PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Del Webb Bexley Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 428.934 acres, generally located north of Tower Road, east of the Suncoast Parkway (State Road 589), south of State Road 52 and west of US 41, 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 20, 2024 TIME: 1:00 p.m.
PLACE: Del Webb Bexley Clubhouse

19265 Del Webb Boulevard Land O' Lakes, Florida 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, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida 33544, 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.

District Manager

October 25; November 1, 2024

24-01934P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 20.80 acres to serve the Residential project known as Epperson South Jk2 Townhomes. The project is located in Pasco County, Section(s) 27, Township 25 South, Range 20 E. The permit applicant is Epperson North, LLC, 2502 N Rocky Pint Dr., Ste. 1050, Tampa, FL 33607. The Permit No. is 43026736.126.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right

such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

dance with the requirements set forth above.

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

October 25, 2024 24-01939P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH 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, November 5, 2024 at 4:00 p.m., at the SpringHill Suites Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. 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 Relav 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. Barry Jeskewich District Manager

October 25, 2024

FIRST INSERTION

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET AND FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Pasadena Ridge Community Development District ("District") will hold public hearings on November 14, 2024 at 2:00 p.m., at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, FL 33544 for the purpose of hearing comments and objections on the adoption of the proposed budget of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget"), as well as the proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("2024/2025 Proposed Budget" and, along with the 2023/2024 Proposed Budget, the "Proposed Budgets"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate

by speaker telephone.

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

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

District Manager

October 25; November 1, 2024

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within Summerstone Community Development District ("District") in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) 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 22, 2024

10:00 a.m. PLACE: Avalon Park West Amenity Center 5060 River Glen Blvd. Wesley Chapel, Florida 33545

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("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.

Craig Wrathell District Manager

October 25; November 1, 2024

24-01936P

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.

Tuesday, November 19, 2024 6:00 p.m.

Place: Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway

Lutz, Florida 33558

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 ccommodations 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 25; November 1, 2024 24-01957P

FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Summit View Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 135,989 acres, generally located approximately 1 mile ffl north of State Road 52 on the east side of Happy Hill Road, situated entirely within the City of Dade City, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, 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 22, 2024 TIME: 10:00 A.M. EST PLACE: Hampton Inn Odessa Trinity 11780 State Road 54 Odessa, Florida 33556

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Manager, c/o Governmen agement Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District 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 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. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 344-4844, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or $(800)\ 955-8770$ for aid in contacting the District Office.

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

Jason Greenwood

District Manager October 25: November 1, 2024

24-01937F

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within Wiregrass II Community Development District (*District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 515.268 acres, located at the northeast corner of the Chancey Boulevard and Wiregrass Ranch Boulevard intersection in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) 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 of ficers, and other such business which may properly come before the Board.

DATE: November 22, 2024 10:30 a.m. PLACE: Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 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, Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph. (813) 994-1001 ("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. Sean Craft

District Manager October 25; November 1, 2024

24-01940P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 904717 from Lennar Homes LLC. Application received: 10/18/2024. Proposed activity: Residential. Project name: Dusty Lane. Project size: 19.90 acres Location: Section(s) 2, Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at

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

October 25, 2024

--- PUBLIC SALES ---

FIRST INSERTION Notice of Landowners' Meeting and Election of the Two Rivers East Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers East 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. The file(s) pertaining to the project referred to above is available for inspec-

tion Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

Date: Tuesday, November 19, 2024 Time:

11:00 a.m.

SpringHill Suites by Marriott Tampa Suncoast Parkway

16615 Crosspointe Run Land O'Lakes, FL 34648

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 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings 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 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 these meetings is asked to contact the District Manager at $(813)\ 873$ -7300, 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 at the meeting 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.

Jayna Cooper, District Manager

Oct. 25; Nov. 1, 2024

24-01961P

FIRST INSERTION

Notice of Landowners' Meeting and Election of the Two Rivers North Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers North $\,$ 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. Tuesday, November 19, 2024 Date:

11:00 a.m.

SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run Place:

Land O'Lakes, FL 34648

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 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings 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 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 these meetings is asked to contact the District Manager at (813) 873-7300, 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 at the meeting 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. Jayna Cooper, District Manager

Oct. 25; Nov. 1, 2024

24-01962P

FIRST INSERTION

Notice of Landowners' Meeting and Election of the Two Rivers West Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers West 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.

Tuesday, November 19, 2024

Time: 11:00 a.m.

SpringHill Suites by Marriott Tampa Suncoast Parkway Place:

16615 Crosspointe Run Land O'Lakes, FL 34648

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 2005 Pan Am Circle. Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings 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 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 these meetings is asked to contact the District Manager at (813) 873-7300, 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 at the meeting 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. Jayna Cooper, District Manager

Oct. 25; Nov. 1, 2024

24-01963P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11-12/13-2024 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant Jared Poole /registered owner Kristopher Zink 1977 Bertram Hin BERH0567M77J DO # 616106 sale to be held at Port Hudson Marina LLC 14333 Crabtrap Ct. Hudson Fl. 34667 vessel may be released prior to the Sale. Port Hudson Marina reserves the right to accept /reject any or all bids

Oct. 25; Nov. 1, 2024



FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE DECEMBER 30, 2024 ECONOMY TRANSMISSION & AUTO REPAIR 15922 PEACE BLVD 2012 DODG 3C4PDCBG0CT189139

\$4087.07

October 25, 2024 24-01955P

FIRST INSERTION

PASCO COUNTY

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT **RFQ** for Engineering Services

The Pasadena Ridge Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer

and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) unbound and (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on November 8, 2024 to the attention of Craig Wrathell, Wrathell Hunt & Associates, LLC. 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Of-

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

October 25, 2024

FIRST INSERTION

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Pasadena Ridge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$80,790. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Pasadena Ridge Community Development District." Proposals must be received by 12:00 p.m., on November 4, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager October 25, 2024

24-01959P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 51 acres to serve the Commercial project known as Pasco Town Center Lots C1A, C1B, and C1C. The project is located in Pasco County, Section(s) 9, 16, Township 25 South, Range 20 The permit applicant is DB LOG 1A Property Owner, LLC, 4215 W Lovers Lane, Suite 150, Dallas, TX, 75219 and Double Branch Dev, Inc., 56 Stamford St. #301, Asheville, NC 28803. The Permit No. is 43046713.008.

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

North, Tampa, Florida 33637.

NOTICE OF RIGHTS

**Cotted by

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooks-ville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute

regarding the District's final action in this matter is not available prior to the filing of a request for hearing. October 25, 2024

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS $({\bf Single\ Personal\ Representative})$ IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY. FLORIDA

PROBATE DIVISION $FILE\,NO.:\,2024CP001296CPAXES$ Probate Division IN RE: ESTATE OF CAROL DENISE WILLIAMS,

Deceased. The administration of the Estate of CAROL DENISE WILLIAMS, Deceased, whose date of death was May 10, 2023, File Number: as referenced above, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Suite 207, 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 Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is served must file their Claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF FIRST PUBLICATION THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is October 25, 2024.

Personal Representative: SHANE D. WILLIAMS 37243 Covington Road

Dade City, FL 33525 Attorney for Personal Representative: ADAM S. GUMSON JUPITER LAW CENTER RiverPlace Professional Center 1003 W. Indiantown Road -Suite 210

 $Jupiter,\,FL\,33458\text{-}6851$ Telephone: (561) 744-4600 Florida Bar No.: 906948 Email: asg@jupiterlawcenter.comOct. 25; Nov. 1, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

IN RE: ESTATE OF MILTON L. CROUCH Deceased.

The administration of the estate of Milton L. Crouch, deceased, whose date of death was January 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 25, 2024.

Personal Representative: Paul Crouch

2580 Nursery Road, #215 Clearwater, Florida 33764 Attorney for Personal Representative Edward C. Castagna, Jr., Esq.

Florida Bar Number: 0198102 611 Druid Road East, Suite 717 Clearwater, FL 33756 Telephone: (727)446-6699 Fax: (727)446-3388 E-mail Address: eservice.castagnalaw@gmail.com

Oct. 25; Nov. 1, 2024

24-01949P

FIRST INSERTION

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

FILE NO.: 2024CP000205CPAXWS DIVISION: A IN RE: ESTATE OF ZACHARY LOGAN WOODRUM,

Deceased. The administration of the Estate of Zachary Logan Woodrum, deceased, whose date of death was July 2, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is October 25, 2024.

Personal Representative: Amanda Hobson c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300

Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703

E-mail: LMuralt@bja-law.com Oct. 25; Nov. 1, 2024 24-01931P

OFFICIAL COURTHOUSE

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



--- ESTATE ---

FIRST INSERTION

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

File No. 512024CP001608CPAXWS Division I IN RE: ESTATE OF LINDA STONE AKA LINDA L. STONE AKA LINDA LEE STONE Deceased.

The administration of the estate of LIN-DA STONE AKA LINDA L. STONE AKA LINDA LEE STONE, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 25, 2024.

Personal Representative: GEORGE L. WATTERS AKA GEORGE L. WATTERS, JR.

2013 Hilo Drive Holiday, Florida 34691 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

Oct. 25; Nov. 1, 2024 24-01951P

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 512024CP001508CPAXWS

Division I

IN RE: ESTATE OF

GEORGE KORAHAIS

Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

You are hereby notified that an Or-

been entered in the estate of GEORGE

KORAHAIS, deceased, File Number

512024CP001508CPAXWS by the Cir-

cuit Court for PASCO County, Florida,

Probate Division, the address of which

is PO Box 338, New Port Richev, Flor-

ida 34668; that the decedent's date of

death was July 26, 2024; that the total

value of the estate is \$3,800,00 and

that the names and addresses of those

to whom it has been assigned by such

ALL INTERESTED PERSONS ARE

cedent and persons having claims or

demands against the estate of the dece-

dent other than those for whom provi-

sion for full payment was made in the

Order of Summary Administration

All creditors of the estate of the de-

Address

& ELIZABETH TZARAS

Port Richey, Florida 34668

ANDREAS TZARAS

10601 Farnam Court

VANESSA TZARAS

15723 Bertram Drive

NOTIFIED THAT:

Hudson, Florida 34667

ABOVE ESTATE:

order are:

Name

FIRST INSERTION

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

File No. 512024CP001545CPAXES Division A IN RE: ESTATE OF JOAN M. SIMONDS Deceased.

The administration of the estate of JOAN M. SIMONDS, deceased, whose

date of death was February 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representatives and the personal representatives' 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 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 creditor as specified under s. 732.2211, Florida Statutes.

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

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 25, 2024

Personal Representatives: LAWRENCE MOONAN 105 Sanders Avenue Scotia, NY 12302

MICHAEL MOONAN 1244 Impala Trail Bailey, CO 80421 Attorney for Personal Representatives: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026

E-Mail: hodgescarle@hotmail.com

must file their claims with this court

WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES

SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-

WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

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 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,

The date of first publication of this

Person Giving Notice:

ANDREAS TZARAS

10601 Farnam Court

Port Richey, Florida 34668

Attorney for Person Giving Notice

JENNY SCAVINO SIEG, ESQ.

Florida Bar Number: 0117285

Telephone: (727) 842-2237

jenny@siegcolelaw.com

eservice@siegcolelaw.com

SIEG & COLE, P.A.

2945 Defuniak Street

Trinity, Florida 34655

Fax: (727) 264-0610

Secondary E-Mail:

Oct. 25; Nov. 1, 2024

Florida Statutes.

Attorney

E-Mail:

Notice is October 25, 2024.

DATE OF DEATH IS BARRED.

Oct. 25; Nov. 1, 2024

FIRST INSERTION

FIRST INSERTION

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

FILE NO.: 2024CP001603ES DIVISION: X IN RE: ESTATE OF

EDDIE PAUL JENKINS Deceased. The administration of the estate of Eddie Paul Jenkins, deceased, whose date of death was July 10, 2024, is pending

in the Circuit Court for Pasco County. Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 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 PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is October 25, 2024.

Personal Representative: Heather D. Mathis 37137 Waldo Drive

Dade City, Florida 33525 Attorney for Personal Representative: Nancy McClain Alfonso, Esquire Florida Bar Number: 845892 ALFONSO HERSCH Post Office Box 4 Dade City, Florida 33526-0004 Telephone: (352) 567-5636 Fax: (352) 567-6696 E-Mail: eserve@alfonsohersch.com

jerrod@alfonsohersch.com Oct. 25; Nov. 1, 2024 24-01946P FIRST INSERTION

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

PROBATE DIVISION File No. 2024-CP-001540 IN RE: ESTATE OF LORETTA DONOHUE, Deceased.

The administration of the estate of LO-RETTA DONOHUE, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

fied under s. 732.2211.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is: October 25, 2024. CHRISTINE AGELADELIS **Personal Representative** 2029 Academy Court New Port Richey, FL 34655

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue. Suite B

Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com Oct. 25; Nov. 1, 2024

24-01950P

FIRST INSERTION

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

CASE NO.: 20-24 -CA-001607-CAAX-ES PENNYMAC LOAN SERVICES,

Plaintiff vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI; LONGLEAF HOMEOWNER'S ASSOCIATION, INC.; MICHAEL BALTES; BRITTA RAPP; UNKNOWN TENANT IN

POSSESSION OF THE SUBJECT

PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00

forth in said Final Judgment, to wit: LOT 15, BLOCK 1, MEADOW POINTE PARCEL 12 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1713 SASSAFRAS DR, WESLEY CHA-

AM on the 05 day of December, 2024,

the following described property as set

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

PEL, FL 33543

24-01933P

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

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

Dated this 18 day of October 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

24-01964P

Oct. 25; Nov. 1, 2024

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

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

24-01152

FIRST INSERTION

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

File Number: 2024-CP-001709-WS
In Re The Estate Of: VINNIE KOVACEVIC, Deceased.

The administration of the estate of VINNIE KOVACEVIC, deceased, whose date of death was September 16. 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 WITH-IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is October 25, 2024.

MARIA KOVACEVIC - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 sjonas@gulfcoastlegalcenters.com

inew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180

Oct. 25; Nov. 1, 2024 24-01948P

FIRST INSERTION

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

PASCO COUNTY, FLORIDA CASE NO. 24-CC-002588 BLISSFUL TIMES INC. PLAINTIFF, VS. AGUIEUS LLC,

DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2024, and entered in 2024-CC-002588 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein Blissful Times Inc., is the Plaintiff and Aguieus LLC, is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00AM, on November 14, 2024, the following described property as set forth in said Final Judgment, to wit:

Unit No. 103 in Building I of Cali-

Any person claiming an interest in the

dance with Florida Statutes, Section 45.031. If you are a person with a disability

ente 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. Street Address: 21011 Picasso

Ct. Unit 103, Land O Lakes, FL. 34637

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

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 accom-

transportation providers for information regarding transportation services. Dated this 22nd day of October, 2024.

modate for this service. Persons with

disabilities needing transportation to

court should contact their local public

Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com Submitted by: DeL'Etoile Law Firm, P.A. Attorney for Plaintiff 10150 Highland Manor Dr. Ste 200,

Tampa, FL 33610 Telephone: (813)563-5025 Oct. 25: Nov. 1, 2024 24-01965P

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.

2024CA002358CAAXWS WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1, ASSET- BACKED **CERTIFICATES, SERIES 2006-1,** Plaintiff vs

THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK, et al. Defendant(s),
TO: THOMAS W. PETRICK A/K/A

THOMAS WALTER PETRICK, UN-KNOWN SPOUSE OF THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK,

Whose Residence Is: 5038 COLIGAR LOOP, HOLIDAY, FL 34690 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or

claiming to have any right, title or in-

terest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOTS 5 AND 6, COOL ACRES, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 42, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton. Florida 33487 on or before 11/25/2024/

(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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this Octoher 16, 2024

CLERK OF THE CIRCUIT COURT Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner ROBERTSON ANSCHUTZ AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-222649

Oct. 25; Nov. 1, 2024 24-01930P

Email your Legal Notice $legal@businessobserverfl.com \bullet Deadline\ Wednesday\ at\ noon\ \bullet\ Friday\ Publication$

Rarely do consumers specifically search online for public notices

--- ACTIONS / SALES ---

FIRST INSERTION

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

2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs. DAWN MACOMBER, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MA-COMBER 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 12, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 3104 AND 3104-A, BEA-CON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF

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 000860

ANTONIO RODRIGUEZ; LILLIAN

SANTIAGO: UNKNOWN TENANT

ANY AND ALL UNKNOWN PAR-

TIES CLAIMING BY, THROUGH.

HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIM-

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or

Final Judgment. Final Judgment was

awarded on September 25, 2024 in

Civil Case No. 2024 CA 000860, of the

Circuit Court of the SIXTH Judicial

Circuit in and for Pasco County, Flor-

ida, wherein, CHANGE LENDING,

LLC DBA CHANGE HOME MORT-

GAGE is the Plaintiff, and ANTONIO RODRIGUEZ; LILLIAN SANTIAGO;

UNKNOWN TENANT #1 N/K/A NIL-

DA GONZALEZ; ANY AND ALL UN-

KNOWN PARTIES CLAIMING BY.

THROUGH, UNDER AND AGAINST

THE HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIM-

Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at www.pasco.

realforeclose.com on November 14,

2024 at 11:00:00 AM EST the fol-

lowing described real property as set

BEGINNING AT THE NORTH-

WEST CORNER OF BLOCK 1.

TYSON SUBDIVISION, RUN

WEST ALONG SOUTH LINE

OF 18TH AVENUE, 150.0 FEET.

THENCE RUN SOUTH 472.5

FEET FOR A POINT OF BE-

GINNING. THENCE SOUTH.

PARALLEL WITH WEST LINE

OF BLOCK 1, TO A POINT 15.0

FEET NORTH OF THE SOUTH

LINE OF SECTION 2, TOWN-

SHIP 26 SOUTH, RANGE 21

forth in said Final Judgment, to wit:

The Clerk of the Court, Nikki

ANTS are Defendants

ANTS

WHETHER SAID UNKNOWN PAR-

CHANGE LENDING, LLC DBA

CHANGE HOME MORTGAGE,

#1 N/K/A NILDA GONZALEZ;

UNDER AND AGAINST THE

FIRST INSERTION

PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL 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 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 informa-

Dated this 21 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 19-267819 - EuE Oct. 25; Nov. 1, 2024 24-01945P

EAST, THENCE WEST, PAR-

ALLEL WITH NORTH LINE

OF NORTH AVENUE, 100.0

FEET, THENCE NORTH, PAR-

ALLEL WITH WEST LINE

OF BLOCK 1, 104.53 FEET,

THENCE EAST PARALLEL WITH THE SOUTH LINE OF

SAID SECTION 2, 100.0 FEET

TO THE POINT OF BEGIN-

NING. BEING A PART OF

TRACT "A", TYSON SUBDIVI-

SION, AS PER PLAT THEREOF

RECORDED IN PLAT BOOK 4.

PAGE 109, PUBLIC RECORDS

OF PASCO COUNTY, FLORI-

DA, A/K/A LOT 12, BLOCK 1, TYSON'S FIRST ADDITION

UNRECORDED. SUBJECT TO

A 5.0 FOOT EASEMENT OVER

AND ACROSS THE WEST 5.0

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 dis-

ability who needs an accommodation

in order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact: Public Information

Dept., Pasco County Government Cen-

ter, 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

initiated at least seven days before the

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled appear-

ance is less than seven days. The court

does not provide transportation and

cannot accommodate such requests.

Persons with disabilities needing trans-

portation to court should contact their

local public transportation providers

for information regarding transporta-

Dated this 17 day of October, 2024.

Digitally signed by Zachary Ullman

Service Mail@aldridgepite.com

FBN: 106751

24-01926P

Primary E-Mail:

tion services.

Suite 303

1184-2256B

ALDRIDGE PITE, LLP

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

Oct. 25; Nov. 1, 2024

5300 West Atlantic Avenue

Attorney for Plaintiff

earing impaired Contact should be

FEET THEREOF.

tion regarding transportation services.

FIRST INSERTION

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

CASE NO. 2024CA000471CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SHAWN K. BAILEY; ERIN LESLEY

BAILEY; GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT

PROPERTY,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 19, 2024 and entered in Case No. 2024CA000471CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORT-GAGE LLC is Plaintiff and SHAWN K. BAILEY; ERIN LESLEY BAILEY; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY; GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE. COM, at 11:00 A.M., on November 18, 2024, the following described property as set forth in said Final Judgment, to

LOT 885, PALM TERRACE GARDENS, UNIT FIVE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 15, PAGES 37 AND 38, PUBLIC RECORDS OF PASCO COUNTY, FLORI-

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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 22nd day of October 2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01638 NML Oct. 25; Nov. 1, 2024 24-01952P

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. 2023CA004990CAAXWS Freedom Mortgage Corporation, Plaintiff, vs.

Wendy Carson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler 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 16th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID:

23-24-16-0080-00000-0010 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 21st 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@brock and scott.comBv /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02252 Oct. 25; Nov. 1, 2024

24-01943P

FIRST INSERTION

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

Case No. 51-2023-CA-004424-ES Division J4 SUNCOAST CREDIT UNION, A

FEDERALLY INSURED STATE CHARTERED CREDIT UNION

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF SALLY Z JONES, DECEASED, JENNIE MARY HAYNES, AS KNOWN HEIR OF SALLY Z JONES, DECEASED, ZYNARA CHAPMAN FOLKS, AS KNOWN HEIR OF SALLY Z JONES, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JAMES EARL CHAPMAN, DECEASED, UNKNOWN SPOUSE OF JENNIE MARY HAYNES, UNKNOWN SPOUSE OF ZYNARA CHAPMAN FOLKS, AND UNKNOWN TENANTS/ OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 15, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell

the property situated in Pasco County, Florida described as: LOT 88, AND THE S 1/2 OF LOT 87, EAST LAKE PARK A SUBDI-VISION, AS PER CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 69, PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA. and commonly known as: 13924 MORGAN ST, DADE CITY, FL 33525; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on No-

vember 5, 2024 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: October 18, 2024

By:/s/ William Noriega William Noriega Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 011150/2322708/CMP Oct. 25; Nov. 1, 2024 24-01953P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation,

Plaintiff, vs.

Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida. wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 2nd day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

17-26-16-0010-00000-0220

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

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

tion regarding transportation services. Dated this 21st 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 By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426

FIRST INSERTION

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

CIVIL DIVISION e No. 51-2023-CA-000475 CROSSCOUNTRY MORTGAGE,

Plaintiff, vs BOBBY EARL BRAGG, UNKNOWN SPOUSE OF BOBBY EARL BRAGG, AND UNKNOWN TENANTS/ OWNERS. Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 13, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 1541, HOLIDAY LAKE ES-TATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3347 ROXBURY DR, HOLIDAY, FL 34691; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on December 18, 2024 at 11:00 A.M..

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev, 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 21, 2024

By: Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 320250/2220540/wllOct. 25; Nov. 1, 2024 24-01944P

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA000320CAAXES

Freedom Mortgage Corporation, Plaintiff, vs.

Renato Simon Beauchamp Tirado, Defendant.

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 4th day of March, 2025, 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 RE-CORDED IN PLAT BOOK 79. PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUN-TY. FLORIDA.

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 18th 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@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00112 Oct. 25; Nov. 1, 2024 24-01927P

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 affe

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--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION
Case No.:
512024CA001644CAAXES
SSEY PARTNERS, LTD.,
orida limited partnership
ntiff v

MASSEY PARTNERS, LTD., a Florida limited partnership Plaintiff, v. JOHN K. KEYES; REUBEN ${\bf BROOKS; MYERA. RABINOWITZ;}$ **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**

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 unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by through under or against REUREN BROOKS; MYER A. RABINOWITZ, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons 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, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against D.C. LATIMER; TIP RAY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against TIP RAY: THE OHIO OIL COMPANY; R.J. FULLER, 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 R.J. FULLER; JOHN P. WEM-PLE, 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 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 persons claiming by, through, under or against EMMETTE F. GATHRIGHT; J. COLLINS WOHNER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, crediby, through, under or against J. COL-LINS WOHNER; ARDEN A. ANDER-SON, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ARDEN A. ANDER-SON: PAT R. JEFFREYS, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PAT R. JEFFREYS, TRUSTEE; MAURINE GENECOV MUNTZ, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons 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 persons claiming by, through, under or against HAYWOOD HANNA, JR.; ROBERT S. DIX, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROBERT S. DIX; 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 R. DIX; E.G. STONE and MARYANN STONE, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees 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, 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 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, if alive, and if dead, his 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, husband and wife: PLA-ZA PARK, INC., an involuntarily dissolved Florida corporation; RUTH R. STONE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against RUTH R. STONE: 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; PA-TRICIA LAWRENCE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, 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 persons 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 persons 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, devisees, 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 unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against WILLIAM L. BALDWIN; MARY L. ALBRIGHT, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY L. ALBRIGHT; JONA-THAN B. WEAVER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, 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 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 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, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; NEW GENERATION PETRO-LEUM GP, LLC, a Texas limited liability 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, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PATRI-CIA ANN HARRISON: BETTY LEE SHORE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, 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 persons 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 persons claiming by, through, under, or against the unknown persons and others (collectively, "Unknown Defendants"), 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 property 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, Tampa, Florida 33602, lenj@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, MASSEY PARTNERS, LTD., a Florida limited partnership, on or before November 25th, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint 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., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521-4274, ext 8110 (voice) in Dade City: via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than

DATED THIS 23rd day of October, 2024

Nikki Alvarez-Sowles, Esquire, Clerk & Comptroller Clerk of the Circuit Court of Pasco County By: Haley Joyner As: Deputy Clerk (Seal) EXHIBIT A Legal Description

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

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. Oct. 25; Nov. 1, 8, 15, 2024

24-01925P

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

limited liability company; if alive

and if dead, their respective

CASE NO:
2024CC004252CCAXWS
WILMINGTON SAVINGS
FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST AS TRUSTEE
FOR PNPMS TRUST III,
Plaintiff, vs.
BELINDA VIERS A/K/A BELINDA
ANN VIERS; EDITH JONES
A/K/A EDITH VALERIE JONES

BELINDA VIERS A/K/A BELINDA ANN VIERS; EDITH JONES A/K/A EDITH VALERIE JONES A/K/A EDITH VALERIE RABB; PAMELA ANESIC A/K/A PAMELA SUE ANESIC: RODNEY JONES A/K/A RODNEY NATHAN JONES; FRANK BLAIR A/K/A FRANKLIN LEO BLAIR: BELINDA VIERS A/K/A BELINDA ANN VIERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF REATHA JONES A/K/A REATHA M. JONES A/K/A REATHA MAE JONES: CITIFINANCIAL, INC A/K/A CITIFINANCIAL EQUITY SERVICES, INC.: TIFFANI ANN MONTANO A/K/A TIFFANI ANN JONES A/K/A TIFFANI JONES; CHRISTOPHER JONES: ERIN JONES: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF LB-RANCH SERIES V TRUST: UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REATHA JONES A/K/A REATHA M JONES A/K/A REATHA MAE JONES: UNKNOWN SPOUSE OF RODNEY JONES A/K/A RODNEY NATHAN JONES; UNKNOWN SPOUSE OF BELINDA VIERS A/K/A BELINDA ANN VIERS; UNKNOWN TENANT #1;

Defendant(s).
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISES, ASSIGNEES, LIENORS, CREDITORS, TRUST-

UNKNOWN TENANT #2.

EES AND ALL OTHERS WHO MAY CLIAM AN INTEREST IN THE ESTATE OF REATHA JONES A/K/A REATHA MAE JONES LAST KNOWN ADDRESS: UNKNOWN

tors, trustees or other persons claiming

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

THE FOLLOWING DE-SCRIBED LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE COUNTY PASCO, STATE OF FLORIDA, TO-WIT: TRACT NO. 995: COMMENCING AT THE SW CORNER OF SEC-TION 26, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PAS-CO COUNTY, FLORIDA, GO THENCE N 00 DEGREES 29 MINUTES 51 SECONDS W, A DISTANCE OF 1320.34 FEET; THENCE N. 89 DEGREES 53 MINUTES 15 SECONDS E, A DISTANCE OF 2227.45 FEET; THENCE S 15 DEGREES W. A DISTANCE OF 247.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 15 DE-GREES W, A DISTANCE OF 315.55 FEET;

THENCE S 75 DEGREES E, A DISTANCE OF 280.00; THENCE N 15 DEGREES E, A DISTANCE OF 390.50 FEET; THENCE WEST A DISTANCE OF 289.88 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 1989 FLEETWOOD MOBILE HOME WITH ID'S GAFLJ05B15332CW AND

GAFLJ05A15332CW PROPERTY ADDRESS: 14401 SHEA DR, SPRING HILL, FL

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL, 33301 on or before November 25,

2024, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs 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; 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.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

THIS NOTICE SHALL BE PUB-

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this October 16, 2024. CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Frenkel Lambert Weiss Weisman &
Gordon, LLP
Attorney For Plaintiff
One East Broward Blvd., Suite 1111
Fort Lawdords B. 1, 22201

Attorney For Plaintiff
One East Broward Blvd., Suite 1111
Fort Lauderdale, FL 33301
Telephone: (954) 522-3233
Fax: (954) 200-7770
04-100306-F00
Oct. 25; Nov. 1, 2024
24-01929P

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 NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and PATRICK EDDLEMAN; LESLIE EDDLEMAN are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. pasco.realforeclose.com, at 11:00 AM. on November 14, 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, LY-ING 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. O DEGREES 20' 04" E., 118.97 FEET, THENCE S. 89 DEGREES 47' 59" E., 164.70 FEET, THENCE S. O DEGREES 19' 17" W., 118.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 1996
FLEETWOOD HARBOR
SPRINGS MOBILE HOME
SERIAL NUMBER GAFLT54A78731HS21.
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 DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 21 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 23-168197 Oct. 25; Nov. 1, 2024 24-01954P

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated 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



DODINESS ODSERVE

FIRST INSERTION

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

FLORIDA
CIVIL DIVISION
CASE NO.:
51-2024-CA-002379-CAAX-WS

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KATHERINE LIBERTY

MAGRIPLIS, et al., Defendants. TO: KATHERINE LIBERTY MA-GRIPLIS

UNKNOWN SPOUSE OF KATHER-INE LIBERTY MAGRIPLIS YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:

LOT 2, BLOCK 26, MAGNOLIA
VALLEY UNIT 6-B, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 14, PAGES 12,13,
AND 14, OF THE PUBLIC RECORDS OF PASCO COUNTY,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before NO-VEMBER 25TH, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and

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

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

tion services.
WITNESS my hand and the seal of this Court this October 16, 2024.

NIKKI ALVAREZ-SOWLES, ESQ. /s/ Nichole Alvarez-Sowles Pasco County Clerk & Comptroller By: Haley Joyner As Deputy Clerk

24-02584 Oct. 25; Nov. 1, 2024 24-01928P

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

THIRD 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,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE EST ATE OF JOSEPH M.
DOYLE, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF JOSEPH M. DOYLE, DECEASED,

SEPH 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.

PASCO COUNTY

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 THERE-OF 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 FOLLOW-ING DESCRIBED ROAD: BE-GINNING AT THE NORTH-EAST 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 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 Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

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

oer 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 24-01921F



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.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a contain provided.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on October 29, 2009,

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;

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 THERE-OF 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

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.

est 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 established, 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

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



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

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





--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2023-CA-4499

COUNTRY AIRE, a Florida General Partnership, Plaintiff, vs. COUNTRY AIRE MANOR COMMUNITY, LLC, et al.,

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 1, 2024 and entered in Case No. 2023-CA-4499 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein COUNTRY AIRE, is the Plaintiff and COUNTRY AIRE MANOR COMMUNITY, LLC and MARTY MONBARREN, are the Defendants, and Nikki Alvarez-Sowles, Esq., as Clerk of the Circuit Court, will sell to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m. on the 20th day of November, 2024, the propherty described in Exhibit A hereto, less and except for the following specific lots which were previously transferred or sold, for which the lien of the Mortgage has been released:

EXHIBIT A Lot 186, HAMPTON COURT UNRECORDED: S 50 feet of N 1130 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Parcel Identification Number: 13-25-21-0020-00000-1860 The EAST HALF of Lot 15, HAMPTON COURT UNRECORDED, mor particularly described as follows: The East 50.00 feet of the West 115.00 feet of the North 100.00 feet of Southwest 1/4 of Southeast 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Parcel Identification Number: 13-25-21-0020-00000-1860 Lot 16, HAMPTON COURT UNRECORDED, more particularly described as follows: The East 50.00 feet of West 165.000 feet of North 100.00 feet of Southwest 1/4 of Southeast 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Parcel Identification Number: 13-25-21-0020-00000-0160 South 50 feet of North 1030 feet of West 388 feet of SW 1/4 of SE 1/4 Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Also known as Lot 188 of Hampton Court, an unrecorded subdivision. Parcel Identification Number: 13-25-21-0020-00000-1880 Lot 184, HAMPTON COURT UNRECORDED: The South 50 feet of the North 980 feet of the East 90 feet of the West 268 feet of the SW 1/4 of the SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Parcel Identification Number: 13-25-21-0020-00000-1840 EXHIBIT A Lot 1, HAMPTON COURT UNRECORDED: North 100 feet of E 1/2 of SE 1/4 of SW 1/4, LESS the East 615 feet, Section 13, Township 25 South, Range 21 East. Lot 2, HAMPTON COURT UNRECORDED: W 50 feet of 615 feet of N 100 reet of E 1/2 of SE 1/4 of SW 1/4, LeSS the East 615 feet, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot J, HAMPTON COURT UNRECORDED: W 50 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East. Lot 4, HAMPTON COURT IJNRE-CORDED: W 50 feet of E 515 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot S, HAMPTON COURT UNRECORDED: W 50 feet of E 465 feet of N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED: W 50 feet of E 415 feet or N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 6, HAMPTON COURT UNRECORDED Florida. Lot 7, HAMPTON COURT UNRECORDED; W 50 feet or E 365 feet of N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 8, HAMPTON COURT UNRECORDED: W 50 feet of E 315 feet of N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 9, HAMPTON COURT UNRECORDED: W 50 feet of E 265 feet of N 100 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 10, HAMPTON COURT UNRECORDED: W 50 feet of E 112 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 11, HAMPTON COURT UNRECORDED: W 50 feet of E 165 feet of N 100 feet of E 1/2 of SE 1/4 of SW 114, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 12, HAMPTON COURT UNRECORDED: W 50 feet of E 115 feet of N 100 feet of E 115 or SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 13, HAMPTON COURT UNRf. CORDED: W 50 f t of E 65 feet of N 100 feet of E 1/2 of SE 114 of SW 114, Section 131 Township 25 South, Range 21 East, Pasco County, Florida. Lot 14, HAMPTON COURT UNRECORDED: E 50 feet of N 100 feet of SW 114 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida, Lot 15, HAMPTON COURT UNRECORDED: E 50 feet of W 115 feet of N 100 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 16, HAMPTON COURT UNRECORDED: E 50 feet of N 100 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 16, HAMPTON COURT UNRECORDED: E 50 feet of N 100 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 17, HAMPTON COURT UNRECORDED: E 50 of W 215 feet of N 100 feet of SW 11-1 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 18, HAMPTON COURT UNRECORDED: E 50 feet of W 265 feet of N 100 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 20, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 20, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 21, HAMPTON COURT UNRECORDED: E 50 feet of W 365 feet of N 100 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. UNRECORDED: E 50 feet of W 415 feet of N 100 feet or SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 52, HAMPTON COURT UNRECORDED: S 56 feet of N 242 feet of W 107 feet of E 121 of E 1/2 of SE 1/4 of SW 114, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 53, HAMPTON COURT UNRECORDED: S 56 feet of N 298 feet of W 107 feet of E 122 of E 1/2 of SE 1/4 of SW Pasco County, Florida. Lot 54, HAMPTON COURT UNRECORDED: S 56 feet of N 354 feet of W 107 feet of E 1/2 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 55, HAMPTON COURT UNRE-CORDED: S 56 feet of N 410 feet of E 1/2 or E 1/2 or E 1/4 of SW 1/4, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 56, HAMPTON COURT UNRECORDED: S 56 feet of N 466 feet of W 107 feet of E 122 or E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 57, HAMPTON COURT UNRECORDED: S 56 feet of N 522 feet of W 107 feet of E 122 or E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 58, HAMPTON COURT UNRECORDED: S 58 feet of N 580 feet of W 107 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 68, HAMPTON COURT UNRECORDED: S 58 feet of N 580 feet of W 107 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 68, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 152 FT FOR POB TH S 29 FT TH DEFLECT 58 DG RIGHT 106 FT TH N 85 FT R 90 FT TO POB, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 69, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 152 FT S 29 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 69, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 152 FT S 29 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH D 25 South, Range 21 East, Pasco County, Florida. Lot 70, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 132 FT S 85 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH DE FLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 71, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 152 FT S 141FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida, Lot 72, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 114 TH S 130 FT TH W 152 FT S 197 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 IT TH N 56 FT TH DEFLECT 58 DG RT 106 IT TH N 56 FT TH DEFLECT 58 DG RT 106 IT TH N 56 FT TH DEFLECT 58 DG RT 106 IT TH N 56 FT TH DEFLECT 58 DG RT 106 IT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 7l, HAMPTON COURT UNRE-CORDED: COM AT NE COR OF SE 114 OF SW 1/4 TH S 130 FTTH W 151 FT S 233 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFLEC TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 751 HAMPTON COURT UNRECORDED: COM A.T NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 152 FT S 365 FT S 85 FT W 90 FT N 19 FT TH DEFLECT 58 DC RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 76, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 242 FT S 365 FT S 8S FT W 90 FT N 29 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 77, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 242 FT S 309 FT S 56 FT TH DEFLECT 58 DG RIGHT 106 FT TH N 56 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 78, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 242 FT S 253 FT S 56 FT TH DEFLECT 58 DG RIGHT 106 FT TH N 56 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 79, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 142 FT S 197 FT S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFLECT 58 DG HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 241 FT S 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 81, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 242 FT S 85 FT S 56 FT TH DEFLECT 58 DC RT 106 FT TH DEFLECT 58 DG RT 106 FT TO POS. Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 82. HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 242 FT S 29 FT S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH N 56 FT TH N 56 FT TH N 50 FT T DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range ll East, Pasco County, Florida. Loa 83, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 242 FT FOR POB TH S 29 FT TH DEFLECT 58 DC RIGHT 106 FT TH N 85 FT E 90 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 84, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 361 FT F'OR POB TH S 29 FT TH DEFLECT 58 DG RIGHT 106 FT TH N 85 FT E 90 FT TO POB, Section 13, Township 25 South, Range 21 East. Pasco County, Florida. Lot 85, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S IJO FT TH W 362 FT S 29 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFLECT 58 OG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 86, HAMPTON COURT UN-RECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 85 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFL TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lul 88, HAMPTON COURT UNRECORDED; COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 197 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 89, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT W 362 FT S 253 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH DEFLECT 118 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 Eat, Pasco County, Florida. Lot 90, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 309 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH 91, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 365 FT FOR POB TH S 85 FT W 90 FT N 29 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 92, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 452 FT S 365 FT FOR POB TH S 85 FT W 90 FT N 29 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 13, Township 14, The section 14, Township 15, Township 16, The section 15, Township 16, The section 15, Township 17, Township 17, Township 18, Townsh 25 South, Range 21 East, Pasco County, Florida. Lot 93, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 309 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH N 5 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 2S South, Range 21 East, Pasco Couruy, Florida. Lot 94, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 1300 FT W 362 FT S 253 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 95, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S197 FT FOR POD TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N S6 FT TH DEFLECT SS DG RT 106 FT TO POB, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lot 96, HAMPTON COURT UNRECORDED; COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 141 FT FOR POB TH S 56 FT TH DEFLECT 58 DC RT 106 FEET N 56 FT TH DEFLECT 58 DG RT 106 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco Couaty. Florida. Lot 97, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT S 8S FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH DEFLECT 58 POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 98, HAMPTON COURT UNRECORDED: COM AT NE COR OF SE 1/4 OF SW 1/4 TR S 130 FT TH W 362 FT TH S 29 FT FOR POB TH S 56 FT TH DEFLECT 58 DG RT 106 FT TH N 56 FT TH DEFLECT 58 DC RT 106 FT TO POB, Section 13, Township 15 South, Range 21 East, Pasco County, Florida. Lat 99. HAMPTON COURT UNRECORDED; COM AT NE COR OF SE 1/4 OF SW 1/4 TH S 130 FT TH W 362 FT FOR POB TH S 29 FT TH DEFLECT 58 DG RT 106 FT TH N 85 FT E 90 FT TO POB, Section 13, Township 15 South, Range 21 East, Pasco County, Florida." Lot 100, HAMPTON COURT UNRECORDED: S 50 feet of N 180 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 101, HAMPTON COURT UNRECORDED: S 50 feet of N 230 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 102, HAMPTON COURT UNRECORDED: S 50 feet of N 280 feet of W 90 feel of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 103. HAMPTON COURT UNRECORDED: S 50 feet of N 330 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 104, HAMPTON COURT UNRECORDED: S 50 feet of N 380 feet of W 90 ft of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florid Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida Log 105, HAMPTON COURT UNRECORDED: S 50 feet of N 430 feet of W 90 feet HAMPTON COURT UNRECORDED: S 50 feet of N 480 feet of W 90 feet of E 1/2. of SE 1/4 or SW 1/4, Section 13, Township 25 South, Range 21 E:asl, Pasco County, Florida. Lot 107, HAMPTON COURT UNRECORDED: S 50 feet of W 90 feet of E 1/2 of SE 1/4 or SW 1/4, Section 13, Township 25 South, Range 11 East, Pasco County, Florida, Lot 108, HAMPTON COURT UNRECORDED: S 50 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4. Section 13, Township 25 South, Range 11 East, Pasco County, Florida, Lot 108, HAMPTON COURT UNRECORDED: S 50 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4. Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 109, HAMPTON COURT UNRECORDED: S 50 feet of N 630 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 110, HAMPTON COURT UNRECORDED: S 50 feet of N 680 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florid.a. Lot 111. HAMPTON COURT UNRECORDED: S 50 feet or N 730 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 112, HAMPTON COURT UNRECORDED: S 50 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 112, HAMPTON COURT UNRECORDED: S 50 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. County, Florida. Lot 113, HAMPTON COURT UNRECORDED: S 50 feet of 830 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 114, HAMPTON COURT UNRECORDED: S 50 feet of N 880 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 115, HAMPTON COURT UNRECORDED: S 50 feet of N 930 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 116, HAMPTON COURT UNRECORDED: S 50 feet of N 980 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 117, HAMPTON COURT UNRECORDE.D: S 50 feet of N 1030 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 118, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 119, HAMPTON COURT UNRECORDED: S 50 feet of N 1130 feet of W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 120, HAMPTON COURT UNRECORDED: S 50 feet of N 1180 feet or W 90 feet of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 163A, HAMPTON COURT UNRECORDED: S 65 feet of N 805 feet of E 90 feet of E 90 feet of W 630 of E 1/2 of SE 1/4 of SW 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. A portion of Lot 164A, HAMPTON COURT UNRECORDED: S 65 feet of N 740 feet of E 90 feet of W 630 of E 1/2 of SE 1/4 of SW 1/4, LESS North 32 feet thereof, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 166, HAMPTON COURT UNRECORDED: S 50 feet of N 780 feet of E 1/2 of SE 1/4 of SW 1/4 of SE 1/4, LESS South 1/2 thereof, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 171, HAMPTON COURT UNRECORDED: S 50 feet of N 1030 feet of E 32 feet of E 1/2 of SE 1/4 of SW 1/4 and S 50 feet of N 1030 feet of W 58 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 172, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 32 feet of E 1/2 of SE 1/4 of SW 1/4 of SW 1/4 and S 50 feet of N 1080 feet of W 1080 feet of E 32 feet of E 1/2 of SE 1/4 of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 172, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 1/2 of SE 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 172, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 1/2 of SE 1/4 of SE 1/4 of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 172, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 1/2 of SE 1/4 of S SW 1/4 and S 50 feet of N 1080 feet or W 58 feet of SW 1/4 or SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 178, HAMPTON COURT UNRECORDED: S 50 feet of N 830 feet or E 90 feet of W 178 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 179, HAMPTON COURT UNRECORDED: S 50 feet of N 780 feet of E 90 feet of W 178 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 179, HAMPTON COURT UNRECORDED: S 50 feet of N 780 feet of E 90 feet of W 178 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Florida. Lot 183, HAMPTON COURT UNRECORDED: S 50 feet of N 930 feet of E 90 feet of W 268 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 184, HAMPTON COURT UNRECORDED: S 50 feet of N 980 feet of E 90 feet of W 268 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 186, HAMPTON COURT UNRECORDED: S 50 feet of N 1130 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 187, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 187, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 187, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. da. Lot 188, HAMPTON COURT UNRECORDED: S 50 feet of N 1830 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of N 1830 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of N 1830 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of N 1830 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of N 1830 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of N 1830 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: South, Range 21 East, Pasco County, Florlda. Lot 190, HAMPTON COURT UNRECORDED: S SO feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township: Sw 1/4 of SW 1/4 of SE 1/4, Section 13, Township: Sw 1/4 of SW N 930 feet of E 90 feet of W 388 feet of SW J/4 or SE 114, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 191, HAMPTON COURT UNRECORDED: S 50 feet of N 886 feet of E 90 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South. Range 21 East, Pasco County, Florida. Lot 193, HAMPTON COURT UNRECORDED: S 50 feet of W 388 feet of SW 1/4 of SE 1/4, Section 13, Township 25 Pasco County, Florida. Lot 200, HAMPTON COURT UNRECORDED: S 50 feet of N ?080 feet of E 90 feet of W 478 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 202, HAMPTON COURT UNRE-CORDED: S 50 feet of N 1180 feet of E 90 feet of W 478 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 218, HAMPTON COURT UNRECORDED: S 50 feet of N 1080 feet of E 90 feet of W 688 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 218, HAMPTON COURT UNRECORDED: S 50 FT OF N 980 FT OF FOLLOWING: BEG SW COR OF TR 124 TH E ALG S BDY OF TRS 124 125 & 126 1468 FT TH N 1495 FT E OF NW COR OF TR 101 TH W ALG N BDY OF TRS 99 100 & 101 TO NW COR OF TR 101 TH S TO POB LESS W 1380 FT, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Lot 259, HAMPTON COURT UN-RECORDED: S 50 feet N 530 feet of E 90 feet of W 688 feet of SW 1/4 of SE 1/4, Section 13, Township 25 South, Range 21 East. Pasco County, Florida. TRACT A: HAMPTON COURT UNRECORDED: PT NOT LOTTED EXCEPT THE EAST 10 FT THEREOF, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT D: HAMPTON COURT UNRECORDED: PORTION OF TRACT D WHICH IS NOW PARTIALLY LOTTED, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. Pasco County, Florida. TRACT E: HAMPTON COURT UNRECORDED: TRACT E PT NOT LOTIED PAAB-1978, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT F: HAMPTON COURT UNRECORDED: TRACT F PT NOT LOTTED PAAB-1978, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT G: HAMPTON COURT UNRECORDED: TRACT G EXC COM NW COR OF SW 1/4 OF SE 1/4 TH E ALG N BDY OF SW 1/4 OF SE 1/4 465 FT FOR POB TH CONT E 2 FT TH S 75 DG 00MIN E 39.34 FT TH S 89.82 FT TH W 40 FT TH N 100 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT I: HAMPTON COURT UNRECORDED: PORTION TRACT 1 DESC AS THE SOUTH 50 FT OF NORTH 1030 FT OF EAST 180 FT OF WEST 268 FT OF SW 1/4 OF SE 1/4, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT J: HAMPTON COURT UNRECORDED: TRACT J DESC AS EAST 192.96 OF WEST 398.94 FT OF SW 1/4 Of SE 1/4 LESS NORTH 1210 FT & LESS SOUTH 15 FT, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT K: HAMPTON COURT UNRECORDED: TRACT K EXC SOUTH 10 FT OF EAST 115 FT THEREOF, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. TRACT N: HAMPTON COURT UNRECORDED: TRACT N PT NOT LOTTED RDS THRU UNREC PLAT EXC HAMPTON RD, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. ship 25 South, Range 21 East, Pasco County, Florida. RV A.REA: HAMPTON COURT UNRECORDED: RV AREA DESC AS: BEGIN 130 FT S & 15 FT E OF NW COR OF SW 1/4 OF SEC TH E 463 FT TH S 360 FT TH W 70.83 FT TH NWLY TO POINT BEING 350 FT S & 387.30 FT E OF POB TH W 51.13 FT TH S 10 FT TH W 336.17 FT TH N .360 FT TO POB & LOT 45 DESC AS BEGIN AT POINT LYING 465 FT SOUTH & 339 FT EAST OF NW COR OF SW 1/4 OF SE 1/4 OF SEC TH EAST 56 FT TH SELY TO POINT LYING 580 FT SOUTH & 451 FT EAST OF SAID NW COR TH WEST 56 FT TH NWLY TO POB & LOT 44 DESC AS BEGIN 490 FT SOUTH & 407.17 IT EAST OF NW COR OF SW 1/4 OF SEC TH EAST 70.83 FT TH SOUTH 90 FT TH WEST 27 FT TH NWLY TO POB & LOT 46 DESC AS BEGIN 490 FT SOUTH & 192.17 FT EAST OF NW COR OF SW 1/4 OF SE 1/4 OF SEC TH EAST 59 FT TH SELY TO POINT LYING 580 FT SOUTH & 395 FT EAST OF SAID NW COR TH WEST 59 FT TH NWLY TO POB & LOT 47 DESC AS BEGIN 490 FT SOUTH & 133.17 FT EAST OF NW COR OF SW 1/4 OF SEC TH EAST 59 FT TR SELY TO POINT LYING 580 FT SOUTH & 336 FT EAST OF SAID NW COR TH WEST 59 FT TH NWLY TO POB & LOT 48 DESC AS BEGIN 490 FT SOUTH & 174.17 FT EAST OF NW COR OF SW 1/4 OF SEC TH EAST 59 FT TH SELY TO POINT LYING 580 FT SOUTH & 177. 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FT EAST OF NW CO SAID NW COR TH WEST 59 FT TH NWLY TO POB & LOT 49 DESC AS BEGIN 490 FT SOUTH & 115.17 FT EAST OF NW COR OF SW 1/4 OF SE 1/4 OF SEC TH EAST 59 FT TH SELY TO POINT LYING 580 FT SOUTH & 218 FT EAST OF SAID NW COR TH WEST 59 FT TH NWLY TO POB & LOT 50 DESC AS BEGIN 490 FT SOUTH & 56.17 FT EAST OF NW COR OF SW 1/4 OF SE 1/4 OF SEC TH EAST 59 FT TH SELY TO POINT LYING 580 FT SOUTH & 159 FT EAST OF SAID NW COR TH WEST 59 FT TH NWLY TO POB & LOT 50A DESC AS BEGIN 490 FT SOUTH & 15 FT EAST OF NW COR OF SW 1/4 OF SE 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 FT SOUTH & 100 FT EAST OF SAID NW COR OF SW 1/4 OF SEC TH EAST 41.17 FT TH SELY TO POINT LYING 580 TH WEST 85 FT TH NORTH 90 FT TO POB, Section 13, Township 25 South, Range 21 East, Pasco County, Florida. ALL THÉ ABOVE PARCELS BEING A PORTION OF THE FOLLOWING LANDS; Tracts 100, 101, 108, 109, 116, 117, 124 and 125. ZEPHYRHILLS COLONY COMPANY, in Section 13, Township 25 South, Range 23 East, as per map or Plat thereof recorded in Plat Book 2, Page 1, Public Records of Pasco County, Florida. ALSO Commence at a point 1468 feet East of the Southwest corner of said Tract 124, for a POINT OF BEGINNING: thence run in a Northerly direction to a point 1495 feet East or the Northwest corner of said Tract 101; thence run West along the North line of Tract 99, said ZEPHYRHILLS COLONY COMPANY, to the Northwest corner of said Tract 199; thence run South to the Southwest corner of Tract 116, said ZEPHYRHILLS COLONY COMPANY; thence run East to the POINT OF BEGINNING, LESS the right of way of U.S. Highway 98, ALSO Commence at a point 1495.00 feet East of the Northwest corner of Tract 101, ZEPHYRHILLS COLONY COMPANY. in Section 13, Township 25 South, Range 21 East, as per plat thereof recorded in Plat Book 2, Page 1, Public Records of Pasco County, Florida; thence run Southerly 93.66 feet to the Southerly right or way of U.S. Highway 98 for a POINT OF BEGINNING; thence continue South 100.00 feet; thence Southeasterly parallel with Highway, 138.00 feet; thence North 100.00 feet; thence North westerly 138.00 feet to the POINT OF BEGINNING. ALSO Begin at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 25 South, Range 21 East, Pasco County, Florida, and run Westerly, along the North boundary of said Southwest 1/4 of Southeast 1/4, 29.90 feet; thence deflect 108"26'30" right, and run 28.00 feet; thence deflect 104"07"30" right, along the right of way of S. Highway 301 and run 15,00 feet; thence South 13.10 feet to the POINT OF BEGINNING. Parcel Identification Number:

<- 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 preson 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 rhaughev@sbwhlegal.com 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

SECOND 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

SECOND 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.

November 12, 2024 Date: 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

SECOND 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 3members 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

24-01899P October 18, 25, 2024

SECOND 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 33558

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 verba-tim 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

SECOND 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

SECOND 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

SECOND 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 Breynia 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 verba-tim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Sean Craft District Manager

SECOND 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-RAMPI, 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 SUB-DMSION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 156 OF THE PUBLIC RE-CORDS 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 imme-

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 assis-tance. 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



E-mail your Legal Notice legal@businessobserverfl.com

--- PUBLIC SALES ---

FOURTH INSERTION

NOTICE OF ACTION

 $(\mbox{formal notice by publication}) \\ \mbox{IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR} \\$

PASCO COUNTY, FLORIDA File No. 2024-CP-001028 IN RE: ESTATE OF BENJAMIN MILLS MARRS,

TO: Ricahrd Cowan No Known Last Address

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

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

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

Signed on this 2 day of October, 2024.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court (SEAL) By: Jennifer Odell As Deputy Clerk 24-01849P

October 4, 11, 18, 25, 2024

Dunedin, Florida 35468

SECOND 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 6501Boatyard 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP-001272 Division: PROBATE

IN RE: ESTATE OF MICHAEL JOSEPH HANLEY Deceased.

The administration of the estate of MI-CHAEL JOSEPH HANLEY, 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 7530 Little Road. New Port Richey, Florida 34654.

The names and addresses of the petitioner and the petitioner'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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

The date of first publication of this

notice is October 18, 2024. MEGGAN HANLEY, Petitioner

Nattaly Gomez, Esq. Attorney for Meggan Hanley Florida Bar Number: 1036183 Patriot Legal Group, 10 Bobby Green Plaza Auburndale, FL 33823 Telephone: 863-332-2114 E-Mail: Jasmine@patriotlegal.com Secondary E-Mail: Service@patriotlegal.com Nattaly@patriotlegal.com

October 18, 25, 2024

24-01923P

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

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

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

The date of first publication of this notice is 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 I WOLLINK 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

FOURTH INSERTION

NOTICE OF ACTION

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

CASE NO.: 2024CA002249CAAXWS DIVISION: H

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

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

Defendants. TO: Doreen Harrold 11501 Summit Loop SE

LLC.

Turner, OR 97392 YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before NOVEMBER 4TH, 2024 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

October 4, 11, 18, 25, 2024

24-01837P

--- ESTATE ---

PASCO COUNTY

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

DAVID C. FORD II; ANY AND ALL

UNKNOWN PARTIES CLAIMING

AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

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 Cir-

cuit Court of the SIXTH Judicial Circuit

in and for Pasco County, Florida, where-

in, NEXUS NOVA LLC is the Plaintiff,

and DAVID C. FORD II: ANY AND

ALL UNKNOWN PARTIES CLAIM-

ING BY, THROUGH, UNDER AND

AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S) WHO

ARE NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID UN-

KNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

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 fol-

lowing described real property as set

forth in said Final Judgment, to wit:

TRACT 21 OF THE UNRE-CORDED PLAT OF HUDSON

CLAIMANTS are Defendants.

SAID UNKNOWN PARTIES

BY, THROUGH, UNDER AND

NEXUS NOVA LLC,

Plaintiff, VS.

CLAIMANTS

Defendant(s).

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

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

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

The date of first publication of this notice is October 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 24-01895P October 18, 25, 2024

SECOND 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 IGCPABEK1PZ124785

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 on Plaintiff's attorney or 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

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

As Deputy Clerk

--- ACTIONS / SALES ---

SECOND INSERTION

GROVE ESTATES NORTH SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST COR-NER OF SAID SECTION 9; THENCE RUN ALONG THE WEST LINE OF SAID SEC-TION 9, SOUTH 0 DEGREES 45 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,333.31 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MIN-UTES 05 SECONDS EAST A DISTANCE OF 532.68 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 322.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST A DISTANCE OF 532.66 FEET TO THE WEST LINE OF SAID SEC-TION 9; THENCE ALONG THE WEST LINE OF SAID SECTION 9, NORTH 0 DE-GREES 45 MINUTES 26 SEC-ONDS WEST A DISTANCE OF 322.91 FEET TO THE POINT OF BEGINNING; LESS THE WEST 25 FEET THEREOF FOR PUBLIC ROAD RIGHT RIGHT-OF-WAY AND/OR UTILITIES, THE ABOVE BE-ING IN SECTION 9 TOWN-SHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY. FLORIDA. TOGETHER WITH A MOBILE HOME, YEAR: 1988, MAKE: CRESCENT LIMITED, MODEL: RED-MAN HOMES, SERIAL NUM-BER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROP-ERTY DESCRIBED HEREIN-

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:

 $\overset{\circ}{\operatorname{ServiceMail@aldridgepite.com}}$ 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

ABOVE, AS SET FORTH IN SECOND 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,

GRANTEES, 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, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED; DALE WRIGHT; LEE

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2022CA001254CAAXWS

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

LOT 13, LEISURE BEACH

UNIT SIX, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT

BOOK 16, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS

U.S. Bank National Association,

as Trustee for Structured Asset

Securities Corporation Mortgage Pass-Through Certificates, Series

2006-AM1,

Defendant.

Plaintiff, vs. Mary St. Germain,

WRIGHT; CHARLEENE MURPHY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT 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 RE-CORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. Property Address: 8904 PLANT-

ERS 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 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,

OF PASCO COUNTY, FLORI-

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 sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance is less than 7 days; if you are hearing im-

paired call 711. The court does not pro-

vide transportation and cannot accommodate for this service. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-

tion regarding transportation services.

FLCourtDocs@brockandscott.com

24-01893F

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy,

Phone: (954) 618-6955

October 18, 25, 2024

Fax: (954) 618-6954

Tampa, FL 33634

File # 15-F10710

Suite 135

Dated this 9th day of October, 2024.

SECOND INSERTION

DA.

TAX ID:

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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

October 18, 25 2024 24-01922P

NOTICE OF ACTION

(formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.:

FOURTH INSERTION

2024CA002249CAAXWS DIVISION: H Nikki Alvarez-Sowles, as Pasco

County Clerk & Comptroller, Plaintiff, vs. All Unknown Spouses, Heirs, Creditors, Devisees, Grantees,

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

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

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

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

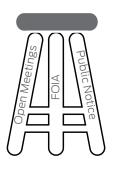
24-01836P

October 4, 11, 18, 25, 2024

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







VS



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 nor free



Newspapers remain the primary vehicle

for public notice in all 50 states



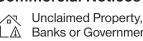
ypes Of Public Notices

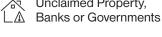
Citizen Participation Notices

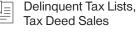
☐ Government Meetings and Hearings

Meeting Minutes or

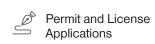
Land and Water Use







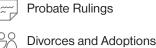




Court Notices

Mortgage Foreclosures







Agency Proposals

Summaries

Proposed Budgets and Tax Rates

Zoning, Annexation and Land Use Changes

Tax Districts

Creation of Special

School District Reports

Stay Informed, It's Your Right to Know.

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





Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals

Tax Rates

School District Reports

Proposed Budgets and

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property,
Banks or Governments Unclaimed Property,

Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License **Applications**

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear

Stay Informed, It's Your Right to Know.

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



202 3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates

Land and Water Use

Meeting Minutes or

Creation of Special Tax Districts

School District Reports

Zoning, Annexation and Land Use Changes

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.

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