

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432 Time: 09:00 AM

Sale to be held at www.storagetreasures.com.

1111 - Canals, Jason; 1228 - Myers, Marina; 2218 - Honecker, Tina; 2256 - Taylor, Kody; 3102 - Phillips, Jody; 3209 - Harris, Frank; 3267 - Bohn, Nicole; 3330 - Boston, Jack; 4001 - Cortese, Alyssa; 5006 - Irvin, Anthony; 5127 - hoyt, rose; 6026 - Hancock, Florida Fusco

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

01104 - Serafini, Maggi Dominguez; 02045 - shortridge, michael; 02071 - Yarde, Ron; 03016 - boney, Jeffery; 03018 - Corrales, Maria; 03112 - Morrissey, Bryan; 03133 - Bordelon, Dylan; 03204 - Danko, Brittany; 03208 - Cancel, Adriana; 03212 - Serafini, Maggi Dominguez; 04078 - Cruz, Michelle; 04086 - Cruz, Michelle; 04086 - Montgomery, Durell; 04136 - Mitchell, Adison; 04192 - Asmuth, John; 04201 - Lewis, Mercedes; 04213 - Richards, Ahmad

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

Sale to be held at www.storagetreasures.com.

047 - Meling, Stefanie; 227 - Pagliuca, Keith F; 237 - Cannon, Gregory; 241 - Sienkiewicz, Sandra; 263 - Brennan, Patricia

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

Sale to be held at www.storagetreasures.com.

11029 - Simon, Tabitha; 11097 - Rose, Brandy; 11131 - Francis, Norman; 11169 - Bowen, Theodore; 11176 - Coyle, Charles; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 11298 - Cody, Susan; 12007 - Merritt, Dennis; 12230 - Iepeska, Ashley; 13015 - Asmakis, Michael; 13034 - MEIER, STEPHANIE; 13179 - Vitale, Joseph; 13189 - shelley, David; 13191 - Milhan, Jacob; 13193 - Bushard, Sarah; 13207 - Deutsch, Danielle; 13241 - Jackson, Madalynn; 13255 - Cruz, David; 13331 - Alexander, Todd; 13340 - goldsmith, Ashley; B107 - Schram, Chelsie; B130 - Miller, Melisa; B157 - Bird, Melinda; B163 - Scott, Danielle; B174 - Reale, Michael A; B211 - Demarchi, Gordon Edward; B227 - Jeske, Jason; B246 - Jones, Angelia; C118 - Peterson, Yoshi; C128 - collins, stephanie; C203 - Braden, Julie; C241 - Coleman, Makenna; C246 - greco, robert; C250 - Leddick, Leslie; C256 - England, Wayland; C367 - STUCKEY, DOMINIQUE; C372 - Swift, Brooke; C383 - Gauthier, Brooklynn; C415 - Mickelsen, Geri; D136 - Lonsdale, Megan; D219 - Walter, Amy; D258 - Taylor, Erik; D301 - Hover, Mark; D321 - Hicks, Jacob; P130 - goad, Aubrey; P139 - goad, anthony

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

Sale to be held at www.storagetreasures.com.

1204 - Riccardi-Sirico, D'Anna; 1516 - Little, Devin; 1812 - Vasquez, George; 2014 - Schlosser, Melanie; 2402 - Little, Devin

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

Sale to be held at www.storagetreasures.com.

A0044 - manzi, Robin; A0045 - Barnett, Bradford; E1100 - Culmo, Samantha; E1141 - mora, Vanessa; E1161 - Valentin, David; E1168 - Whipkey, Heather; E1204 - Durham, Barry; E1243 - Barnett, Bradford; E2212 - Woodard, Temprise; E2238 - Boatwright, Robin; E2314 - Carr, Colton; E2329 - Delgado, Nilda; E2334 - Braithwaite, Andrew

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

Sale to be held at www.storagetreasures.com.

0A141 - Evans, Andrew; 0A177 - Rogers, Latasha; 0A219 - Tucker, Erica; 0B023 - Oblitas, Luis; 0B031 - diesing, Ashley; 0B058 - Mason, Jim; 0C044 - Wong-Nadeau, Jennifer; 0C123 - Roberts, Cory; 0E018 - Wyatt, Monique; 0E036 - Luna, Harlee; 0E053 - Bergeron, Dawn; 0E107 - MATTHEWS, HOPE; 0E115 - Knox, Tracy; 0E119 - Albright, Angela; 0E161 - joel, Alica; 0E180 - skinner, Heather; 0E199 - Horn, David; 0E243 - Menech, Nicole

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

Sale to be held at www.storagetreasures.com.

024 - Pantages, Joneasha; 029 - Burney, Tyrell; 039 - Karantonis, Peter; 043 - Karantonis, Peter; 072 - Johnson, Akira; 112 - Floyd, Cassidy; 123 - FELDMAN, KIMBERLY; 134 - Karantonis, Peter; 156 - Stanback, Goldie; 172 - Donovan-Poth, Debbie; 225 - Bergerson, Erica; 233 - Cruz, kimberly; 259 - Glass, Paul; 265 - cruz, christopher; 285 - Maxwell, Taja; 324 - Bomia, Valentina; 341 - Johnson, Dominique; 452 - Moorehead, Susan; 481 - Seydick, Terry; 549 - Miller, Kristina; 556 - callaway, Dequelle turner; 580 - Foster, Kyle

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

Sale to be held at www.storagetreasures.com.

1055 - Lucas, April; 1175 - Rivard, Danielle; 1181 - Hicks, Ashley; 1214 - Russella, James; 2001 - Ramos, Bosnia; 2007 - Alix, Kim; 2016 - Mason, Melissa; 2040 - Henry, Russell; 2046 - Fuller, Kirsten; 2107 - Johnson, Tyjie; 2113 - Myers, Desmond; 2143 - Resto, Jayshelly; 2188 - Perez, Jenny; 2203 - Bohannon, Brenda; 2234 - Young, Jo Lynn; 2235 - Casique, Ingrid; 3017 - Drake, Alyssa; 3026 - gonzales, Michael; 3101 - Suarez, Melissa; 3121 - higley, Robert; 3151 - Moore, Trevonte; 3188 - Bumgardner, Kaitlyn; 3189 - Dowdell, Daquan; 3200 - Trovato, Frank; 3209 - COLEY, INTIMATE SHERMIRA; 3255 - Rivera, Jorge; 3261 - Mathews, Cynthia; 3264 - Slater, Shaquieona; 3351 - Ruffini, Charles; RV16 - Murphy, Glenn

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

November 8, 15, 2024

24-02062P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of STEPHEN D. WARLICK, if deceased any unknown heirs or assigns, will, on November 22, 2024, at 10:00 a.m., at 6135 Harriet St., Lot #27, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1962 ALMA MOBILE HOME, VIN: M1140, TITLE NO.: 0001553674 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#25587-107)

November 8, 15, 2024

24-02076P

FICTITIOUS NAME NOTICE

Notice is hereby given that Hess Spinal & Medical Centers of New Port Richey, LLC, desiring to engage in business under the fictitious name of Hess Spinal & Medical Centers, located at 4505 Town & Country Blvd., Tampa, FL 33615, intends to register the said name in Pasco County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 8, 2024

24-02072P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 98.10 acres known as Angeline Phases 6B, 6F, & 6I.

The project is located in Pasco County, Section(s) 32, 33, Township 25 South, Range 18 East. The permit applicant is Len-Angeline, LLC whose address is 2502 N Rocky Point Dr, St 1050, Tampa, FL 33607. The Permit No. is 43044257.059.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

November 8, 2024

24-02074P

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2024CA002249CAAXWS

DIVISION: H

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

All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Ray Victor Ross, deceased and Sharon Sanders,, As Deputy Clerk

TO: Estate of Ray Victor Ross

7944 Shannon Lane

Zephyrhills, FL 33540-1953

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before DECEMBER 9TH, 2024 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this November 6, 2024.

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

As Deputy Clerk

November 8, 15, 22, 29, 2024

24-02083P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Hillsborough County Civil Court, Court of Hillsborough County, Florida on the 18th day of September, 2024, in the cause wherein Financial Portfolios II Inc, was Plaintiff, and Adam T Beatty, was Defendant, being case number 14CA003786 in said Court.

I, Chris Nacco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Adam T Beatty, in and to the following described property, to wit:

2013 Black Jeep Wrangler Unlimited MOAB Sahara

VIN: 1C4BJWEGODL561267

I shall offer this property for sale "AS IS" on December 11, 2024, at 10:00 am or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Marcadis Singer PA

5104 South Westshore Boulevard

Tampa, FL 33611

CHRIS NOCCO, as Sheriff

Pasco County, Florida

By: /s/ Sgt. John Dill

Sgt. John Dill Deputy Sheriff

November 8, 15, 22, 29, 2024

24-02065P

FIRST INSERTION

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

The Board of Supervisors of the Bexley Community Development District will hold a meeting on November 20, 2024, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

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

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

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

Wesley Elias

District Manager

November 8, 2024

24-02066P

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Concord Station Community Development District ("District") will hold a Board meeting on November 20, 2024, at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638. At the meeting, the Board may consider any business that may properly come before it.

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

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

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

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

Larry Krause

District Manager

November 8, 2024

24-02067P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, November 19, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrassdcd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlsanford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

November 8, 2024

24-02069P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on November 27th, 2024 at the times and location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

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

B396 Patrick Dowd

B214 Shane Kingsland

R104 Edward Powers

J2AC Carol Snyder

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

F233 Danielle Beaudry

F283 Shanda Nuzzo

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

G6 Ramona Andujar

F27 John Bueno

G81AC Glenda Denton

J5 Eddie Diaz

A60 Matthew Fritz

D13 Fernando Maldonado

H17 Ahmed Mansour

E13 Anthony Ralon

November 8, 15, 2024

24-02064P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE DECEMBER 30, 2024 MILEX-MR. TRANSMISSION 1509 US HWY 19

2013 CHEV 2G1FA1E39D9129844 \$8,054.61

November 8, 2024

24-02071P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on November 26, 2024, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line November 15, 2024, at 6:00am and ending November 26, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit

Karen Ann Hnida F006 & G017

Leslie McDonald B036

Braden Schreengost I204

Scotti Stanley C023

Jeffrey Whalen B046

November 8, 15, 2024

24-02075P

--- PUBLIC SALES ---

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Preserve at South Branch Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024 with an option for two 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 and is approximately 628.47 acres in area and has an annual operating budget (not including debt service) of approximately \$915,503 for the Fiscal Year 2024. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1.

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 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals 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 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 Ten Thousand Dollars (\$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.

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: Barry Jeskewich, Auditing Services - The Preserve at South Branch Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services - The Preserve at South Branch Community Development District"; and one (1) electronic copy to Barry Jeskewich at bjeskewich@vestapropertyservices.com with e-mail copies to Lindsay Moczynski at lmczynski@kasslaw.com and Shirley Conley at sconley@vestapropertyservices.com. Proposals must be received by noon on Friday, November 22, 2024 at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

The Preserve at South Branch Community Development District
Barry Jeskewich, District Manager
November 8, 2024 24-02070P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1724 IN RE: ESTATE OF KATHLEEN MARY KIELTY, Deceased.

The administration of the estate of KATHLEEN MARY KIELTY, deceased, whose date of death was April 25, 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 8, 2024.

Signed on this 30th day of September, 11/4/2024.

SUSAN KIELTY O'NEILL
Personal Representative
3646 Lake View Drive
Apopka, FL 32703
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 8, 15, 2024 24-02055P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY PROBATE DIVISION File No. 2024-CP-1588 IN RE: ESTATE OF RICHARD S. KASTNER Deceased.

The administration of the estate of RICHARD S. KASTNER, deceased, whose date of death was June 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little 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.

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 8, 2024.

Sheryl Williams
6331 18th Street NE
St. Petersburg, Florida 33702
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. MICHAEL KOUSKOUTIS, ESQ.
Florida Bar Number: 883591
623 E. Tarpon Ave, Ste. A
Tarpon Springs, FL 34689
Telephone: (727) 942-3631
Fax: (727) 934-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com
November 8, 15, 2024 24-02068P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000980CPAXES IN RE: ESTATE OF LESHEK M. MAJEWSKI Deceased.

The administration of the estate of LESHEK M. MAJEWSKI, deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2024CP-000980CPAXES. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 8, 2024.

Personal Representative:
VIOLETTA M. BURGESS
3033 Marble Crest Drive
Land O' Lakes, FL 34638
Attorney for Personal Representative:
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd. Ste. 104-1
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielespinozalaw.com
November 8, 15, 2024 24-02057P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY PROBATE DIVISION CASE NUMBER: 24-CP-000733 IN RE: ESTATE OF BARBARA ANN MURRAY, Deceased.

The estate of BARBARA ANN MURRAY, deceased, whose date of death was March 28, 2022, is pending in the Circuit Court of Pasco County, Florida, Probate Division, case number 24-CP-000733. The address of the court 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 8, 2024.

Personal Representative:
Joel Allen
P.O. Box 162
Alturas, CA 96101
Attorney for Personal Representative:
Cheyenne Whitfield Esq.
10150 Highland Manor Drive,
Suite 200
Tampa, FL 33610
(813)230-3359
Whitfield Law LLC
Cheyenne@cwesq.com
November 8, 15, 2024 24-02061P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2024CP001595CPAXWS IN RE: ESTATE OF JOHN W. MAHANEY, Deceased.

The administration of the estate of JOHN W. MAHANEY, Deceased, Case No. 2024CP001595CPAXWS is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate Division, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER 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 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.

All other creditors of the Decedent and other persons who have claims or demands against the 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 8, 2024.

Personal Representative:
MELISSA RUTH VASILAKOS
5430 Haltata Court
New Port Richey, Florida 34655
Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen_BEstein@outlook.com
November 8, 15, 2024 24-02059P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2024-CP-000962 IN RE: ESTATE OF ROBIN ANN VALENTINE Deceased.

The administration of the estate of ROBIN ANN VALENTINE, deceased, File Number: 2024-CP-000962, whose date of death was March 12, 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP001644CPAXWS Division J IN RE: ESTATE OF MARLENE A. SLAVKIN Deceased.

The administration of the estate of MARLENE A. SLAVKIN, deceased, whose date of death was June 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 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 8, 2024.

Personal Representative:
MELISSA RUTH VASILAKOS
5430 Haltata Court
New Port Richey, Florida 34655
Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen_BEstein@outlook.com
November 8, 15, 2024 24-02056P

FIRST INSERTION

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.

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 8, 2024.

Personal Representative:
Krysten Valentine
602 Cherrington Drive
Harrisburg, PA 17110
484-602-0959
Attorney for Personal Representative:
Monica M. Cabrera
Florida Bar number: 26578
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, FL 33134
305-677-5119
monica@flpfl.com
November 8, 15, 2024 24-02060P

FIRST INSERTION

following described property:
LOT 25, HILLDALE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 108 AND 109, 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 within sixty (60) days after the sale. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center,

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA File No. 51-2024-CP-001565-CPAX-W5 Division PROBATE IN RE: ESTATE OF LINDA MILLER A/K/A LINDA A. MILLER A/K/A LINDA ALLYN MILLER Deceased.

The administration of the estate of LINDA MILLER A/K/A LINDA A. MILLER A/K/A LINDA ALLYN MILLER, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. 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 8, 2024.

Personal Representative:
CAROL J. ISAACSON
Attorney for Personal Representative:
ANDRE "ANDI" T. SIEMER
Florida Bar Number: 1037800
KAITLIN J. STOLZ
Florida Bar Number: 1015652
AMY B. VAN FOSSEN, P.A.
211 E. New Haven Avenue
Melbourne, FL 32901
Telephone: (321) 345-5945
Fax: (321) 345-5417
E-Mail: jennifer@amyvanfossen.com
Secondary E-Mail:
andi@amyvanfossen.com
November 8, 15, 2024 24-02058P



--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.:
512024CA000887CAAXES
ABBEY DEVELOPMENT PARTNERS LLC, a Florida limited liability company
Plaintiff, vs.

JOHN K. KEYES; REUBEN BROOKS; O.L. RAY; BERNIE McKENDREE and MAMIE McKENDREE, husband and wife; W.F. GLENN; T.L. GLENN, JR.; DR. A.H. McCOY; EMMETTE F. GATHRIGHT; ROBERT A. HERSCHBACH; E. FRED HERSCHBACH; RUDMAN RESOURCES, INC., a Texas corporation; WILLIAMS PROPERTIES, INC., a Texas corporation; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; MAURINE GENEVOV MUNTZ; HAYWOOD HANNA, JR.; ROBERT S. DIX and MELBA DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE; RUTH R. STONE; JULIA B. HANNA; GENEVIEVE E. CROOKS; MARY ANN BELL; PATRICIA LAWRENCE; GLENN H. BRACKEN; JEFF M. BRACKEN; SAM T. BRACKEN; A.Y. LEWIS; IDA BRACKEN LEWIS; ADDIE BRACKEN PRICE; ADDIE BRACKEN PRICE, TRUSTEE FOR JOHN PAUL PRICE TRUST NO. 4; ADDIE BRACKEN PRICE, TRUSTEE FOR SALLY SUE PRICE TRUST NO. 4; DAN MCKENZIE; M.B. RUDMAN; ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; THE SATER FAMILY PARTNERSHIP, L.P., a Missouri limited partnership; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARY JON BRYAN; MARTHA KATHRYN LEWIS MARSHALL; COURY HOLDINGS, LLC, a Florida limited liability company; BLAIRBAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; THE MR TRUST; THE RUDMAN FAMILY TRUST; THE RONALD E. SATER LIVING TRUST, if alive and

if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests granted on October 29, 2024 and entered on October 30, 2024 in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512024CA000887CAAXES, the undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT A

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

The NW 1/4 of the SE 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida. LESS AND EXCEPT right-of-way for McKendree Road.

at public sale, to the highest and best bidder for cash on Tuesday, December 17, 2024 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Leonard H. Johnson, Esquire / FNB 319961
Sheada Madani, Esquire / FBN 10567

JOHNSON POPE BOKOR RUPPEL & BURNS LLP
400 North Ashley Drive, Suite 3100
Tampa, Florida 33602
Telephone: (813) 2250-2500
Primary: lenj@jpfirm.com
Secondary: sheadam@jpfirm.com
Attorneys for Plaintiff
www.jpfirm.com
November 8, 15, 22, 29, 2024
24-02052P

FIRST INSERTION

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

2024CA001267CAAXWS
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.

ROBIN T. FIELD A/K/A ROBIN THEA FIELD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 2024CA001267CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and ROBIN T. FIELD A/K/A ROBIN THEA FIELD; PASCO COUNTY, FLORIDA are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on November 25, 2024, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

Dated this 3 day of November, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-199532
November 8, 15, 2024 24-02054P

FIRST INSERTION

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

CASE NO. 2024CA002050CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff, v.
BRANDEE MINFER A/K/A BRANDIE MINER ET AL.,
Defendants.

TO: BRANDEE MINER A/K/A BRANDIE MINER
Current Residence unknown, but whose last known address was: 5838 MONTANA AVE, NEW PORT RICHEY, FL 34652-2728

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

LOTS 3 AND 4, BLOCK 123, TOWN OF NEW PORT RICHEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before December 9th, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053

FIRST INSERTION

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

2024CA002645CAAXWS
DSBG CAPITAL LLC., a Florida limited liability company,
Plaintiff, vs.
MARY E. LATIMER, et al.,
Defendant(s).

TO: MARY E. LATIMER, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MARY E. LATIMER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYE. LATIMER; M ELIZABETH SHEPHERD, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MARY E. MCCABE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY E. MCCABE; and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT

Live Oak Avenue, Dade City, FL 33523-3894, 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 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: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, 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.

WITNESS my hand and seal of the Court on this 6th day of November, 2024.

Nikki Alvarez-Sowles, Esq. - AES
Clerk of the Circuit Court
(SEAL) By: /s/ Haley Joyner
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000010335
November 8, 15, 2024 24-02082P

FIRST INSERTION

Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before December 9th, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on November 6th, 2024.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By: /s/ Haley Joyner
As Deputy Clerk
File# 24-F01506
November 8, 15, 2024 24-02081P

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.:
2024CA001765CAAX-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: TELISHA 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 9TH, 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 November 5, 2024.

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

23-03585
November 8, 15, 2024 24-02077P

FIRST INSERTION

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

Case No.: 24-CA-000782
DKC LENDING LLC, a Florida limited liability company,
Plaintiff, v.
SOUTHEAST REALTY HOLDINGS 2 LLC, a Delaware limited liability company; and UNKNOWN TENANT IN POSSESSION,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure dated October 25, 2024, entered in Case No.: 24-CA-000782 of the Circuit Court in and for Pasco County, Florida, wherein SOUTHEAST REALTY HOLDINGS 2 LLC, a Delaware limited liability company, is the Defendant, that Nichole "Nikki" Alvarez-Sowles will sell to the highest and best bidder for cash, on November 25, 2024 at 11:00 a.m., at the Clerk of the Circuit Court, online at www.pasco.realforeclose.com, the following described real property as set forth in the Amended Uniform Final Judgment of Foreclosure: Legal:

THE SOUTH 264.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTH 264.00 FEET OF THE WEST 1/2 OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL LYING IN SECTION 33, TOWNSHIP 25

SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; AND THE EAST 50 FEET OF THE WEST 60.28 FEET OF LOT 451, HILLDALE UNIT FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 66 AND 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 4th day of November, 2024.

/s/ Torrey C. Taylor
Torrey C. Taylor
Florida Bar No.: 100053
Michael J. Labbee
Florida Bar No.: 106058
michael@phlfirm.com
PHILLIPS, HAYDEN & LABBEE, LLP
150 2nd Avenue North,
Suite 1510
St. Petersburg, FL 33701
Telephone: (727) 300-1399
Facsimile: (727) 300-1389
Counsel for Plaintiff
November 8, 15, 2024 24-02053P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2023CA000154CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2021-NQM1,
Plaintiff, v.

CARRIE E. MERRELL AND STANLEY A. MERRELL, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Amended Final Judgment in Foreclosure entered on October 23, 2024, and entered in Case No. 2023CA-000154CAAXES in the Circuit Court of the 6th 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 BRAVO RESIDENTIAL FUNDING TRUST 2021-NQM1 is the Plaintiff and CARRIE E. MERRELL AND STANLEY A. MERRELL, are the Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com, on January 22, 2025 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 136, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 50, PAGE 98, IN THE PUBLIC RE-

CORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 24815 PORTOFINO DRIVE, LUTZ, FL 33559 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on October 31, 2024.

By: /s/Jason Duggar
Jason Duggar, Esq.
Florida Bar No. 83813
fepleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
November 8, 15, 2024 24-02051P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA001484CAAXES
Division: Y

BUILDERS CAPITAL FINANCE, LLC, a limited liability Company, Plaintiff, vs. MAGA INVESTMENTS OF TAMPA FLORIDA, LLC, a Florida limited liability company, THOMAS HALPERIN, an individual, KEN JACK, an individual, STANFORD R SOLOMON, an individual, ENFIN RESIDENTIAL SOLAR FINANCE I LLC, a foreign limited liability company, AC/DC SOLAR LLC, a Florida limited liability company, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, JOYZ INVESTMENT LLC, a Florida limited liability company, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco County, Florida described as:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26 South, Range 20 East, Pasco County, Florida, run thence West (an assumed bearing) along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 860.00 feet for the Point of Beginning; continue thence West along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 232.57 feet;

thence South 495.00 feet, thence East 232.57 feet; thence North 495.00 feet to the Point of Beginning. Subject to an easement for road purposes over and across the North 30.00 feet of the above described property.

LESS AND EXCEPT THE FOLLOWING:

For a point of reference at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26, Range 20 East, Pasco County, Florida; run thence North 89 degrees 59'30" West, a distance of 1072.83 feet for a Point of Beginning; thence continue North 89 degrees 59'30" West along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 20.00 feet; thence South 00 degrees 01 '30" West, a distance of 495.05 feet; thence South 89 degrees 58'45" East, a distance of 232.85 feet; thence North 00 degrees 00'15" East, a distance of 210.65 feet; thence North 89 degrees 59'09" West, a distance of 212.78 feet; thence North 00 degrees 01 '30" East, a distance of 284.43 feet to the Point of Beginning.

the Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on January 6, 2025, at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

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

Dated: August 29, 2024

/s/ J. Michael Lavin
Jason M. Ellison
FBN: 0040963
jellison@elattorneys.com
J. Michael Lavin
FBN: 1035323
mlavin@elattorneys.com

ELLISON | LAZENBY
150 Second Avenue North Suite 1770
St. Petersburg, FL 33701
admin2@elattorneys.com
T: (727) 362-6151
Attorneys for Plaintiff
November 8, 15, 2024 24-02078P

FIRST INSERTION

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

2023CA000593CAAXWS
LAKEVIEW LOAN SERVICING, LLC,

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 3, 2024 and an Order Cancelling and Resetting Sale dated October 31, 2024 and entered in Case No. 2023CA000593CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and DALE RUSS BILLINGS, JR.; JESSICA LAUREN BILLINGS; CATTLEMAN'S CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m.,

on January 13, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 66, CATTLEMAN'S CROSSING PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 31, PAGES 87 AND 88, IN 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED October 31, 2024.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1691-191368 / SR4
November 8, 15, 2024 24-02050



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

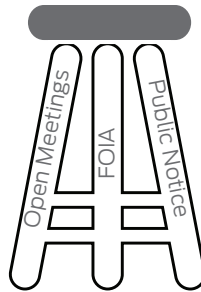
Q&A
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

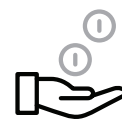


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ACTIONS / SALES ---

SECOND 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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 AN ONLINE PUBLIC SALE www.storage-treasures.com ON November 16th, 2024 AT OR AFTER: 11:00 AM. EST.
November 1, 8, 2024 24-02043P

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, 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:
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.

SECOND INSERTION

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

SECOND 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, 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

SECOND INSERTION

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

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.:

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 on December 2, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
UNIT 1303, BUILDING 13,
FROM THE CONDOMINIUM

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@aldridgepitt.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

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
Business Observer

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.

--- ESTATE ---

SECOND 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: 0858412
 1059 5th Avenue North
 Naples, Florida 34012-5818
 239/434-5922
 chris@christophermastlaw.com
 November 1, 8, 2024 24-02027P

SECOND 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

SECOND 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. 732.221.

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

SECOND 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. 732.221.

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

SECOND 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. 732.221, 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

SECOND 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-

SECOND 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 732.221, 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

SECOND 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 732.221.

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@lawofvbird.com
 November 1, 8, 2024 24-02028P

SECOND 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 732.221.

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@lawofvbird.com
 November 1, 8, 2024 24-02029P

SECOND 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-

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. 732.221.

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.

--- TAX DEEDS ---

SECOND 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
24-01967P

November 1, 8, 15, 22, 2024

SECOND 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
24-01973P

November 1, 8, 15, 22, 2024

--- ACTIONS ---

FOURTH 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 1GCPABEK1P2124785

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you

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

Dated on October 15th, 2024.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1693-208B
Ref# 9496

Oct. 18, 25; Nov. 1, 8, 2024 24-01918P

SECOND 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 #: 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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed
2024XX000097TDAXXX

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 #: 2009236
Year of Issuance: 06/01/2021
Description of Property:

31-26-16-0170-00000-3690
BUENA VISTA 2ND ADDN PB 4 PG 108 LOT 369 OR 8210 PG 241

Name(s) in which assessed:

PETER MICHAEL
GEORGE MICHAEL

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

SECOND 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 ESTATES PB 4 PG 50 THAT PART OF LOT 16 LYING WEST OF SR 45 (PER PROJECT 1401-194-C) EXC SR 45 SEC 14010-2501 PCL 112 DESC AS: COM AT SW COR OF NW1/4 OF NE1/4 OF SEC TH ALG S BDY OF SAID 1/4- 1/4 ALSO BEING S BDY OF LAKE MARJORY ESTATES S88DEG59'07"E 871.84 FT FOR POB TH 113.69 FT ALG ARC OF 5636.34 FT RAD CURVE LEFT CHD N01DEG43'49"W 113.69 FT TH N00DEG15'52"E 35.22 FT TO N BDY OF SAID LOT 16 TH ALG SAID N BDY S88DEG59' 07"E 41.63 FT TO WLYR/W LINE OF SR 45 (PER PROJECT 1401-194- C) TH ALG SAID WLY R/W LINE 148.97 FT ALG ARC OF 5679.58 FT RAD CURVE RIGHT CHDS01DEG 53'14"E 148.97 FT TO S BDY OF NW1/4 OF NE1/4 OF SEC ALSO BEING S BDY OF SAID LAKE MARJORY ESTATES TH ALG SAID S BDY N88DEG59'07"W 43.27 FT TO POB OR 8277 PG 316

Name(s) in which assessed:

JONATHAN POLITANO
REGISTERED AGENT
TARPON IV 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

24-01972P

SECOND 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

SECOND 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 #: 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

24-01979P

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed
2024XX000143TDAXXX

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 #: 2009430
Year of Issuance: 06/01/2021
Description of Property:

35-26-16-0000-00100-0010
COM AT NW COR OF SEC TH S00DG 29'06"W ALG W BDY OF SEC 530FT TO S R/W LINE OF MITCHELL BLVD FOR POB TH S89DG29'38"E ALG SAID R/W LINE 334.66FT TH S0D'G 30'22"W MOL 451FT TH S89DG29' 38"E 261FT TH S00DEG 30'22"W 34.98 FT TO POINT ON NLY BDY LINE OF TRINITY OKAS INCREMENT M NORTH PB 29 PG 63 TH ALG NLY BDY OF SAID PLAT N89DEG 29' 38"W 400.27 FT TO POINT ON ELY BDY LINE OF ELY BDY LINE OF PORTION OF BAYHEAD NO 12 WITHIN CONSER

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 PFUFF-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

SECOND 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
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH
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COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 UNRECORDED 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

SECOND 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

SECOND INSERTION

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

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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SAVE TIME

SAVE TIME

SAVE TIME

SAVE TIME

SAVE TIME

SAVE TIME

SAVE TIME

Q&A

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