

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Deerbrook Community Development District ("District") will hold a regular meeting of the Board on November 12, 2024 at 9:00 a.m. at the office of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, Florida 33614 or by calling the District Manager at 813-933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1, who can aid you in contacting the District Office.

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

Deerbrook Community Development District  
Lynn Hayes, District Manager  
November 1, 2024 24-02016P

FIRST INSERTION

Hillcrest Preserve Community Development District  
Request for Proposals for Annual Audit Services

The Hillcrest Preserve Community Development District (the "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 ending September 30, 2024, 2025, and 2026, with an option for additional annual renewals. 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 operating and debt service budget of approximately \$431,475.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license 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, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by Tuesday November 12, 2024 at 11:00 a.m. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-608-8242.

November 1, 2024 24-02017P

FIRST INSERTION

West Hillcrest Community Development District  
Request for Proposals for Annual Audit Services

The West Hillcrest Community Development District (the "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 ending September 30, 2024, 2025, and 2026, with an option for additional annual renewals. 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 operating and debt service budget of approximately \$537,008.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license 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, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by Tuesday November 12, 2024 at 11:00 a.m. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-608-8242.

November 1, 2024 24-02018P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JOAN GARANT, if deceased any unknown heirs or assigns and CLIFFORD M. GARANT, if deceased any unknown heirs or assigns, will, on November 13, 2024, at 10:00 a.m., at 39640 Persimmon Avenue, Lot 40, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1982 CUST MOBILE HOME, VIN: 09610440S, TITLE NO.: 0020159473 and all other personal property located therein

PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#4337-14031)  
November 1, 8, 2024 24-02013P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of TIMOTHY BRUNI, CYNTHIA BRUNI and WILLIAM CREPPS, if deceased any unknown heirs or assigns, will, on November 13, 2024, at 10:00 a.m., at 11310 US 19, Lot #120, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

THE MOBILE HOME located at the premises address above, and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#4337-14031)  
November 1, 8, 2024 24-02012P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/15/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 HILC mobile home bearing vehicle identification numbers 0262762AH and 0262762BH and all personal items located inside the mobile home. Last Tenant: Brenda Jean Moody and Kevin Brann. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.  
November 1, 8, 2024 24-02049P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Simpson Team located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 23rd day of October, 2024.  
David Temko  
November 1, 2024 24-02020P

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS FOR THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cobblestone Community Development District (the "District"). The District is generally located East of US 301, South of Chancey Road, and West of Highway 39, in Pasco County, FL, and which comprises parcels of land containing approximately 248.617 acres, m.o.l., within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East. This Notice is to advise that a meeting of the landowners of the District will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 5, 2024 and February 3, 2025  
TIME: 10:00 AM  
PLACE: The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The Landowners' Meeting and Election will be opened on November 5, 2024, at 10:00 AM, and will be continued until February 3, 2025, at 10:00 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowners' Meeting and Election on November 5, 2024 at 10:00 AM, or and the continued Landowners' Meeting and Election on February 3, 2025 at 10:00 AM. Proxy forms may be obtained upon request at the Office of the District Manager, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At the Landowners' Meeting and Election, 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 and Election, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The Landowners' Meeting and Election is open to the public and will be conducted in accordance with the provisions of Florida law. The Landowners' 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 landowners' meeting may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service 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 action with respect to any matter considered at the landowners' 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, which record includes the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff, District Manager  
Run Dates: November 1st, 2024, January 12, 2025 and January 19, 2025  
November 1, 2024 24-02044P

FIRST INSERTION

Request for Qualifications for Engineering Services for the Concord Station Community Development District

The Concord Station Community Development District (the "District"), located entirely within Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, recreational facilities and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and 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. 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 an electronic copy of the proposal by 3:00 p.m. on November 22, 2024, to the attention of Larry Krause, District Manager at Larry@BreezeHome.com.

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. 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) hours (excluding weekends) 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 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 \$10,000.00. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

November 1, 2024 24-02046P

FIRST INSERTION

LANDSCAPE AND/OR IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

Pasco County, Florida

Notice is hereby given that the Concord Station Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and/or irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to Larry@breezeshome.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape and/or irrigation maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit a written proposal AND a PDF file on a flash-drive no later than December 2, 2024 at 12:00 p.m. (EST) to Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Attention: Larry Krause. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-

two (72) hours (excluding Saturdays, Sundays, and state holidays) after the day of the pre-proposal meeting. 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 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 plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Larry Krause at Larry@breezeshome.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members 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 and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 813-565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Concord Station Community Development District  
Larry Krause, District Manager  
November 1, 2024 24-02045P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS FOR THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Hilltop Point Community Development District (the "District"). The District is generally located East of US 301, and North of Clinton Avenue, in the City of Dade City, Pasco County, FL, and which comprises parcels of land containing approximately 114.91 acres, m.o.l., within Sections 2 and 11, Township 25 South, Range 21 East. This Notice is to advise that a meeting of the landowners of the District will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 5, 2024 and February 3, 2025  
TIME: 10:00 AM  
PLACE: The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The Landowners' Meeting and Election will be opened on November 5, 2024, at 10:00 AM, and will be continued until February 3, 2025, at 10:00 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowners' Meeting and Election on November 5, 2024 at 10:00 AM, or and the continued Landowners' Meeting and Election on February 3, 2025 at 10:00 AM. Proxy forms may be obtained upon request at the Office of the District Manager, Inframark, LLC, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service 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 action with respect to any matter considered at the landowners' 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, which record includes the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff, District Manager  
Run Dates: November 1st, 2024, January 12, 2025 and January 19, 2025  
November 1, 2024 24-02047P

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

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RESCHEDULED MEETINGS, SPECIAL JOINT MEETING AND CLOSED SECURITY SESSION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") has rescheduled the monthly Board of Supervisors meetings currently scheduled for Wednesday, November 27, 2024 and Wednesday, December 25, 2024 to Wednesday, November 20, 2024 and Wednesday, December 18, 2024, respectively, to be held at 6:30 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543.

Furthermore, a special joint meeting of the Boards of Supervisors of the Union Park East Community Development District and Union Park Community Development District (together, the "Districts") will be held on Wednesday, November 20, 2024, at 6:00 p.m. at the Residence Inn Wesley Chapel, 2867 Lajuana Boulevard, Wesley Chapel, Florida 33543, immediately preceding the regular meetings of the Districts (the "Joint Meeting").

Manager's Office.

In accordance with Section 119.071(3)(a), Florida Statutes, a portion of the Joint Meeting may be closed to the public, as it relates to details of the Districts' security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meetings, including the Joint Meeting and closed security session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meetings, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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.

Patricia Comings-Thibault District Manager November 1, 2024 24-02048P

FIRST INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

- AC08: Ashley Wharton
A13: Nancy Veri
B02: Richard Wolfe
B08: Lillian Banter
E11: Ann Adams
H15: Emily Cuevas
J02: Dianne Maleski
L14: Pat Sullivan

SALE NOTICE
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storage-treasures.com ON November 16th, 2024 AT OR AFTER: 11:00 AM.EST.
November 1, 8, 2024 24-02043P

FIRST INSERTION

The Towers, LLC proposes to build a 155-foot monopole communications tower/structure to be located at the approx. vicinity of 3020 Bohannon Road, Zephyrhills, Pasco County, FL 33541 (28-12-6.48 N, 82-14-19.25 W). Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corporation, Trenton Clark, t.clark@trileaf.com, 1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067, 678-653-8673.
November 1, 2024 24-02014P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000084TDAXXX

NOTICE IS HEREBY GIVEN, That LVTL OPERATIONS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005612
Year of Issuance: 06/01/2021
Description of Property: 23-24-16-0300-00000-0230 SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 COM AT A PT ON SOUTH LINE OF LOT 8 LYING N89DG 55' 20"E 771.59 FT FROM PLATTED SW COR OF SAID LOT 8 FOR POB TH N89DG 55' 20"E 50 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50 FT TH S00DG 04' 40"E 78.96 FT TO POB AKA LOT 23; NLY 10 FT THEREOF RESERVED AS RD R/W & OR UTILITY EASEMENT; TOGETHER WITH EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DRIVE OR 4378 PG 955
Name(s) in which assessed: JOHN BETZ
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01967P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000095TDAXXX

NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2008448
Year of Issuance: 06/01/2021
Description of Property: 17-26-16-0550-00000-0110 SUNSHINE PARK UNIT 1 PB 9 PG 143 LOT 11 OR 3076 PG 1503
Name(s) in which assessed: BETTY MAE FORSTER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01973P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000097TDAXXX

NOTICE IS HEREBY GIVEN, That LVTL OPERATIONS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2009143
Year of Issuance: 06/01/2021
Description of Property: 31-26-16-0010-00500-0030 TAMPA & TARPON SPRINGS LAND COMPANY PB 1 PG 69 PART OF W1/2 OF TRACT 5 BEING EAST PART OF LOT 3 EXC THAT PART LYING WEST OF EASEMENT DESC AS NORTH 115 FT OF SOUTH 680 FT OF W1/2 OF TRACT 5 EXC PART WEST OF EASEMENT WITH CENTER-LINE DESC OF COM AT SW COR SAID NORTH 115 FT TH N89DG 32' 12"E ALG SOUTH BDY 109.95 FT FOR POB TH N00DG 47' 35"E .32 FT TH CURVE RIGHT RAD 45 FT ARC 41.63 FT CHD BRG & DIST N27DG 17' 41"E 40.16 FT TH N53DG 47' 48"E 74.01 FT TH CURVE LEFT RAD 45 FT ARC 41.49 FT CHD BRG & DIST N27DG 13' 01"E 40.03 FT TH N00DG 48' 14"E .33 FT TO NORTH BDY OF SAID NORTH 115 FT AND TRACT 13 DESC AS E1/2 OF NORTH 113 FT OF SOUTH 565 FT OF WEST 1/2 OF TRACT 5 EXC WEST 15 FT OR 3237 PG 1849
Name(s) in which assessed: PAULA ESKEN PEGGY ESKEN PEGGY ESKEN DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01966P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000099TDAXXX

NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2008279
Year of Issuance: 06/01/2021
Description of Property: 14-26-16-0100-00000-1360 ADVERSE POSSESSION FILED: CYPRESS LAKES UNIT 1 PB 27 PG 130-136 LOT 136
Name(s) in which assessed: ALLAN R STONE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01975P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000083TDAXXX

NOTICE IS HEREBY GIVEN, That LVTL OPERATIONS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 20093651
Year of Issuance: 06/01/2021
Description of Property: 13-26-18-0020-00000-0163 LAKE MARJORY UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 LOT 19 DESC AS BEG AT A PT ON S LN LOT 8 LYING N89DG 55' 20"E 671.59 FT FROM PLATTED SW COR OF LOT 8 TH N89DG 55' 20"E 50.00 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50.00 FT TH S00DG 04' 40"E 78.96 FT TO POB NLY 10.00 FT RESERVED FOR RD R/W/UTILITY EASEMENT & ELY WLY & SLY 3.00 FT RESERVED FOR UTILITY AND DRAINAGE EASEMENT & PERPETUAL EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DR OR 3848 PG 779
Name(s) in which assessed: JOHN BETZ
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01982P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000090TDAXXX

NOTICE IS HEREBY GIVEN, That LVTL OPERATIONS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2008385
Year of Issuance: 06/01/2021
Description of Property: 16-26-16-055A-00300-3080 REPLATED CEDAR POINTE CONDO PHASE 1 PB 18 PGS 52-55 UNIT 308 BLDG 3 & COMMON ELEMENTS OR 8954 PG 2397
Name(s) in which assessed: GUSTAVO A TREJOS ANGELA TREJOS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01971P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000103TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002154
Year of Issuance: 06/01/2021
Description of Property: 17-25-20-0070-00000-1260 TAMPA BAY GOLF AND TENNIS CLUB PHASE VB PB 55 PG 023 LOT 126 OR 8696 PG 1173
Name(s) in which assessed: SANDRA GOLDMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01980P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000105TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000112TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000093TDAXXX

NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2003651
Year of Issuance: 06/01/2021
Description of Property: 13-26-18-0020-00000-0163 LAKE MARJORY UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 LOT 19 DESC AS BEG AT A PT ON S LN LOT 8 LYING N89DG 55' 20"E 671.59 FT FROM PLATTED SW COR OF LOT 8 TH N89DG 55' 20"E 50.00 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50.00 FT TH S00DG 04' 40"E 78.96 FT TO POB NLY 10.00 FT RESERVED FOR RD R/W/UTILITY EASEMENT & ELY WLY & SLY 3.00 FT RESERVED FOR UTILITY AND DRAINAGE EASEMENT & PERPETUAL EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DR OR 3848 PG 779
Name(s) in which assessed: JOHN BETZ
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01972P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000096TDAXXX

NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2001856
Year of Issuance: 06/01/2021
Description of Property: 19-26-21-0040-00000-0260 TIMBER LAKE ESTATES CONDO PH I CB 1 PGS 33-36 LOT 26 & COMMON ELEMENTS
Name(s) in which assessed: MICHAEL A JUSTUS TONYA MARIE JUSTUS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01974P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000105TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002154
Year of Issuance: 06/01/2021
Description of Property: 17-25-20-0070-00000-1260 TAMPA BAY GOLF AND TENNIS CLUB PHASE VB PB 55 PG 023 LOT 126 OR 8696 PG 1173
Name(s) in which assessed: SANDRA GOLDMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01980P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000112TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000113TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000111TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005610
Year of Issuance: 06/01/2021
Description of Property: 23-24-16-0300-00000-0190 SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 LOT 19 DESC AS BEG AT A PT ON S LN LOT 8 LYING N89DG 55' 20"E 671.59 FT FROM PLATTED SW COR OF LOT 8 TH N89DG 55' 20"E 50.00 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50.00 FT TH S00DG 04' 40"E 78.96 FT TO POB NLY 10.00 FT RESERVED FOR RD R/W/UTILITY EASEMENT & ELY WLY & SLY 3.00 FT RESERVED FOR UTILITY AND DRAINAGE EASEMENT & PERPETUAL EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DR OR 3848 PG 779
Name(s) in which assessed: JOHN BETZ
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01982P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000098TDAXXX

NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2004234
Year of Issuance: 06/01/2021
Description of Property: 32-24-17-002A-00000-0460 COLONY VILLAGE UNIT 2 UNREC PLAT POR OF TRACT 46 DESC AS: COM AT SW COR OF SE1/4 OF SEC TH N89DEG54'50"E 546.02 FT TH N07DEG07'08"W 916.41 FT TH N54DEG59'48"E 785 FT TH N06DEG51'53"E 333.11 FT FOR POB TH N06DEG51'53"E 142.84 FT TH N89DEG54'50"W 431.98 FT TH S00DEG00'42"W 124.50 FT TH S83DEG40'26"E 115.00 FT TH S88DEG59'28"E 300.68 FT TO POB
Name(s) in which assessed: VIRGIE BRUNST
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01976P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000105TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002154
Year of Issuance: 06/01/2021
Description of Property: 17-25-20-0070-00000-1260 TAMPA BAY GOLF AND TENNIS CLUB PHASE VB PB 55 PG 023 LOT 126 OR 8696 PG 1173
Name(s) in which assessed: SANDRA GOLDMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01980P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000113TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000113TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000113TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25-20-0010-00000-0160 WILLIAMS DOUBLE BRANCH ESTATES PB 12 PGS 106-112 LOT 16 OR 4064 PG 1290
Name(s) in which assessed: MARY L BAUMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am.
October 24, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
November 1, 8, 15, 22, 2024 24-01983P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000113TDAXXX

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002207
Year of Issuance: 06/01/2021
Description of Property: 33-25

--- TAX DEEDS ---

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000115TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That CANAL TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2002997  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 20-26-19-0180-00000-5590  
 PLANTATION PALMS PHASE FOUR-D PB 45 PG 040 LOT 559 OR 8517 PG 515  
 Name(s) in which assessed:  
 TODD MCINTOSH  
 TAMMY MCINTOSH  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01986P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000085TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That LVTL OPERATIONS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2000841  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 35-24-21-0020-00300-0010  
 CARVER HEIGHTS PB 4 PG 53 LOTS 1 & 2 BLOCK 3  
 Name(s) in which assessed:  
 LEON BARDSON REGISTERED AGENT  
 BAY AREA HOMES LLC  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01968P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000101TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1910363  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 09-26-16-0090-00000-0510  
 EAST GATE ESTATES PB 7 PG 92 LOT 51 EXC SOUTH 25 FT OF EAST 25 FT THEREOF  
 Name(s) in which assessed:  
 RYAN N KIERNAN  
 EDWARD KIERNAN  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01977P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000125TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2006982  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 22-25-16-076G-00001-3720  
 REGENCY PK UNIT 8 PB 14 PG 120 LOT 1372 OR 8550 PG 3301  
 Name(s) in which assessed:  
 DANNY LLOYD FLINT  
 JANICE LEE MAYNARD  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01989P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000137TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2007018  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 22-25-16-076N-00002-0620  
 REGENCY PARK UNIT 15 MB 16 PGS 85 & 86 LOT 2062 OR 8324 PG 1625  
 Name(s) in which assessed:  
 MARVIN C BEASLEY  
 DIANA J BEASLEY  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01996P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000149TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2008133  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 09-26-16-0150-00C00-0060  
 OLD GROVE SUB NO 2 PB 2 PG 69 LOT 6 BLOCK C OR 4005 PG 1403  
 Name(s) in which assessed:  
 DEBORAH L MORGAN  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-02002P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000134TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2005497  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 14-24-16-0300-00000-1570  
 VIVA VILLAS 1ST ADDN PHASE II PB 16 PGS 75-76 LOT 157  
 Name(s) in which assessed:  
 CHRISTIAN KOMAR  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01994P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000122TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2008082  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 08-26-16-0270-00300-0030  
 PINECREST PB 2 PG 58 LOTS 3 & 4 BLOCK 3 OR 9125 PG 3423  
 Name(s) in which assessed:  
 MICHAEL BALSER  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01988P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000136TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2008713  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 19-26-16-0610-00200-001D  
 HOLIDAY OAKS CONDO PB 18 PG 32 UNIT 1-D BLDG 2  
 Name(s) in which assessed:  
 SEAN MUNDUS  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01995P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000154TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2009296  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 32-26-16-0010-00K00-0160  
 DIXIE GROVES ESTS PB 6 PG 27 LOT 16 BLK K  
 Name(s) in which assessed:  
 DOUGLAS VILLALTA  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-02006P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000156TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That SMJ 401K PLAN & TRUST, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1606703  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 15-25-17-0100-16900-0050  
 BLK 169 MOON LAKE NO 10 PB 5 PGS 128 TO 131 (P) LOTS 5 & 6 OR 9099 PG 2115  
 Name(s) in which assessed:  
 GIUSEPPE MANNINO  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-02008P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000157TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That SMJ 401K PLAN & TRUST, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1705940  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-25-17-0100-18300-0110  
 BLK 183 MOON LAKE NO 10 MB 5 PGS 128 TO 131 LOTS 11, 12 OR 3231 PG 514 OR 4837 PG 539  
 Name(s) in which assessed:  
 PATRICK C MILLS  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-02009P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000109TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1910117  
 Year of Issuance: 06/01/2020  
 Description of Property:  
 06-26-16-0070-00100-0120  
 BAYOU VW PB 2 PG 53 LOT 12 BLK 1  
 Name(s) in which assessed:  
 CLASSIC SOUTHERN HOMES LLC  
 MARK JORDAN REGISTERED AGENT  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01981P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000120TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MUNICIPAL POINT CAPITAL LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2009496  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 24-26-15-0760-00001-1000  
 BEACON SQUARE UNIT 10-A PB 9 PGS 63-64 LOT 1100 OR 5375 PG 186  
 Name(s) in which assessed:  
 RALPH KING  
 RALPH D KING  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01987P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000113TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That CANAL TAX, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2001813  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 17-26-21-004B-00000-1610  
 CASA DEL SOL PHASE II PB 22 PGS 95-96 LOT 161 OR 1857 PG 1039 OR 3749 PG 1038  
 Name(s) in which assessed:  
 VIRGINIA C MCFARLANE  
 WILSON J MCFARLANE  
 DIANE R BROUGH  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01984P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000130TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2004676  
 Year of Issuance: 06/01/2021  
 Description of Property:  
 15-25-17-0060-07600-0010  
 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90-91 LOTS 1-8, LOTS 23-30 BLOCK 76 OR 3403 PG 1004 & OR 6736 PG 1954  
 Name(s) in which assessed:  
 DAVID D EDMONDS  
 SONIA L EDMONDS  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-01992P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000153TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1508048  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 10-25-16-0520-00000-0440  
 JOHNSON HEIGHTS UNIT 2 PB 9 PG 141 LOT 44 OR 9788 PG 1428  
 Name(s) in which assessed:  
 CAROLE R PFAFF-WOODS  
 LAURA JEAN PINZONE  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-02005P

**FIRST INSERTION**  
**Notice of Application for Tax Deed**  
 2024XX000158TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That SMJ 401K PLAN & TRUST, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1705939  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-25-17-0100-18300-0090  
 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128 TO 131 LOTS 9, 10 BLOCK 183 OR 3423 PG 1916  
 Name(s) in which assessed:  
 CHRISTINE A DUQUETTE  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 05, 2024 at 10:00 am.  
 October 24, 2024  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 November 1, 8, 15, 22, 2024  
 24-02010P

**SAVE TIME**



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
 Deadline Wednesday at noon  
 Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

11/29/2024, 1:34

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000144TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2005704
Year of Issuance: 06/01/2021
Description of Property: 26-24-16-0040-00000-0300 ENCHANTED PINES UNREC PLAT OF LOT 9 BLOCK 2 UNIT NO 1 OF GULF COAST ACRES PB 5 PG 84 LOT 30 DESC AS COM AT SE COR OF LOT 9 BLOCK 2 TH N89DEG56' 55"W ALG SOUTH BDY OF LOT 9 400.00 FT FOR POB TH CONT N89DEG56' 55"W 50.00 FT TH N39DEG37' 00"E 102.62 FT TH S89DEG56' 55"E 50.00 FT TH S39DEG37' 00"W 102.62 FT TO POB SOUTH 5.00 FT SUBJECT TO DRAINAGE EASEMENT TOGETHER WITH NON EXCLUSIVE EASEMENT FOR INGRESS & EGRESS TOGETHER WITH UNDIVIDED 1/37TH INTEREST IN LAKE RECREATION AREA & DRAINAGE FACILITY LOT 26 DESC AS COM AT SE COR LOT 9 BLK 2 TH N89DEG56' 55"W 600.00 FT FOR POB TH N89DEG56' 55"W 250.00 FT TH N39DEG37' 00"E 83.16 FT TH S89DEG56' 55"E 250.00 FT TH S39DEG37' 00"W 83.16 FT TO POB OR 9596 PG 889

Name(s) in which assessed: OTILILA ANDINO
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01998P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000159TDAXXX

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

Certificate #: 2006180
Year of Issuance: 06/01/2021
Description of Property: 02-25-16-0880-00002-0990 BEACON WOODS VILLAGE 11-C PB 15 PGS 42-44 LOT 2099 EXC POR DESC AS COM MOST ELY COR LOT 2099 FOR POB TH ALG SOUTH BDY LINE OF LOT 2099 N89DEG35' 19"W 5.00 FT TH N09DEG09'25"W 96.93 FT TO MOST NLY COR OF LOT 2099 TH ALG ELY BDY LINE OF LOT 2099 S12DEG02'39"E 97.89 FT TO POB
Name(s) in which assessed: LORA MAI BERRY RICARDO E DELGADO ARCOS
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-02011P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000150TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2004136
Year of Issuance: 06/01/2021
Description of Property: 19-24-17-0010-00000-0053 HIGHLANDS UNRECORDED PLAT POR OF TRACT 5 DESC AS COM AT SW COR OF NW1/4 SECTION 19 TH N00DEG36'49"E ALG WEST LINE OF NW1/4 262.58 FT TH S89DEG 41'01"E 319.52 FT TH N00DEG 40'59"E 350.20 FT FOR POB TH CONT N00DEG40'59"E 87.55 FT TH S89DEG42'13"E 320.05 FT TH S00DEG45'09"W 87.57 FT TH N89DEG41'59"W 319.94 FT TO POB LESS ELY 25.00 FT THEREOF FOR RD R/W AKA LOT 17 RAMONA'S UNRECORDED PLAT OR 4651 PG 1847 OR 8222 PG 606
Name(s) in which assessed: LUTHER H BOLES LOTTIE M BOLES
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-02003P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000155TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2000839
Year of Issuance: 06/01/2021
Description of Property: 35-24-21-0020-00200-0070 CARVER HEIGHTS PB 4 PG 53 EAST 58.00 FT LOT 7 BLOCK 2 EXCEPT EAST 20 FT THEREOF OR 1475 PG 534
Name(s) in which assessed: SAMUEL GANT ANDERSON PEARSON DECEASED SAMMY GANT
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-02007P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000086TDAXXX

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

Certificate #: 2001414
Year of Issuance: 06/01/2021
Description of Property: 10-26-21-0010-09300-0010 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 THE NORTH 1/2 TRACT 93; TOGETHER WITH INGRESS & EGRESS PER OR 9573 PG 3720 OR 380 PG 717 OR 8963 PG 3703
Name(s) in which assessed: MARK W STEVE LOWELL W STEVE DECEASED ELLEN M STEVE DECEASED
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01969P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000146TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2001633
Year of Issuance: 06/01/2021
Description of Property: 14-26-21-0090-00200-0082 ZEPHYR ACRES PB 3 PG 85 POR LOT 8 BLOCK 2 DESC AS COM NE COR OF LOT 8 BLOCK 2 FOR POB TH S89DEG 28'44"W 133.06 FT TH S01DEG 08'44"E 143.50 FT TH N89DEG 28'44"E 130.30 FT TH NLY 143.50 FT TO POB
Name(s) in which assessed: LGB DRYWALL SOLUTIONS LLC
AGUSTIN LUIS GONZALEZ MIRAZO REGT AGENT
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01999P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000114TDAXXX

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

Certificate #: 2003161
Year of Issuance: 06/01/2021
Description of Property: 04-24-18-0010-00000-1060 WOODHAVEN FARMS UNREC PLAT TRACT 106 DESC AS SOUTH 1/2 OF NW1/4 OF NW1/4 OF SE1/4;SUBJ TO ESMT PER OR 3343 PG 1648 FOR ROAD R/W OR 9043 PG 3397
Name(s) in which assessed: MARNA TAYLOR FRANK BAUER
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01985P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000128TDAXXX

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

Certificate #: 2006128
Year of Issuance: 06/01/2021
Description of Property: 02-25-16-0090-01000-0180 GRIFFIN PK UNIT 1 B 4 P 36-36A LOT 18 BLK 10 OR 7024 PG 503
Name(s) in which assessed: SALLY A WINSHIP ESTATE OF CAROLYN WINSHIP DECEASED TIMOTHY SCOTT WINSHIP
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01990P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000148TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2001164
Year of Issuance: 06/01/2021
Description of Property: 01-26-21-0010-08900-0160 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 NORTH 82.50 FT OF SOUTH 165 FT OF WEST 77.50 FT OF EAST 482.50 FT OF TRACT 89 AKA EAST 77.50 FT OF LOT 16 UNREC HILLCREST EST OF TRACT 89 SUBJECT TO ESMT OVER SOUTH 12.5 FT THEREOF FOR INGRESS & EGRESS
Name(s) in which assessed: LAWRENCE J DAUGHERTY
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-02001P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000129TDAXXX

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

Certificate #: 2006023
Year of Issuance: 06/01/2021
Description of Property: 35-24-16-0920-00000-2010 BEACON WOODS EAST SAND-PIPER VILLAGE PB 16 PGS 67-71 LOT 201 OR 3979 PG 647
Name(s) in which assessed: JOHN ARANGO ESTATE OF JOHN ARANGO DECEASED PRISCILLIA ARANGO DECEASED
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01991P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001461CPAXWS Division I IN RE: ESTATE OF JOANN B. GLODECK Deceased.

The administration of the estate of JOANN B. GLODECK, deceased, whose date of death was March 25, 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

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000151TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2005787
Year of Issuance: 06/01/2021
Description of Property: 28-24-16-0200-00000-0030 CORAL COVE SUBDIVISION UNIT 1 PB 6 PG 107 LOT 3 OR 6334 PG 1606
Name(s) in which assessed: PATRICIA PEARSON MICHAEL ZAPPIA JEFFREY K LANE ESTATE OF MICHAEL ZAPPIA DECEASED ESTATE OF MICHAEL W ZAPPIA DECEASED
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-02004P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000102TDAXXX

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

Certificate #: 2006259
Year of Issuance: 06/01/2021
Description of Property: 03-25-16-051G-00000-4800 BEACON WOODS VILLAGE UNIT 4 PB 11 PGS 63 64 65 LOT 480
Name(s) in which assessed: BARBARA J GOODING ANTHONY PRISCIANDARO TRUSTEE ESTATE OF BARBARA J GOODING DECEASED THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01978P

FIRST INSERTION

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The 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 of Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

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

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

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000147TDAXXX

NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2000169
Year of Issuance: 06/01/2021
Description of Property: 23-23-21-0020-00J00-0010 TOWN OF LACOCHEE 1ST ADDITION PB 7 PG 67 LOTS 1 & 2 BLOCK J
Name(s) in which assessed: STEPHANIE WILKINSON ESTATE OF MARIE S. COLLINS DECEASED ESTATE OF MARIE S. MARDEN DECEASED
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-02000P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000088TDAXXX

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

Certificate #: 2004038
Year of Issuance: 06/01/2021
Description of Property: 13-24-17-0000-00600-0030 THE SOUTH 1/2 OF EAST 2/5 OF NW1/4 OF SW1/4 OF SW1/4 OF SEC 13 LESS PORTION CONVEYED FOR ROAD R/W FOR PEACE BLVD SUBJ TO EASEMENT OVER EAST 40 FT THEREOF FOR INGRESS/EGRESS TOGETHER WITH EASEMENTS PER OR 6078 PG 1806 OR 7022 PG 300
Name(s) in which assessed: NANCY DANIELLE CONKRIGHT
All of said property being in the County of Pasco, State of Florida

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

October 24, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
November 1, 8, 15, 22, 2024
24-01970P

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 1, 2024. Signed on this day of September 3, 2024.

Personal Representative: CHRISTOPHER GLODECK

15305 Dilbeck Dr. Spring Hill, FL 34610
Attorney for Personal Representative: TAMMIE B. MASSEY, Esq. Florida Bar No. 0025143
Mettler Randolph Massey Ferguson & Sterlacci, P.L.L.C. 340 Royal Palm Way, Suite 100 Palm Beach, FL 33480
Telephone: 561-833-9631 / Fax: 561-655-2835
Primary Email: tmassey@mettlerlaw.com
Secondary Email: jcappel@mettlerlaw.com
Secondary Email: fbarreto@mettlerlaw.com
November 1, 8, 2024 24-02030P

SAVE TIME logo with alarm clock image. Text: Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication Business Observer logo.

SAVE TIME logo with alarm clock image. Text: E-mail your Legal Notice legal@businessobserverfl.com

Q&A logo. Text: What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 2024CP001528CPAXWS**  
 Division: Probate  
**IN RE: ESTATE OF MICHELE SUSAN TOLBERT, Deceased.**

The Administration of the Estate of MICHELE SUSAN TOLBERT, Deceased, Case No. 2024CP001528CPAXWS, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3805. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is November 1, 2024.

**Personal Representative:**  
**KEVIN R. LOTTES**  
 5668 Hammock Isles Drive  
 Naples, Florida 34119  
 Attorney for Personal Representative:  
 Christopher E. Mast, P.A.  
 By: /s/ Christopher E. Mast  
 Christopher E. Mast, Esquire  
 Florida Bar No: 08558412  
 1059 5th Avenue North  
 Naples, Florida 34012-5818  
 239/434-5922  
 chris@christophermastlaw.com  
 November 1, 8, 2024 24-02027P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024-CP-1037-AX**  
**IN RE: ESTATE OF MARCI BETH BARON a/k/a MARCI BETH BARON-FLATT, Deceased.**

The administration of the estate of MARCI BETH BARON a/k/a MARCI BETH BARON-FLATT, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 1, 2024.

**Personal Representative:**  
**REIS BARON**  
 8 Seneca Trail  
 Randolph, New Jersey 07869  
 Attorney for Personal Representative:  
 LAURENCE I. BLAIR, ESQ.  
 Florida Bar Number: 999430  
 Greenspoon Marder LLP  
 2255 Glades Road, Suite 400-E  
 Boca Raton, FL 33431  
 Telephone: (561) 994-2212  
 Fax: (561) 322-2965  
 E-Mail: larry.blair@gmlaw.com  
 Alt. E-Mail:  
 maryann.zucker@gmlaw.com  
 November 1, 8, 2024 24-02040P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024-CP-1700**  
**IN RE: ESTATE OF JOHN F. BARNETT, aka JOHN FRANCIS BARNETT Deceased.**

The administration of the estate of JOHN F. BARNETT, also known as JOHN FRANCIS BARNETT, deceased, whose date of death was September 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The 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 the surviving spouse or a beneficiary as specified under s. 732.2211.

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

NOTWITHSTANDING THE TIME 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: November 1, 2024.

Signed on this 15th day of October, 2024.

**JOSEPH J. TANGRADI IV**  
**Personal Representative**  
 3234 Independence Court  
 Bensalem, PA 19020  
 Rebecca C. Bell  
 Attorney for Personal Representative  
 Florida Bar No. 0223440  
 Delzer, Coulter & Bell, P.A.  
 7920 U.S. Highway 19  
 Port Richey, FL 34668  
 Telephone: (727) 848-3404  
 Email: rebecca@delzercoulter.com  
 November 1, 8, 2024 24-02023P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024-CP-1675**  
**IN RE: ESTATE OF CHRISTINE MESEROLE Deceased.**

The administration of the estate of Christine Meserole, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Case No.: 2024CP001580CPAXES**  
**IN RE: Estate of BERTHA AGNUS BROWN, a/k/a BERTHA AGNES BROWN, a/k/a BERTHA A. BROWN, a/k/a BERTHA BROWN, Deceased.**

The administration of the estate of BERTHA AGNUS BROWN, a/k/a BERTHA AGNES BROWN, a/k/a BERTHA A. BROWN, a/k/a BERTHA BROWN, deceased, whose date of death was JUNE 11, 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

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024-CP-1695**  
**IN RE: ESTATE OF GEORGIA KATHLEEN McGRANE, Deceased.**

The administration of the estate of GEORGIA KATHLEEN McGRANE, deceased, whose date of death was April 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The 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 the surviving spouse or a beneficiary as specified under s. 732.2211.

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

NOTWITHSTANDING THE TIME 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: November 1, 2024.

Signed on this 23rd day of September, 2024.

**TINA FONTAINE**  
**Personal Representative**  
 2225 Tarragon Lane  
 New Port Richey, FL 34655  
 Rebecca C. Bell  
 Attorney for Personal Representative  
 Florida Bar No. 0223440  
 Delzer, Coulter & Bell, P.A.  
 7920 U.S. Highway 19  
 Port Richey, FL 34668  
 Telephone: (727) 848-3404  
 Email: rebecca@delzercoulter.com  
 November 1, 8, 2024 24-02022P

FIRST INSERTION

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

FIRST INSERTION

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.

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

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

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Case No.: 2024-CP-**  
**IN RE: ESTATE OF RAY HENRY HICKS Deceased.**

The administration of the estate of Ray Henry Hicks, deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is November 1, 2024.

**Personal Representative:**  
**Keith T. Hicks**  
 852 McPhee Drive  
 Lake in the Hills, Illinois 60156  
 Attorney for Personal Representative:  
 David A. Hook, Esq.  
 E-mail Address:  
 courtservice@elderlawcenter.com,  
 samantha@elderlawcenter.com  
 Florida Bar No. 0013549  
 The Hook Law Group, P.A.  
 4918 Floramar Terrace  
 New Port Richey, Florida 34652  
 Telephone: (727) 842-1001  
 November 1, 8, 2024 24-02024P

FIRST INSERTION

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 November 1, 2024.

**Personal Representative:**  
**MARY ANDERSEN**  
 7345 Cedar Point Drive  
 New Port Richey, Florida 34653  
 Attorney for Personal Representative:  
 /s/ N. Michael Kouskoutis  
 N. Michael Kouskoutis, Esq.  
 FBN: 883591.  
 623 E. Tarpon Avenue, Suite A  
 Tarpon Springs, FL 34689  
 Telephone: 727/942-3631  
 Facsimile: 727/937-5453  
 Email: nmk@nmklaw.com  
 Secondary Email:  
 transcribe123@gmail.com  
 November 1, 8, 2024 24-02041P

FIRST INSERTION

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 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 November 1, 2024.

**Personal Representative:**  
**RHONDA BARTLEY**  
 143 County Road 540  
 Bushnell, FL 33513  
 Attorney for Personal Representative:  
 R. SETH MANN, ESQUIRE  
 R. SETH MANN, P.A.  
 E-mail Address:  
 seth@sethmannlaw.com  
 Florida Bar Number 0990434  
 38109 Pasco Avenue  
 Dade City, FL 33525  
 Telephone: (352) 567-5010  
 November 1, 8, 2024 24-02025P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 512024CP001605CPAXES**  
**In Re The Estate of: Lauren Lee Salerno, Deceased.**

The administration of the estate of Lauren Lee Salerno, deceased, File Number 512024CP001605CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 November 1, 2024.

**Personal Representative:**  
**Ilana Vogel**  
 6966 Griffin Rd  
 Davie, FL 33314  
 Attorney for Personal Representative:  
 David M. Vogel, Esq.  
 Florida Bar No. 151180  
 Vogel Law Firm, PLLC  
 6966 Griffin Rd  
 Davie, FL 33314  
 Phone : 305-682-4999  
 Email : david@lawofddavid.com  
 November 1, 8, 2024 24-02028P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Case No.: 2024CP001594CPAXES**  
**IN RE: Estate of ELIZABETH MARY CLEAVER, a/k/a ELIZABETH M. CLEAVER, a/k/a ELIZABETH A. CLEAVER, a/k/a ELIZABETH CLEAVER, Deceased.**

The administration of the estate of ELIZABETH MARY CLEAVER, a/k/a ELIZABETH M. CLEAVER, a/k/a ELIZABETH A. CLEAVER, a/k/a ELIZABETH CLEAVER, deceased, whose date of death was JUNE 6, 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-

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 512024CP001606CPAXES**  
**In Re The Estate of: Rosemarie V. Salerno, Deceased.**

The administration of the estate of Rosemarie V. Salerno, deceased, File Number 512024CP001606CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 November 1, 2024.

**Personal Representative:**  
**Ilana Vogel**  
 6966 Griffin Rd  
 Davie, FL 33314  
 Attorney for Personal Representative:  
 David M. Vogel, Esq.  
 Florida Bar No. 151180  
 Vogel Law Firm, PLLC  
 6966 Griffin Rd  
 Davie, FL 33314  
 Phone : 305-682-4999  
 Email : david@lawofddavid.com  
 November 1, 8, 2024 24-02029P

FIRST INSERTION

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


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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 November 1, 2024.

**Personal Representative:**  
**MICHELLE KLINE**  
 7752 Tessa Drive  
 Zephyrhills, FL 33540  
 Attorney for Personal Representative:  
 R. SETH MANN, ESQUIRE  
 R. SETH MANN, P.A.  
 E-mail Address:  
 seth@sethmannlaw.com  
 Florida Bar Number 0990434  
 38109 Pasco Avenue  
 Dade City, FL 33525  
 Telephone: (352) 567-5010  
 November 1, 8, 2024 24-02026P



**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.

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2019-CA-000907

**DLJ MORTGAGE CAPITAL, INC., Plaintiff, VS. KEELY A. SMITH, Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 1, 2024, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles, Esq., shall sell the subject property at public sale on the 2nd day of December, 2024, at 11:00 am to the highest and best bidder for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) on the following described property:

Tract 870 of the unrecorded plat of HIGHLANDS VI, being further described as follows: Beginning at the Northwest corner of the Southwest ¼ of Section 21, Township 24 South, Range 17 East, Pasco County, Florida, go thence South 00°10'24" West, along the West line of said Southwest ¼ a distance of 31.91 ft; thence South 45°51'42" East, a distance of 1008.76 ft to the P.C. of a curve having a central angle of 16°25'11", a radius of 325.00 ft, a tangent distance of 46.89 ft, a chord bearing and distance of North 52°20'53" East 92.82 ft, thence along the arc of said curve and distance of North 52°20'53" East 92.82 ft, thence along the arc of said curve a distance 93.14 ft; thence North 29°26'31" West, a distance of 777.84 ft; thence North 89°57'20" West, a distance of 415.00 ft to the Point of Beginning.

Property Address: 12117 Oakwood Dr. Hudson, FL 34669.

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.

Dated: October 19, 2024.

/s/Wendy Griffith

Wendy Griffith, Esquire  
Florida Bar No.: 72840  
wgriffith@bitman-law.com  
@bitman-law.com

BITMAN O'BRIEN, PLLC 610 Crescent Executive Ct., Suite 112  
Lake Mary, Florida 32746  
Telephone: (407) 815-3110  
Facsimile: (407) 815-2511  
Attorneys for Plaintiff

November 1, 8, 2024 24-02033P

## FIRST INSERTION

**NOTICE TO CREDITORS**

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

File No. 2024-CP-001758

**IN RE: ESTATE OF MICHAEL ANTHONY BELLANTONI aka MICHAEL BELLANTONI Deceased.**

The administration of the estate of Michael Anthony Bellantoni, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 1, 2024.

**Personal Representative:**

**Anthony W. Bellantoni**  
1822 S 13th Street, Apt 12  
Philadelphia, Pennsylvania 19148

Attorney for Personal Representative:  
s/ T. Edmund Spinks  
T. Edmund Spinks, Esq.

Fla Bar No. 0423947  
2801 W. Busch Blvd. Ste 200  
Tampa, FL 33618

Phn: 813-651-1233  
Fax: 813-489-2553  
Email: ed@spinkslawfirm.com

November 1, 8, 2024 24-02042P

**NOTICE OF ACTION**

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

Case No.: 2023CC003764CCAXWS  
**TANGLEWOOD MOBILE VILLAGE CONDOMINIUM ASSOCIATION, INC. Plaintiff, v. CLAUDIA A. BRAY; UNKNOWN TENANT #1, UNKNOWN TENANT #2, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendants.**

TO: CLAUDIA A. BRAY, UNKNOWN TENANT #1, UNKNOWN TENANT #2 AND ANY AND ALL UNKNOWN PARTIES, whose last known address is: 3141 Birkdale Drive, Holiday, FL 34690; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other

claimants; and ALL OTHERS WHOM IT MAY CONCERN:  
YOU ARE HEREBY NOTIFIED that Plaintiff, TANGLEWOOD MOBILE VILLAGE CONDOMINIUM ASSOCIATION, INC., has filed an action against you in the County Court for Pasco County for Foreclosure and Damages related to certain real property located and situated in Pasco County, Florida, and described as follows:

## FIRST INSERTION

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

Case No. 2019-CA-002410  
**AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, vs. ROBERT K. LEWIS, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 23, 2024 in Civil Case No. 2019-CA-002410 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is Plaintiff and Robert K. Lewis, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 25, Block 3, The Villages of Trinity Lakes, according to the map or plat thereof as recorded in Plat Book 68, Page 83, of the Public Records of Pasco County, Florida.

Any person claiming an interest in the

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

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

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
22-05169FL

November 1, 8, 2024 24-02036P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**

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

**512018CA000009CAAXWS**

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, VS. H C COX; HOLIDAY LAKE VILLAS CONDOMINIUM ASSOCIATION, INC; UNKNOWN TENANT #1 A/K/A MIKE TUCKER; SHANNON LEFLER COX; JOHN B. COX; DALE COX HARRIS, II; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF RONALD CECIL COX.; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF H C. COX A/K/A H.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 21, 2024 in Civil Case No. 512018CA000009CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and H C COX; HOLIDAY LAKE VILLAS CONDOMINIUM ASSOCIATION, INC; UNKNOWN TENANT #1 A/K/A MIKE TUCKER; SHANNON LEFLER COX; JOHN B. COX; DALE COX HARRIS, II; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF RONALD CECIL COX.; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF H C. COX A/K/A H.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) on December 2, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

## FIRST INSERTION

Unit 302, TANGLEWOOD MOBILE VILLAGE CONDOMINIUM, as described in the Declaration of Condominium dated December 15, 1977, recorded on December 23, 1977, in O.R. Book 922, Page 1533-1594, Public Records of Pasco County, Florida, as amended in Amendment to Declaration of Condominium of Tanglewood Mobile Village Condominium Adding Phase III recorded in O.R. Book 1039, Pages 1535-1543, Public Records of Pasco County, Florida, as amended in Amendment to Declaration of Condominium of Tanglewood Mobile Village Condominium Adding Phase III recorded in O.R. Book 1097, Pages 1931-1939, Public Records of Pasco County, Florida.

Together will all appurtenances thereto described in the aforementioned Declaration of Condominium and amendments thereto.

Subject, however, to each and every provision of the aforesaid Declaration of Condominium and amendments thereto and existing easements and restrictions of record and Bill of Sale to Pasco County recorded in O.R. Book 1097, Page 1943, Public Records of Pasco County, Florida, together with an undivided fractional share or percentage of interest in the common elements of surplus. This action is titled TANGLEWOOD MOBILE VILLAGE CONDOMINIUM ASSOCIATION, INC., v. CLAUDIA A. BRAY, et al., Case Number: 2023CC003764CCAXWS.

You are required to serve a copy of your written defenses, if any, to it on William W. Huffman, Esq., of Shumaker, Loop & Kendrick, LLP., the Plaintiff's attorney, whose address is 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602, on or before thirty (30) days after the date of first publication of this Notice of Action, which will be published by The Business Observer, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE DECEMBER 2ND, 2024

If you are a person with a dis-

ability 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 23, 2024.

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

William W. Huffman, Esq.,  
Shumaker, Loop & Kendrick, LLP.,  
the Plaintiff's attorney,  
101 East Kennedy Boulevard,  
Suite 2800, Tampa, Florida 33602  
November 1, 8, 2024 24-02037P

PLAT OF HOLIDAY LAKE VILLAS, A CONDOMINIUM (PHASE I), ACCORDING TO PLAT BOOK 20, PAGES 61 THROUGH 64, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1150, PAGES 482 THROUGH 547; AND AMENDED IN O.R. BOOK 1486, PAGES 1769 THROUGH 1775; PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO AS SAME MAY BE AMENDED FROM TIME TO TIME. AND A PERPETUAL AND NON-EXCLUSIVE EASEMENT IN COMMON WITH, BUT NOT LIMITED TO, OTHER OWNERS OF UNDIVIDED INTEREST IN THE IMPROVEMENTS UPON THE LAND ABOVE DESCRIBED FOR INGRESS AND EGRESS AND USE OF ALL PUBLIC PASSAGEWAYS, COMMON AREAS AND FACILITIES UPON THE LAND ABOVE DESCRIBED.

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 25th day of October, 2024.

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

ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
1092-11557B  
November 1, 8, 2024 24-02032P

## FIRST INSERTION

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

Case No.: 2023-CA-000012-WS  
**JERALD T. HIGGS Plaintiff(s), vs. JEFFREY W. NICHOLS, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Ex-Parte Motion to Reset October 8, 2024 Sale dated October 23, 2024, entered in Civil Case No. 2023-CA-000012-WS of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida, wherein the Clerk shall sell the property at public sale to the highest bidder for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11 :00 a.m. on December 2, 2024, the following described property as set forth in said Order, to-wit:

LOT B of map of the unplatted lands in the H. R. NICKS SUBDIVISION, as appears on record in Plat Book 4, Page 39, Public Records of Pasco County, Florida, TOGETHER WITH the adjoining 15 feet of the road termed "Boulevard" vacated by the City of New Port Richey in Resolution recorded in O.R. Book 787, Pages 852-853, Public Records of Pasco County, Florida.

Parcel ID#: 32-25-16-0290-00000-00B1

Property Address: 5411 Baylea Avenue, Port Richey, Florida 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE, PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 7530 Little Road, New Port Richey, Florida 34654. IF YOU ARE HEARING IMPAIRED CALL: 1-800-955-8771; IF YOU ARE VOICE IMPAIRED CALL: 1-800-955-8770

DATED at New Port Richey, Florida, this 23rd day of October, 2024.

LAW OFFICES OF STEVEN K. JONAS, P.A.  
Attorney for Plaintiff  
4914 State Road 54  
New Port Richey, Florida 34652  
(727) 846-6945;  
Fax (727) 846-6953  
/s/ Steven K. Jonas  
STEVEN K. JONAS, Esq.  
FBN: 0342180  
November 1, 8, 2024 24-02035P

## FIRST INSERTION

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

Case No.: 2023-CA-000012-WS  
**JERALD T. HIGGS Plaintiff(s), vs. JEFFREY W. NICHOLS, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Ex-Parte Motion to Reset October 8, 2024 Sale dated October 23, 2024, entered in Civil Case No. 2023-CA-000012-WS of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida, wherein the Clerk shall sell the property at public sale to the highest bidder for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11 :00 a.m. on December 2, 2024, the following described property as set forth in said Order, to-wit:

LOT B of map of the unplatted lands in the H. R. NICKS SUBDIVISION, as appears on record in Plat Book 4, Page 39, Public Records of Pasco County, Florida, TOGETHER WITH the adjoining 15 feet of the road termed "Boulevard" vacated by the City of New Port Richey in Resolution recorded in O.R. Book 787, Pages 852-853, Public Records of Pasco County, Florida.

Parcel ID#: 32-25-16-0290-00000-00B1

Property Address: 5411 Baylea Avenue, Port Richey, Florida 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE, PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 7530 Little Road, New Port Richey, Florida 34654. IF YOU ARE HEARING IMPAIRED CALL: 1-800-955-8771; IF YOU ARE VOICE IMPAIRED CALL: 1-800-955-8770

DATED at New Port Richey, Florida, this 23rd day of October, 2024.

LAW OFFICES OF STEVEN K. JONAS, P.A.  
Attorney for Plaintiff  
4914 State Road 54  
New Port Richey, Florida 34652  
(727) 846-6945;  
Fax (727) 846-6953  
/s/ Steven K. Jonas  
STEVEN K. JONAS, Esq.  
FBN: 0342180  
November 1, 8, 2024 24-02035P

SAVE TIME



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LV20906\_V9

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

LV10161

Q&A

**Who benefits from legal notices?**

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

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

LV8237\_V25

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
**CASE No. 2024CA002451CAAXWS PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOAN A. KADLUBOWSKI A/K/A JOAN AILEEN KADLUBOWSKI (DECEASED), ET AL. DEFENDANT(S).**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOAN A. KADLUBOWSKI A/K/A JOAN AILEEN KADLUBOWSKI (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:  
3606 Windham Dr, Holiday, FL 34691

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

LOT 795, BEACON SQUARE, UNIT 7-B, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 18 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30

days after the first publication of this notice, either before DECEMBER 2ND, 2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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.

Date: October 23, 2024

Clerk of the Circuit Court  
Nikki Alvarez-Sowles  
(SEAL) By: /s/ Haley Joyner  
Deputy Clerk of the Court  
Tromberg, Morris & Poulin, PLLC  
Attorneys for Plaintiff  
600 West Hillsboro Boulevard,  
Suite 600,  
Deerfield Beach, FL 33441  
Our Case #: 24-001137  
November 1, 8, 2024 24-02039P

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-001765-CAAX-ES**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3, Plaintiff, vs. STANLEY B. GRANT, et al., Defendants.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIGITTE G. JONES-GRANT

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

LOT 20, BLOCK 2, SADDLEBROOK VILLAGE WEST UNIT 1C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 47, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before DECEMBER 2ND, 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 transportation services.

WITNESS my hand and the seal of this Court this October 23, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.  
/s/ Nichole Alvarez-Sowles  
Pasco County Clerk & Comptroller  
By: Haley Joyner  
As Deputy Clerk  
23-03585  
November 1, 8, 2024 24-02034P

FIRST INSERTION

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

**CASE NO.: 2023-CA-003481**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. AMANDA PARADY, et al., Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on November 25, 2024, at 11:00 a.m. ET, via the online auction site at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 978, SEVEN SPRINGS HOMES UNIT FIVE-B PHASE 1, according to the Plat thereof as recorded in Plat Book 16, Page 103, of the Public Records of Pasco County, Florida.  
Property Address: 7602 Humboldt Avenue, New Port Richey, FL 34655

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 23rd day of October, 2024.

/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
November 1, 8, 2024 24-02038P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001651-WS  
**IN RE: ESTATE OF NITA S. MARTELL Deceased.**

The administration of the estate of NITA S. MARTELL, deceased, whose date of death was July 29, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

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

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

Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF 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 November 1, 2024.

**Personal Representative:**  
s/David J. Wollinka  
**DAVID J. WOLLINKA**  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655

Attorney for Personal Representative:  
s/David J. Wollinka  
**DAVID J. WOLLINKA** Attorney  
Florida Bar Number: 608483  
WOLLINKA & WOLLINKA,  
ATTORNEYS AT LAW  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655

Telephone: (727) 937-4177  
Fax: (727) 478-7007  
E-Mail: [pleadings@wollinka.com](mailto:pleadings@wollinka.com)  
Secondary E-Mail: [jamie@wollinka.com](mailto:jamie@wollinka.com)  
November 1, 8, 2024 24-02031P

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

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

Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

# DEADLINE



**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Deadline Wednesday at noon • Friday Publication**

SARASOTA • MANATEE  
 HILLSBOROUGH • PASCO  
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 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

1/20/06\_1/23

## SUBSEQUENT INSERTIONS

### 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 IGCPEBEK1PZ124785  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 18th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appear-

ance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on October 15th, 2024.  
 As Clerk of the Court  
 By: Haley Joyner  
 As Deputy Clerk

ALDRIDGE PITE, LLP,  
 Plaintiff's attorney  
 5300 West Atlantic Avenue  
 Suite 303  
 Delray Beach, FL 33484  
 1693-208B  
 Ref# 9496  
 Oct. 18, 25; Nov. 1, 8, 2024 24-01918P

### --- ACTIONS ---

### SECOND 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**  
**MAGRIPPLIS, et al.,**  
**Defendants.**

TO: KATHERINE LIBERTY MAGRIPPLIS  
 UNKNOWN SPOUSE OF KATHERINE LIBERTY MAGRIPPLIS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following 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, FLORIDA.

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 NOVEMBER 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 transportation 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

### --- ESTATE ---

### SECOND INSERTION

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

**PROBATE DIVISION**  
**FILE NO.:** 2024CP000205CPAX-WS  
**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 below.

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

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

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

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

The date of first publication of this notice is 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

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

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

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

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

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

### SECOND INSERTION

**NOTICE TO CREDITORS**  
**(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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is 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 33458-6851  
 Telephone: (561) 744-4600  
 Florida Bar No.: 906948  
 Email: asg@jupiterlawcenter.com  
 Oct. 25; Nov. 1, 2024 24-01932P



--- PUBLIC SALES ---

SECOND 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 24-01941P

SECOND 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.

Date: Tuesday, November 19, 2024  
Time: 11:00 a.m.  
Place: 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 24-01962P

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 19, 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 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

SECOND 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 officers, and other such business which may properly come before the Board.

DATE: November 22, 2024  
TIME: 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

SECOND 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 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.

Date: Tuesday, November 19, 2024  
Time: 11:00 a.m.  
Place: 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

SECOND 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 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 24-01935P

SECOND 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.

Lynn Hayes  
District Manager  
October 25; November 1, 2024 24-01934P

SECOND 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 ± 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 Management 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 24-01937P

SECOND 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.

Date: Tuesday, November 19, 2024  
Time: 11:00 a.m.  
Place: 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 24-01963P

SECOND 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  
TIME: 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

## --- ESTATE ---

## SECOND 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 LINDA STONE AKA LINDA L. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 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@siegcoleglaw.com  
Secondary E-Mail:  
eservice@siegcoleglaw.com  
Oct. 25; Nov. 1, 2024 24-01951P

## SECOND INSERTION

**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 KORAHAS  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of GEORGE KORAHAS, deceased, File Number 512024CP001508CPAXWS by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 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 order are:

Name Address  
ANDREAS TZARAS  
& ELIZABETH TZARAS  
10601 Farnam Court  
Port Richey, Florida 34668  
VANESSA TZARAS  
15723 Bertram Drive  
Hudson, Florida 34667

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

## SECOND 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 representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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  
Oct. 25; Nov. 1, 2024 24-01947P

## SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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  
Secondary:  
jerrord@alfonsohersch.com  
Oct. 25; Nov. 1, 2024 24-01946P

## SECOND INSERTION

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

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

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 05 day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

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

NOTWITHSTANDING THE TIME 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:  
jrivera@hnh-law.com  
Oct. 25; Nov. 1, 2024 24-01950P

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

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

Dated this 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 24-01152 Oct. 25; Nov. 1, 2024 24-01964P

## SECOND 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 WITHIN 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 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.

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  
email:  
sjonas@gulfcoastlegalcenters.com  
jnew@gulfcoastlegalcenters.com  
STEVEN K. JONAS, Esq.  
FBN: 0342180  
Oct. 25; Nov. 1, 2024 24-01948P

## SECOND 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 Aguielus 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 1 of Caliente Apartments Condominium, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5121, Page 1482, of the Public Records of Pasco County, Florida, together with its undivided interest or share in the common elements, and any amendments thereto.  
Street Address: 2101 Picasso Ct. Unit 103, Land O Lakes, FL 34637

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accord-

dance with Florida Statutes, Section 45.031.

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 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 22nd day of October, 2024.

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

## SECOND INSERTION

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**

**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, UNKNOWN SPOUSE OF THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK,

Whose Residence Is: 5038 COUGAR 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 interest in the property described in the mortgage being foreclosed herein.

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

LOTS 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 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 the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

WITNESS my hand and the seal of this Court at County, Florida, this October 16, 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  
24-222649  
Oct. 25; Nov. 1, 2024 24-01930P

1V20906\_V11

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Rarely do consumers specifically search online for public notices.

1V20906\_V11



## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE NO. 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 INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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 MACOMBER 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, BEACON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF

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

Dated this 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

## SECOND INSERTION

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

**CASE NO.: 2024 CA 000860**  
**CHANGE LENDING, LLC DBA**  
**CHANGE HOME MORTGAGE,**  
**Plaintiff, vs.**  
**ANTONIO RODRIGUEZ; LILLIAN**  
**SANTIAGO; UNKNOWN TENANT**  
**#1 N/K/A NILDA GONZALEZ;**  
**ANY AND ALL UNKNOWN PARTIES**  
**CLAIMING BY, THROUGH,**  
**UNDER AND AGAINST THE**  
**HEREIN NAMED INDIVIDUAL**  
**DEFENDANT(S) WHO ARE NOT**  
**KNOWN TO BE DEAD OR ALIVE,**  
**WHETHER SAID UNKNOWN**  
**PARTIES MAY CLAIM AN INTEREST**  
**AS SPOUSES, HEIRS, DEVISEES,**  
**GRANTEES, OR OTHER**  
**CLAIMANTS**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 25, 2024 in Civil Case No. 2024 CA 000860, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, CHANGE LENDING, LLC DBA CHANGE HOME MORTGAGE is the Plaintiff, and ANTONIO RODRIGUEZ; LILLIAN SANTIAGO; UNKNOWN TENANT #1 N/K/A NILDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 14, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
BEGINNING AT THE NORTHWEST 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 BEGINNING, THENCE SOUTH, PARALLEL WITH WEST LINE OF BLOCK 1, TO A POINT 15.0 FEET NORTH OF THE SOUTH LINE OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21

EAST, THENCE WEST, PARALLEL WITH NORTH LINE OF NORTH AVENUE, 100.0 FEET, THENCE NORTH, PARALLEL 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 BEGINNING. BEING A PART OF TRACT "A", TYSON SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 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 FEET THEREOF.

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 17 day of October, 2024.

Digitally signed by Zachary Ullman  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepitt.com  
ALDRIDGE PITTE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
1184-2256B  
Oct. 25; Nov. 1, 2024 24-01926P

## SECOND INSERTION

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

**CIVIL DIVISION**  
**CASE NO. 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 MORTGAGE LLC is Plaintiff and SHAWN K. BAILEY; ERIN LESLEY BAILEY; UNKNOWN PERSON(S) IN POSSESSION 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 wit:

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

ED IN PLAT BOOK 15, PAGES 37 AND 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

## SECOND INSERTION

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

**CIVIL DIVISION**

**Case No. 51-2023-CA-004424-ES**

**Division J4**

**SUNCOAST CREDIT UNION, A**

**FEDERALLY INSURED STATE**

**CHARTERED CREDIT UNION**

**Plaintiff, vs.**

**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, GRANTEEES,**

**ASSIGNEES, LIENORS,**

**CREDITORS, TRUSTEES OF**

**JAMES EARL CHAPMAN,**

**DECEASED, UNKNOWN SPOUSE**

**OF JENNIE MARY HAYNES,**

**UNRECORDED. SUBJECT TO**

**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 SUBDIVISION, AS PER CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 69, PUBLIC RECORDS OF PASCO

## SECOND INSERTION

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

**CIVIL DIVISION**

**Case No. 51-2023-CA-000475**

**CROSSCOUNTRY MORTGAGE,**

**LLC**

**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 ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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 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 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/wll  
Oct. 25; Nov. 1, 2024 24-01944P

## SECOND INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**Case No.**  
**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 Dawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dawn 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@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 23-F02252  
Oct. 25; Nov. 1, 2024 24-01943P

## SECOND INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**Case No. 2024 CA 000688 CAAXWS**  
**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Teresa A. Buzzard a/k/a Teresa**  
**Buzzard, et al.,**  
**Defendants.**

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

TAX ID:  
17-26-16-0010-00000-0220

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

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

Dated this 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  
Oct. 25; Nov. 1, 2024 24-01942P

## SECOND INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**Case No. 2023CA000320CAAXES**  
**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Renato Simon Beauchamp Tirado,**  
**et al.,**  
**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 RECORDED IN PLAT BOOK 79,  
PAGE 102, OF THE PUBLIC  
RECORDS OF PASCO COUNTY,  
FLORIDA.

TAX ID:

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

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

Dated this 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@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 23-F00112  
Oct. 25; Nov. 1, 2024 24-01927P

**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.