. GILBERT, if alive, and if  
 dead, his/her unknown spouses, heirs,  
 devisees, grantees, assignees, lienors,  
 creditors, trustees or other persons  
 claiming by, through, under or against  
 G.L. GILBERT; D.C. LATIMER, if  
 alive, and if dead, his/her unknown  
 spouses, heirs, devisees, grantees, as-  
 signees, lienors, creditors, trustees or  
 other persons claiming by, through, un-  
 der or against D.C. LATIMER; TIP  
 RAY, if alive, and if dead, his unknown  
 spouses, heirs, devisees, grantees, as-  
 signees, lienors, creditors, trustees or  
 other persons claiming by, through, un-  
 der or against TIP RAY; THE OHIO  
 OIL COMPANY; R.J. FULLER, if alive,  
 and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against R.J. FULLER; JOHN P. WEM-  
 PLE, if alive, and if dead, his unknown  
 spouses, heirs, devisees, grantees, as-  
 signees, lienors, creditors, trustees or  
 other persons claiming by, through, un-  
 der or against JOHN P. WEMPLE;  
 DABNEY COMPANY, a partnership;  
 DR. A.H. McCOY, if alive, and if dead,  
 his unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against DR. A.H. Mc-  
 COY; EMMETTE F. GATHRIGHT, if  
 alive, and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against EMMETTE F. GATHRIGHT;  
 J. COLLINS WOHNER, if alive, and if  
 dead, his unknown spouses, heirs, devi-

sees, grantees, assignees, lienors, credi-  
 tors, trustees or other persons claiming  
 by, through, under or against J. COL-  
 LINS WOHNER; ARDEN A. ANDER-  
 SON, if alive, and if dead, his unknown  
 spouses, heirs, devisees, grantees, as-  
 signees, lienors, creditors, trustees or  
 other persons claiming by, through, un-  
 der or against ARDEN A. ANDER-  
 SON; PAT R. JEFFREYS, TRUSTEE, if  
 alive, and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against PAT R. JEFFREYS, TRUSTEE;  
 MAURINE GENECOV MUNTZ, if  
 alive, and if dead, her unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against MAURINE GENECOV  
 MUNTZ; HAYWOOD HANNA, JR., if  
 alive, and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against HAYWOOD HANNA, JR.;  
 ROBERT S. DIX, if alive, and if dead,  
 his unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against ROBERTS.  
 DIX; MELBA R. DIX, if alive, and if  
 dead, her unknown spouses, heirs, devi-  
 sees, grantees, assignees, lienors, credi-  
 tors, trustees or other persons claiming  
 by, through, under or against MELBA  
 R. DIX; E.G. STONE and MARYANN  
 STONE, if alive, and if dead, their un-  
 known spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against E.G. STONE  
 and MARYANN STONE; HAROLD M.  
 WARD and MARGARET C. WARD,  
 husband and wife, if alive, and if dead,  
 their unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against HAROLD M.  
 WARD and MARGARET C. WARD,  
 husband and wife; HAYWOOD HAN-  
 NA, JR., and JULIA B. HANNA, hus-  
 band and wife, if alive, and if dead, their  
 unknown spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against WILLIAM L.  
 BALDWIN; MARYL. ALBRIGHT, if  
 alive, and if dead, her unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against MARYL. ALBRIGHT; JONA-  
 THAN B. WEAVER, if alive, and if  
 dead, his unknown spouses, heirs, devi-  
 sees, grantees, assignees, lienors, credi-  
 tors, trustees or other persons claiming  
 by, through, under or against JONA-  
 THAN B. WEAVER; FRANCIS G.  
 BALDWIN III, if alive, and if dead, his

TEAGUE, husband and wife, if alive,  
 and if dead, their unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against HARRY C. TEAGUE and NELL  
 R. TEAGUE, husband and wife; PLA-  
 ZA PARK, INC., an involuntarily dis-  
 solved Florida corporation; RUTH R.  
 STONE, if alive, and if dead, her un-  
 known spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against RUTH R.  
 STONE; GENEVIEVE E. CROOKS, if  
 alive, and if dead, her unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against GENEVIEVE E. CROOKS; PA-  
 TRICIA LAWRENCE, if alive, and if  
 dead, her unknown spouses, heirs, devi-  
 sees, grantees, assignees, lienors, credi-  
 tors, trustees or other persons claiming  
 by, through, under or against PATRI-  
 CIA LAWRENCE; PHILIP B. BERRY,  
 if alive, and if dead, his unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against PHILIP B. BERRY; RUTH  
 FALK BERRY, if alive, and if dead, her  
 unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against RUTH FALK  
 BERRY; ALYNE T. PATRICK, if alive,  
 and if dead, her unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against ALYNE T. PATRICK; SOL  
 BRONSTEIN, if alive, and if dead, his  
 unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against SOL BRON-  
 STEIN; DAN MCKENZIE, if alive, and  
 if dead, his unknown spouses, heirs, de-  
 visees, grantees, assignees, lienors,  
 creditors, trustees or other persons  
 claiming by, through, under or against  
 DAN MCKENZIE; WILLIAM L.  
 BALDWIN, if alive, and if dead, his un-  
 known spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against WILLIAM L.  
 BALDWIN; MARYL. ALBRIGHT, if  
 alive, and if dead, her unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against MARYL. ALBRIGHT; JONA-  
 THAN B. WEAVER, if alive, and if  
 dead, his unknown spouses, heirs, devi-  
 sees, grantees, assignees, lienors, credi-  
 tors, trustees or other persons claiming  
 by, through, under or against JONA-  
 THAN B. WEAVER; FRANCIS G.  
 BALDWIN III, if alive, and if dead, his

unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against FRANCIS G.  
 BALDWIN III; ROY T. ANDERSON,  
 TRUSTEE OF THE ROY T. ANDER-  
 SON TRUST U/A DATED DECEM-  
 BER 5, 1989, if alive, and if dead, his  
 unknown spouses, heirs, devisees,  
 grantees, assignees, lienors, creditors,  
 trustees or other persons claiming by,  
 through, under or against ROY T. AN-  
 DERSON, TRUSTEE OF HE ROY T.  
 ANDERSON TRUST U/A DATED DE-  
 CEMBER 5, 1989; JAMES LILLY,  
 TRUSTEE, if alive, and if dead, his un-  
 known spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against JAMES LIL-  
 LY, TRUSTEE; BENE. SUTTON and  
 ELIZABETH T. SUTTON, if alive, and  
 if dead, their unknown spouses, heirs,  
 devisees, grantees, assignees, lienors,  
 creditors, trustees or other persons  
 claiming by, through, under or against  
 BEN E. SUTTON and ELIZABETH T.  
 SUTTON; MOODY H. DAVIS and PA-  
 TRICIA H. DAVIS, husband and wife,  
 if alive, and if dead, their unknown  
 spouses, heirs, devisees, grantees, as-  
 signees, lienors, creditors, trustees or  
 other persons claiming by, through, un-  
 der or against MOODY H. DAVIS and  
 PATRICIA H. DAVIS, husband and  
 wife; NEW GENERATION PETRO-  
 LEUM GP, LLC, a Texas limited liabil-  
 ity company; RUTH FALK BERRY RE-  
 VOCABLE TRUST; PHILIP B. BERRY  
 MANAGEMENT TRUST A; PATRI-  
 CIA ANN HARRISON, if alive, and if  
 dead, her unknown spouses, heirs, devi-  
 sees, grantees, assignees, lienors, credi-  
 tors, trustees or other persons claiming  
 by, through, under or against PATRI-  
 CIA ANN HARRISON; BETTY LEE  
 SHORE, if alive, and if dead, her un-  
 known spouses, heirs, devisees, grant-  
 ees, assignees, lienors, creditors, trust-  
 ees or other persons claiming by,  
 through, under or against BETTY LEE  
 SHORE; JANE FOSTER HENLEY, if  
 alive, and if dead, her unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under or  
 against JANE FOSTER HENLEY;  
 BLAIRBAX ENERGY, LLC, a Texas  
 limited liability company; BAXSTO,  
 LLC, a Texas limited liability company;  
 and all unknown persons, if alive, and if  
 dead, or not known to be dead or alive,  
 their respective unknown spouses,  
 heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under, or  
 against the unknown persons and oth-  
 ers (collectively, "Unknown Defen-  
 dants"), and all unknown persons, if  
 alive, and if dead, or not known to be  
 dead or alive, their unknown spouses,

heirs, devisees, grantees, assignees,  
 lienors, creditors, trustees or other per-  
 sons claiming by, through, under, or  
 against the unknown persons, and oth-  
 ers, and, and all other parties having or  
 claiming to have any right, title or inter-  
 est in the real property herein de-  
 scribed.  
 YOU ARE HEREBY NOTIFIED  
 that a Verified Complaint for Partition  
 of Mineral Interests relating to certain  
 real property located in Pasco County,  
 Florida, to-wit: SEE EXHIBIT A AT-  
 TACHED HERETO AND MADE A  
 PART HEREOF, has been filed against  
 you and you are required to serve a  
 copy of your written defenses, if any,  
 to Plaintiff's attorney, LEONARD H.  
 JOHNSON, ESQUIRE, of the law  
 firm of JOHNSON POPE BOKOR  
 RUPPEL & BURNS LLP, whose ad-  
 dress is 400 North Ashley Drive, Suite  
 3100, Tampa, Florida 33602. leni@  
 ipfirm.com, telephone number (813)  
 225-2500, attorneys for the Plaintiff,  
 MASSEY PARTNERS, LTD., a  
 Florida limited partnership, on  
 or before November 18th, 2024,  
 and file the original with the Clerk  
 of this Court either before service on  
 the Plaintiff's attorney or immediately  
 thereafter; otherwise a default will be  
 entered against you for the relief de-  
 manded in the Verified Complaint for  
 Partition of Mineral Interests.  
 If you are a person with a dis-  
 ability who needs an accommodation  
 in order to participate in this pro-  
 ceeding, you are entitled, at no cost  
 to you, to the provision of certain  
 assistance. Please contact: Public In-  
 formation Dept., Pasco County Gov-  
 ernment Center, 7530 Little Rd. New  
 Port Richey, FL 34654. Phone: (727)  
 847-8110 (voice) in New Port Richey  
 (352)521-4274, ext 8110 (voice) in  
 Dade City; via 1-800-955-8771 or 711  
 if you are hearing impaired. Contact  
 should be initiated at least seven (7)  
 days before the scheduled Court Ap-  
 pearance, or immediately upon receiv-  
 ing this notification if the time before  
 the scheduled appearance is less than  
 seven (7) days.  
 DATED THIS September 24, 2024  
 Nikki Alvarez-Sowles, Esquire,  
 Clerk & Comptroller  
 Clerk of the Circuit Court of  
 Pasco County  
 (SEAL)  
 Deputy Clerk: Haley Joyner  
**EXHIBIT A**  
 The Land referred to herein be-  
 low is situated in the County of  
 Pasco, State of Florida, and is de-  
 scribed as follows:  
 All of Sections 3 and 4, and the  
 SE 1/4 of Section 5, all being in  
 Township 24 South, Range 19  
 East, Pasco County, Florida.  
 24-01920P



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

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

**Q How much do legal notices cost?**

**A** The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.  
 The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2024CA002369CAAXES**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH M. DOYLE, DECEASED, et. al.**

**Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH M. DOYLE, DECEASED,  
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

TRACT 9; COMMENCING AT THE NORTHEAST CORNER OF LOT 3, DREXEL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 157, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RUN THENCE SOUTH 39°151 WEST 624.46 FEET, THENCE SOUTH 50°451 EAST 30.0 FEET FOR POINT OF BEGINNING; RUN THENCE SOUTH 50°451 EAST 166.34 FEET, THENCE SOUTH 129.13 FEET, THENCE NORTH 50°451 WEST 248.04 FEET, THENCE NORTH 39°151 EAST 100.0 FEET TO POINT OF BEGINNING. TOGETHER WITH AN UNDIVIDED 1110TH INTEREST ON THE FOLLOWING DESCRIBED ROAD: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, DREXEL SUBDIVISION, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 157, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RUN THENCE SOUTH 39°151

WEST 356.0 FEET FOR POINT OF BEGINNING; RUN THENCE SOUTH 39°151 WEST 618.46 FEET, THENCE SOUTH 50°451 EAST 30.0 FEET, THENCE NORTH 39°151 EAST 598.58 FEET, THENCE SOUTH 72°151 EAST 127.9 FEET, THENCE SOUTH 39°001 EAST 100.0 FEET, THENCE SOUTH 469.0 FEET, THENCE NORTH 51°471 EAST 38.18 FEET, THENCE NORTH 455.77 FEET, THENCE NORTH 39°001 WEST 119.7 FEET, THENCE NORTH 72°151 WEST 157.4 FEET TO POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/18/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this October 15, 2024

CLERK OF THE CIRCUIT COURT (SEAL)  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-210223  
October 18, 25, 2024 24-01921P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024 CA 001020**  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE (THE TRUSTEE) FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2007-RAMP1,**  
**Plaintiff, VS.**  
**LEO G. BLAIS A/K/A LEO BLAIS; VANESSA BLAIS; et al.,**  
**Defendant(s).**  
TO: Vanessa Blais  
Last Known Residence: 4852 Capron St New Port Richey, FL 34653

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

THE NORTH ONE-HALF OF LOT 17, PINE ACRES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 156 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 18th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated on October 15th, 2024.

As Clerk of the Court  
By: Haley Joyner  
As Deputy Clerk  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1221-15950B  
Ref# 9511  
October 18, 25, 2024 24-01919P

--- PUBLIC SALES ---

SECOND 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**

A38	Roy Carlo
I23	Chy'ara Ellison
C39	Michael Gottlich
C30	Michael Johnson
B2	Pamela Korody
C71	Jamie Landrey
G51AC	Terri Plant
B24	Darrell Plaza-Medina
F20	Darrell Plaza-Medina
D7	Regina M Sones

October 11, 18, 2024 24-01890P

SECOND 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](mailto: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 landowners' 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 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

SECOND 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

--- ESTATE ---

SECOND 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](mailto:thomas.mcguire@saul.com)  
[shar-ann.callahan@saul.com](mailto: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

SECOND INSERTION

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

The administration of the estate of PAWEŁ 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 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  
[serverbert@sharbaughlaw.com](mailto:serverbert@sharbaughlaw.com)  
October 11, 18, 2024 24-01865P

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 23-CP-001918-ES**  
**IN RE: ESTATE OF WINSTON BAUGH SHARP Decedent.**

The administration of the estate of Winston Baugh Sharp, deceased, whose date of death was April 20, 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.

**Christine Sharp Ketterer**  
22813 Eagles Watch Dr.  
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 24-01888P



LV1827-V13

**Who benefits from legal notices?**

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

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

--- PUBLIC SALES ---

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

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

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

**2021 Gray Ram 1500**  
VIN #1C6SRFMT5MN588578

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

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

CHRIS NOCCO, as Sheriff Pasco County, Florida  
By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff  
24-01779P

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

SECOND INSERTION

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](mailto: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

SECOND 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](http://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](http://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](http://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 - Fabrizio, Michael; 283 - Shasgus, Denise; 296 - Thurmond, Jarrett; 308 - Rozario, Beverly; RV006 - Glenn, Brittney

**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](http://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 Wright, 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 - Lezvow, 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](http://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](http://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; E1155 - 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, Shantricee; 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](http://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, Brittney; 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](http://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 - Bifflingoff, 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 - Chrysler, 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](http://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](http://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.

October 11, 18, 2024

24-01882P

FOURTH 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

SECOND 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](mailto: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

SECOND 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

SECOND 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](http://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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/25/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 SAND mobile home bearing Vehicle Identification Numbers FLFL2AF157905928 and FLFL2BF157905928, and all personal items located inside the mobile home. Last Tenant: Michael Horniacek, Estate of Michael Horniacek, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Michael Horniacek, Robert John Horniacek, and Claire Valerie Horniacek. Sale to be held at: Shadow Wood Village, 14709 Shadowwood Boulevard, Hudson, Florida 34667 (727)-862-2434.

October 11, 18, 2024 24-01866P

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

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

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

**2021 Gray Ram 1500**  
VIN #1C6SRFMT5MN588578

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

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

CHRIS NOCCO, as Sheriff  
Pasco County, Florida  
By: /s/ Sgt. John Dill  
Sgt. John Dill Deputy Sheriff  
Sept. 27; Oct. 4, 11, 18, 2024

24-01779P

## PUBLISH YOUR LEGAL NOTICE

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

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



FLORIDA'S NEWSPAPER FOR THE CLERK



LVZ08/78\_V5

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL ACTION**CASE NO.: 2024CA00214CAAXES**  
**WELLS FARGO USA HOLDINGS,**  
**LLC,****Plaintiff, vs.**  
**FRESH LEGAL PERSPECTIVE PL**  
**AS TRUSTEE ONLY, UNDER THE**  
**OCT 5, 2023 LAND TRUST, et al,**  
**Defendant(s).**To: MARCIA GILLESPIE  
Last Known Address:  
25352 Seven Rivers Cir  
LAND O LAKES, FL 34639  
Last Known Address:  
Current Address: Unknown  
DENNIS GILLESPIE  
Last Known Address  
25352 Seven Rivers Cir  
LAND O LAKES, FL 34639  
Current Address: Unknown  
UNKNOWN BENEFICIARIES OF  
THE OCT 5, 2023 LAND TRUST  
Last Known Address:  
25352 SEVEN RIVERS CIR  
LAND O LAKES, FL 34639  
Current Address: UnknownYOU ARE NOTIFIED that an ac-  
tion to foreclose a mortgage on the  
following property in Pasco County,  
Florida:A PORTION OF LOT 34, BLOCK  
I, STAGECOACH VILLAGE -  
PARCEL 3, AS PER THE PLAT OR  
MAP THEREOF, AS RECORDED  
IN PLAT BOOK 34, PAGES 120  
THROUGH 122, INCLUSTVE,  
OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.  
BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:FOR A POINT OF BEGINNING  
COMMENCES AT THE NORTH-  
EAST CORNER OF SAID LOT  
34, THENCE S.07 DEG 00'00"  
W.A DISTANCE OF 110.00  
FEET ALONG THE EASTERLY  
BOUNDARY LINE OF SAID LOT  
34, THENCE N. 05 DEG 00' 00"  
W. A DISTANCE OF 50.00 FEET  
TO THE EASTERLY BOUND-  
ARY LINE OF QUIT CLAIM  
DEED AS RECORDED IN O.R.  
BOOK 3823, PAGE 1249, OF  
SAID PASCO COUNTY, THENCE  
ALONG SAID BOUNDARY  
LINE N. 07 DEG 00'30" E. A  
DISTANCE 110.00 FEET TO A  
POINT ON THE SOUTHERLYRIGHT OF WAY LINE OF SEV-  
EN RIVERS CIRCLE (A 50.00'  
RIGHT OF WAY) THENCE S.85  
DEG 00'00" E. ALONG SAID  
RIGHT WAY LINE ADISTANCE  
50.00 FEET TO THE POINT OF  
BEGINNING.A/K/A 25352 SEVEN RIVERS  
CIR LAND O LAKES FL 34639has been filed against you and you are  
required to file written defenses with  
the clerk of court and to serve a copy  
within 30 days after the first publica-  
tion of the Notice of Action, on Alber-  
telli Law, Plaintiff's attorney, whose  
address is P.O. Box 23028, Tampa, FL  
33623; otherwise, a default will be  
entered against you for the relief de-  
manded in the Complaint or petition.  
11/11/24This notice shall be published once a  
week for two consecutive weeks in the  
Business Observer.\*\*See the Americans with Disabilities  
ActIf 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 34654Phone: 727.847.8110 (voice) in New  
Port Richey or 352.521.4274, ext 8110  
(voice) in Dade City or 711 for the hear-  
ing impaired.Contact should be initiated at least  
seven days before the scheduled court  
appearance, or immediately upon re-  
ceiving this notification if the time be-  
fore the scheduled appearance is less  
than seven days.The court does not provide trans-  
portation and cannot accommodate  
such requests. Persons with disabilities  
needing transportation to court should  
contact their local public transportation  
providers for information regarding  
transportation services.WITNESS my hand and the seal  
of this court on this 2 day of October,  
2024.Clerk of the Circuit Court  
By: Melanie Gray  
Deputy ClerkAlbertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
AR-24-027422  
October 11, 18, 2024 24-01850P

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA.  
CIVIL DIVISION**CASE NO.**  
**2024CA000088CAAXWS**  
**REPUBLIC BANK & TRUST**  
**COMPANY,****Plaintiff, vs.**  
**FAYE H. VEVIER TRUSTEE OF**  
**THE PAUL E. VEVIER AND FAYE**  
**H. VEVIER LIVING TRUST**  
**DATED NOVEMBER 29, 1980;**  
**UNKNOWN SUCCESSOR**  
**TRUSTEE OF THE PAUL E.**  
**VEVIER AND FAYE H. VEVIER**  
**LIVING TRUST DATED**  
**NOVEMBER 29, 1989; UNKNOWN**  
**BENEFICIARIES OF THE PAUL**  
**E. VEVIER AND FAYE H. VEVIER**  
**LIVING TRUST DATED**  
**NOVEMBER 29, 1989; FAYE H.**  
**VEVIER; 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).**TO: UNKNOWN SUCCESSOR  
TRUSTEE OF THE PAUL E. VEVI-  
ER AND FAYE H. VEVIER LIVING  
TRUST DATED NOVEMBER 29, 1989  
Last Known Address  
7929 KLANT CT  
NEW PORT RICHEY, FL 34653  
Current Residence is UnknownYOU ARE NOTIFIED that an action  
to foreclose a mortgage on the follow-ing described property in Pasco County,  
Florida:LOT 78, RIDGEWOOD, UNIT  
TWO, ACCORDING TO THE  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
24, PAGES 136 AND 137, PUB-  
LIC RECORDS OF PASCO  
COUNTY, FLORIDA.has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Diaz Anselmo  
& Associates, P.A., Plaintiff's attorneys,  
whose address is P.O. BOX 19519, Fort  
Lauderdale, FL 33318, (954) 564-0071,  
answers@dallegal.com, on or before  
11/11/24, and file the original with the  
Clerk of this Court either before service  
on Plaintiff's attorneys or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the complaint or petition.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 later  
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.

DATED on October 2, 2024.

As Clerk of the Court  
(SEAL) By:  
As Deputy ClerkDiaz Anselmo & Associates, P.A.,  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
(954) 564-0071  
answers@dallegal.com  
7236-1977 59 / YP2  
October 11, 18, 2024 24-01853P

## THIRD 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 AddressYOU ARE NOTIFIED that Petition for Formal Administration, as amended, has  
been filed in this court. You are required to serve a copy of your written defenses, if  
any, on petitioner's attorney, whose name and address are:C. A. Sullivan, Esq.  
McFarland, Gould, Lyons, Sullivan  
& Hogan, Esq.  
1659 Achieva Way, Suite 128  
Dunedin, Florida 35468on or before November 3, 2024, and to file the original of the written defenses with  
the clerk of this court either before service or immediately thereafter. Failure to serve  
and file written defenses as required may result in a judgment or order for the relief  
demanded, without further notice.

Signed on this 2 day of October, 2024.

Nikki Alvarez-Sowles, Esq.  
As Clerk of the Court  
(SEAL) By: Jennifer Odell  
As Deputy Clerk  
October 4, 11, 18, 25, 2024 24-01849P**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION**Case No.:**  
**2024CA002146CAAXES**  
**52 DEVELOPMENT GROUP LLC,**  
**a Florida limited liability company**  
**Plaintiff, v.****REUBEN BROOKS; J. COLLINS**  
**WOHNER; ARDEN A.**  
**ANDERSON; PAT R. JEFFREYS,**  
**TRUSTEE; HAYWOOD HANNA,**  
**JR.; ROBERT S. DIX; E.G. STONE**  
**and MARYANN STONE; HAROLD**  
**M. WARD, AS TRUSTEE FOR**  
**ELAINE C. WARD, HAROLD C.**  
**WARD AND THOMAS G. WARD;**  
**HARRY C. TEAGUE and NELL**  
**R. TEAGUE; PLAZA PARK, INC.,**  
**an involuntarily dissolved Florida**  
**corporation; LISA TEAGUE**  
**HALE, formerly known as LISA**  
**SUZANNE TEAGUE; GENEVIEVE**  
**E. CROOKS; JAMES LILLY,**  
**TRUSTEE; BEN E. SUTTON;**  
**ELIZABETH T. SUTTON;**  
**MOODY H. DAVIS; PATRICIA H.**  
**DAVIS; THOMAS G. THOMPSON;**  
**ROY T. ANDERSON TRUSTEE**  
**OF THE ROY T. ANDERSON**  
**TRUST U/A DATED DECEMBER 5,**  
**1989; MELBA DIX also known**  
**as MELBA R. DIX; DAN**  
**MCKENZIE, if alive and if dead,**  
**their respective unknown spouses,**  
**heirs, devisees, grantees, assignees,**  
**lienors, creditors, trustees or other**  
**persons claiming by, through,**  
**under or against the above**  
**Defendants,**TO: Defendants, REUBEN BROOKS,  
if alive, and if dead, his unknown  
spouses, heirs, devisees, grantees, as-  
signees, lienors, creditors, trustees or  
other persons claiming by, through,  
under or against REUBEN BROOKS;  
J. COLLINS WOHLNER, if alive, and if  
dead, his unknown spouses, heirs, devi-  
sees, grantees, assignees, lienors, credi-  
tors, trustees or other persons claiming  
by, through, under or against J. COL-  
LINS WOHLNER; ARDEN A. ANDER-  
SON, if alive, and if dead, his unknown  
spouses, heirs, devisees, grantees, as-  
signees, lienors, creditors, trustees or  
other persons claiming by, through,  
under or against ARDEN A. ANDER-  
SON; PAT R. JEFFREYS, TRUSTEE, if  
alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against PAT R. JEFFREYS, TRUSTEE;  
HAYWOOD HANNA, JR., if alive, and  
if dead, his unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
HAYWOOD HANNA, JR.; ROBERT S. DIX,  
if alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against E.G. STONE;  
MARYANN STONE, if alive, and if dead,  
her unknown spouses, heirs, devisees,  
grantees, assignees, lienors, credi-  
tors, trustees or other persons claiming  
by, through, under or against MARY-  
ANN STONE; HAROLD M. WARD,  
AS TRUSTEE FOR ELAINE C. WARD,  
HAROLD C. WARD AND THOMASG. WARD, if alive, and if dead, their  
unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against HAROLD M.  
WARD, AS TRUSTEE FOR ELAINE  
C. WARD, HAROLD C. WARD AND  
THOMAS G. WARD; HARRY C.  
TEAGUE and NELL R. TEAGUE,  
husband and wife, if alive, and if dead,  
their unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against HARRY C.  
TEAGUE and NELL R. TEAGUE, hus-  
band and wife; PLAZA PARK, INC., an  
involuntarily dissolved Florida corpora-  
tion; LISA TEAGUE HALE, formerly  
known as LISA SUZANNE TEAGUE;  
GENEVIEVE E. CROOKS, if alive, and  
if dead, her unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
GENEVIEVE E. CROOKS; JAMES  
LILLY, TRUSTEE, if alive, and if dead,  
his unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against JAMES LIL-  
LY, TRUSTEE; BEN E. SUTTON, if  
alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against BEN E. SUTTON; ELIZA-  
BETH T. SUTTON, if alive, and if dead,  
her unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against ELIZABETH  
T. SUTTON; MOODY H. DAVIS, if  
alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against MOODY H. DAVIS; PATRI-  
CIA H. DAVIS, if alive, and if dead,  
her unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against PATRICIA  
H. DAVIS; THOMAS G. THOMPSON;  
ROY T. ANDERSON, TRUSTEE OF  
THE ROY T. ANDERSON TRUST U/A  
DATED DECEMBER 5, 1989, if alive,  
and if dead, his unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
ROY T. ANDERSON, TRUSTEE OF  
THE ROY T. ANDERSON TRUST U/A  
DATED DECEMBER 5, 1989; MELBA  
DIX, also known as MELBA R. DIX, if  
alive, and if dead, her unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against MELBA DIX, also known as  
MELBA R. DIX; and DAN MCKEN-  
ZIE, if alive, and if dead, his unknown  
spouses, heirs, devisees, grantees, as-  
signees, lienors, creditors, trustees or  
other persons claiming by, through, under  
or against DAN MCKENIZE, and all  
unknown persons, if alive, and if dead,  
or not known to be dead or alive,  
their unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against the unknown  
persons, and others, and, and all other  
parties having or claiming to have any  
right, title or interest in the real prop-  
erty herein described.YOU ARE HEREBY NOTIFIED  
that a Verified Complaint for Partition  
of Mineral Interests relating to certain  
real property located in Pasco County,  
Florida, to-wit: SEE EXHIBIT A AT-

## SECOND 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 And-  
rea 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 ad-  
resses of the personal representative  
and the personal representative's attorney  
are set forth below.All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death ActG. WARD, if alive, and if dead, their  
unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against HAROLD M.  
WARD, AS TRUSTEE FOR ELAINE  
C. WARD, HAROLD C. WARD AND  
THOMAS G. WARD; HARRY C.  
TEAGUE and NELL R. TEAGUE,  
husband and wife, if alive, and if dead,  
their unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against HARRY C.  
TEAGUE and NELL R. TEAGUE, hus-  
band and wife; PLAZA PARK, INC., an  
involuntarily dissolved Florida corpora-  
tion; LISA TEAGUE HALE, formerly  
known as LISA SUZANNE TEAGUE;  
GENEVIEVE E. CROOKS, if alive, and  
if dead, her unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
GENEVIEVE E. CROOKS; JAMES  
LILLY, TRUSTEE, if alive, and if dead,  
his unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against JAMES LIL-  
LY, TRUSTEE; BEN E. SUTTON, if  
alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against BEN E. SUTTON; ELIZA-  
BETH T. SUTTON, if alive, and if dead,  
her unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against ELIZABETH  
T. SUTTON; MOODY H. DAVIS, if  
alive, and if dead, his unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against MOODY H. DAVIS; PATRI-  
CIA H. DAVIS, if alive, and if dead,  
her unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against PATRICIA  
H. DAVIS; THOMAS G. THOMPSON;  
ROY T. ANDERSON, TRUSTEE OF  
THE ROY T. ANDERSON TRUST U/A  
DATED DECEMBER 5, 1989, if alive,  
and if dead, his unknown spouses, heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees or other persons  
claiming by, through, under or against  
ROY T. ANDERSON, TRUSTEE OF  
THE ROY T. ANDERSON TRUST U/A  
DATED DECEMBER 5, 1989; MELBA  
DIX, also known as MELBA R. DIX, if  
alive, and if dead, her unknown spouses,  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees or other  
persons claiming by, through, under or  
against MELBA DIX, also known as  
MELBA R. DIX; and DAN MCKEN-  
ZIE, if alive, and if dead, his unknown  
spouses, heirs, devisees, grantees, as-  
signees, lienors, creditors, trustees or  
other persons claiming by, through, under  
or against DAN MCKENIZE, and all  
unknown persons, if alive, and if dead,  
or not known to be dead or alive,  
their unknown spouses, heirs, devisees,  
grantees, assignees, lienors, creditors,  
trustees or other persons claiming by,  
through, under or against the unknown  
persons, and others, and, and all other  
parties having or claiming to have any  
right, title or interest in the real prop-  
erty herein described.YOU ARE HEREBY NOTIFIED  
that a Verified Complaint for Partition  
of Mineral Interests relating to certain  
real property located in Pasco County,  
Florida, to-wit: SEE EXHIBIT A AT-TACHED HERETO AND MADE A  
PART HEREOF, has been filed against  
you and you are required to serve a  
copy of your written defenses, if any,  
to Plaintiff's attorney, LEONARD H.  
JOHNSON, ESQUIRE, of the law firm  
of JOHNSON POPE BOKOR RUPPEL  
& BURNS LLP, whose address is 400  
North Ashley Drive, Suite 3100, Tam-  
pa, Florida 33602, lenj@jpfirm.com,  
telephone number (813) 225-2500, at-  
torneys for the Plaintiff, 52 DEVELOP-  
MENT GROUP LLC, a Florida limited  
liability company, on or before OCTO-  
BER 28TH, 2024, and file the original  
with the Clerk of this Court either be-  
fore service on the Plaintiff's attorney or  
immediately thereafter; otherwise a de-  
fault will be entered against you for the  
relief demanded in the Verified Com-  
plaint for Partition of Mineral Interests.If you are a person with a disability  
who needs an accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact: Public Information Dept., Pas-  
co County Government Center, 7530  
Little Rd. New Port Richey, FL 34654.  
Phone: (727) 847-8110 (voice) in New  
Port Richey (352)521-4274, ext 8110  
(voice) in Dade City; via 1-800-955-  
8771 or 711 if you are hearing impaired.  
Contact should be initiated at least seven  
(7) days before the scheduled Court  
Appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than seven (7) days.

DATED THIS September 24, 2024

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

Deputy Clerk: Haley Joyner

**EXHIBIT A**  
The Land referred to herein be-  
low is situated in the County of  
Pasco, State of Florida, and is de-  
scribed as follows:Parcel I:  
The North 1/2 of the North 1/2 of  
the Southeast 1/4 of the North-  
west 1/4 of Section 11, Township  
25 South, Range 20 East, Pasco  
County, Florida. The North 229  
feet of the Southeast 1/4 of the North  
1/2 of the Southeast 1/4 of the  
Northwest 1/4 of Section 11,  
Township 25 South, Range 20  
East, Pasco County, Florida.Less and Except that portion  
conveyed in Warranty Deed re-  
corded in Book 9366, Page 2934,  
as corrected by Corrective War-  
ranty Deed recorded in Book  
9368, Page 2989.Parcel II:  
A portion of the North 1/2 of  
the Southeast 1/4 of the North-  
west 1/4 of Section 11, Township  
25 South, Range 20 East, Pasco  
County, Florida, being more par-  
ticularly described as follows:For a POINT OF REFER-  
ENCE, commence at the South-  
east corner of the Northwest  
1/4 of said Section 11; thence  
N.00°38'03"E. along the East  
boundary of the Northwest 1/4  
of said Section 11, a distance  
of 768.41 feet to the Southeast  
corner of the North 229.00 feet  
of the South 1/2 of the North  
1/2 of the Southeast 1/4 of the  
Northwest 1/4 of said Section  
11; thence N.89°50'06"W. along  
the South boundary of the North  
229.00 feet of the South 1/2

## THIRD 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 97392YOU 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 de-  
manded, 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 24-01837Pof the North 1/2 of the South-  
east 1/4 of the Northeast 1/4 of  
said Section 11, 100.00 feet for  
a POINT OF BEGINNING;  
thence continue along said  
South boundary N.89°50'06"W.,  
a distance of 329.32 feet;  
thence N.00°38'03"W., a dis-  
tance of 264.54 feet; thence  
S.89°50'06"E., 329.32 feet;  
thence S.00°38'03"W., 264.54  
feet to the POINT OF BEGIN-  
NING.TOGETHER WITH:  
A 30.00' easement for ingress/  
egress as follows:For a POINT OF REFER-  
ENCE, commence at the South-  
east corner of the Northwest  
1/4 of said Section 11; thence  
N.00°38'03"E. along the East  
boundary of the Northwest 1/4  
of said Section 11, a distance  
of 768.41 feet to the Southeast  
corner of the North 229.00 feet  
of the South 1/2 of the North  
1/2 of the Southwest 1/4 of the  
Northwest 1/4 of said Section  
11; thence N.89°50'06"W. along  
the South boundary of the North  
229.00 feet of the South 1/2 of  
the North 1/2 of the Southeast  
1/4 of the Northeast 1/4 of said  
Section 11, 100.00 feet; thence  
N.00°38'03"E., 149.37 feet for  
a POINT OF BEGINNING;  
thence continue N.00°38'03"E.,  
38.50 feet, thence N.51°48'55"E.,  
128.35 feet to the aforemen-  
tioned East boundary of the  
Northwest 1/4 of said Section 11,  
also being the West right-of-way  
line of Oak Street (a public right-  
of-way); thence along said East  
boundary and West right-of-way  
of Oak Street, S.00°38'03"W.,  
38.50 feet to the Northeast cor-  
ner of the North 229.00 feet of  
the South 1/2 of the North 1/2  
of the Southeast corner of the  
Northwest 1/4 of said Section  
11, thence S.51°48'55"W., 128.35  
feet to the POINT OF BEGIN-  
NING.Parcel III:  
The Southeast 1/4 of the North-  
west 1/4 of Section 11, Town-  
ship 25 South, Range 20 East, LESS  
the North 1/2 of the North 1/2 of  
the Southeast 1/4 of the North-  
west 1/4 and LESS the North  
229.0 feet of the South 1/2 of the  
North 1/2 of the Southeast 1/4 of  
the Northwest 1/4 lying and be-  
ing in Pasco County, Florida.  
And  
An Easement for access over,  
upon and across the following  
described property: The West  
60.00 feet of the South 1/2 of  
the Northwest 1/4 of the South-  
west 1/4 of the Northeast 1/4  
of the West 60.00 feet of the  
North 300.00 feet of the South-  
west 1/4 of the Southwest 1/4 of  
the Northeast 1/4 of Section 11,  
Township 25 South, Range 20  
East, Pasco County, Florida.  
Less and except from all of the  
above any land described in the  
Stipulated Order of Taking re-  
corded in Official Records Book  
9826, Page 1164, Public Records  
of Pasco County, Florida.Parcel Numbers: 11-25-20-  
0000-01600-0010, 11-25-20-  
0000-01600-0011 and 11-25-  
20-0000-01100-0010  
Sept. 27; Oct. 4, 11, 18, 2024

24-01805P

## THIRD 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,**

--- ACTIONS / SALES ---

SECOND 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; 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 BERGE A/K/A JAMIE BERGE; 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 BERGE A/K/A JAMIE BERGE; 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](http://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 menor 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 resevwa 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

SECOND 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](http://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

SECOND 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](http://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](mailto:fmail@raslg.com)  
 By: /s/ Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
 23-168197 - RaO  
 October 11, 18, 2024 24-01884P

SECOND 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

SECOND 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 A/K/A SAUNDRA 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](mailto:AccountsPayable@mccalla.com)  
 24-09065FL  
 October 11, 18, 2024 24-01857P

SECOND 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 AROS, 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 this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE 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

**SUBSCRIBE TO THE BUSINESS OBSERVER**  
 Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)  


## --- ESTATE ---

## SECOND 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 732.2211.

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 165th 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

## SECOND 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

## SECOND 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. 732.2211.

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

**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 732.2211.

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

## SECOND 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

## SECOND 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

## SECOND 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: flmail@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 ---

## SECOND 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

## SECOND INSERTION

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

**Case No. 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 before the clerk reports the surplus as unclaimed.

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

Dated this 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

## SECOND 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: flmail@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

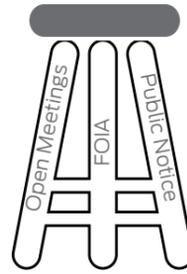
**PUBLISH YOUR  
LEGAL NOTICE**

Email  
legal@businessobserverfl.com

**Business  
Observer**

# 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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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.

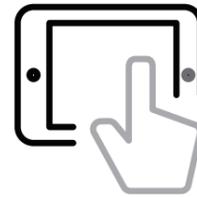
**Verifying publication is difficult-to-impossible on the web.**

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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