

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Audit Review Committee for the Bridgewater of Wesley Chapel Community Development District ("District") will hold an audit review committee meeting on December 3, 2024 at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At the meeting, the Audit Review Committee will review, discuss and approve the selection of an auditor for the District. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

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

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

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Kyle Darin  
District Manager  
November 15, 2024 24-02088P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 904137 from River Landing SPE LLC, 787 7th Ave, 50th Floor, New York, NY, 10019. Application received: 10/7/2024. Proposed activity: Residential. Project name: River Landing Townhomes. Project size: 71.82 acres Location: Section(s) 25, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously permitted project, which has an ERP No. 434584901.

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

November 15, 2024 24-02089P

FIRST INSERTION

Public Notice



Please Take notice that the City of Zephyrhills will hold a regular meeting of the Planning Commission Meeting on Tuesday 11/19/24 at 6:00 PM in the Council Chambers of City Hall, 5335 8th Street, Zephyrhills. The details of the agenda are available online at <http://www.ci.zephyrhills.fl.us/129/Agendasminutes> and in the Planning Department located on the first floor of City Hall, 5335 8th Street, Zephyrhills. Agenda details may be inspected by the public from 8:00 Am to 5:00 PM weekdays. All interested Parties may appear at the meeting and may heard with respect to the agenda items or may submit Written comments to the Board, 5335 8th Street, Zephyrhills 33542.

\*Please note: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which is record includes the testimony and evidence upon which the appeal is to be based; 286.0102, FS. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (813)780-0000 at least 48 hours prior to the public meeting. A.D.A. 286.26 and 286.0105, FS.

November 15, 2024 24-02112P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of IMAD HOME DECOR located at 2751 E County Line Rd in the City of Lutz, Pasco County, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of November, 2024.  
Hassan Ahmad  
November 15, 2024 24-02093P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Anikeluxurybeautyproducts located at 2751 E County Line Rd in the City of Lutz, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of November, 2024.  
Khadijat Adediran  
November 15, 2024 24-02094P

FIRST INSERTION

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

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

DATE: November 27, 2024 and February 3, 2025  
TIME: 10:00 AM  
PLACE: The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The Landowners' Meeting and Election will be opened on November 27, 2024, at 10:00 AM, and will be continued until February 3, 2025, at 10:00 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowners' Meeting and Election on November 27, 2024 at 10:00 AM, or and the continued Landowners' Meeting and Election on February 3, 2025 at 10:00 AM. Proxy forms may be obtained upon request at the Office of the District Manager, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At the Landowners' Meeting and Election, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the Landowners' Meeting and Election, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The Landowners' Meeting and Election is open to the public and will be conducted in accordance with the provisions of Florida law. The Landowners' Meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the landowners' meeting may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Bryan Radcliff, District Manager  
November 15, 2024 24-02090P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/6/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 NOBI mobile home bearing vehicle identification numbers N30816A and N30816B and all personal items located inside the mobile home. Last Tenant: Mary Judith Arndt. Sale to be held at: Suncoast Gateway, 6010 Ridge Road, Port Richey, Florida 34668, (727) 842-5818.  
November 15, 22, 2024 24-02114P

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Community Hospital Family Practice, LLC, 1 Park Plz., Nashville, TN 37203, desiring to engage in business under the fictitious name of HCA Florida Oak Hill Surgical Specialists, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 15, 2024 24-02095P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000055TDAXXX

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2004682  
Year of Issuance: 06/01/2021  
Description of Property:  
15-25-17-0060-07800-0400  
MOON LAKE ESTATES UNIT SIX PB 4 PGS 90-91 LOTS 40 41 42 BLOCK 78 OR 3377 PG 687  
Name(s) in which assessed:  
ESTATE OF HELEN DEFOREST  
HELEN DEFOREST  
ROY RHODES  
REA RHODES

All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on November 21, 2024 at 10:00 am.  
November 04, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
November 15, 2024 24-02084P

FIRST INSERTION

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

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

DATE: November 27, 2024 and February 3, 2025  
TIME: 10:00 AM  
PLACE: The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The Landowners' Meeting and Election will be opened on November 27, 2024, at 10:15 AM, and will be continued until February 3, 2025, at 10:15 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowners' Meeting and Election on November 27, 2024 at 10:15 AM, or and the continued Landowners' Meeting and Election on February 3, 2025 at 10:15 AM. Proxy forms may be obtained upon request at the Office of the District Manager, Inframark, LLC, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544. At the Landowners' Meeting and Election, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the Landowners' Meeting and Election, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The Landowners' Meeting and Election is open to the public and will be conducted in accordance with the provisions of Florida law. The Landowners' Meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the landowners' meeting may be obtained from Inframark, LLC, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Bryan Radcliff, District Manager  
November 15, 2024 24-02091P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000054TDAXXX

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2006346  
Year of Issuance: 06/01/2021  
Description of Property:  
09-25-16-0770-00000-0760  
BROWN ACRES WEST UNREC PLAT LOT 76 BEING POR OF TRACT 40 OF PORT RICHEY LAND COMPANY SUB PB 1 PG 61 DESC AS FOLL: COM AT NW COR OF LOT 56 OF BROWN ACRES UNIT 2 PB 7 PG 139 TH ALG NLY EXTENSION OF WEST BDY OF LOT 56 N00DEG00' 52"W 25 FT TH S89DEG59' 08"W 472 FT FOR POB TH S00DEG00' 52"E 115 FT TH S89DEG59' 08"W 50 FT TH N00DEG00' 52"W 115 FT TH N89DG 59' 08"E 50 FT TO POB; NORTH 25 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC RD R/W OR 9367 PG 118

Name(s) in which assessed:  
DENNIS W MCCARTY  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on November 21, 2024 at 10:00 am.  
November 04, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
November 15, 2024 24-02086P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000053TDAXXX

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2006345  
Year of Issuance: 06/01/2021  
Description of Property:  
09-25-16-0770-00000-0700  
BROWN ACRES WEST ADDITION UNREC PLAT LOT 70 DESC AS:COM AT NW COR OF LOT 56 OF BROWN ACRES UNIT TWO PB 7 PG 139 TH ALG NLY EXT OF WEST BDY OF LOT 56 N00DG 00' 52"W 25.0 FT TH S89DG 59' 08"W 322.0 FT FOR POB TH S00DG 00' 52"E 115.0 FT TH S89DG 59' 08"W 50.0 FT TH N00DG 00' 52"W 115.0 FT TH N89DG 59' 08"E 50.0 FT TO POB NORTH 25 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC ROAD R/W AND/OR UTILITIES & THE WEST 6 FT EAST 6 FT & SOUTH 6 FT SUBJECT TO UTILITY EASEMENT OR 3886 PG 889

Name(s) in which assessed:  
MART LOUIS DANIELS  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on November 21, 2024 at 10:00 am.  
November 04, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
November 15, 2024 24-02085P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000071TDAXXX

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

Certificate #: 2006443  
Year of Issuance: 06/01/2021  
Description of Property:  
10-25-16-0530-00000-0940  
JOHNSON HEIGHTS UNIT 3 UNREC PLAT LOT 94 DESC AS: COM AT SE COR OF LOT 55 OF JOHNSON HEIGHTS UNIT 2 PB 9 PG 141 TH ALG ELY EXT OF S LINE OF LOT 55 N89DEG59'41"E 150 FT FOR POB TH N00DEG01'40"E 85 FT TH N89DEG59'41"E 50 FT TH S00DEG 01'40"W 85 FT TH S89DEG59'41"W 50 FT TO POB OR 9146 PG 3455 OR 9226 PG 2953

Name(s) in which assessed:  
RONALD W HOWZE  
DAVID C DURSO  
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 November 21, 2024 at 10:00 am.  
November 04, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
November 15, 2024 24-02087P

FIRST INSERTION

NOTICE OF PUBLIC SALE

USA Auto Repair Shop, LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 12/16/2024 at 8:30 AM at 36120 Sunshine Rd, Zephyrhills, FL 33541. Phone (813) 255-4959 for \$4,002.60 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.  
2011 TOYT  
VIN#4T4BF3EK5BR124491  
November 15, 2024 24-02092P

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu.  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer

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



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001757  
IN RE: ESTATE OF  
JACOB JOHN POSTMA  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Jacob John Postma, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was July 21, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Howard S. Postma  
11110 Tamarix Avenue  
Port Richey, FL 34668  
Jacob Postma, Jr.  
6133 Montana Avenue  
New Port Richey, FL 34653  
John Brent Postma 450 CR 1  
Palm Harbor, FL 34683  
Zachary Postma 7451 Osteen Road  
New Port Richey, FL 34653  
Ashley Whitaker  
30 Belle Meade Circle  
Largo, FL 33770

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 15, 2024.

**Person Giving Notice:**  
**Howard S. Postma**  
11110 Tamarix Avenue  
Port Richey, Florida 34668  
David A. Hook, Esq.  
E-mail Addresses:  
courtserve@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
November 15, 22, 2024 24-02104P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001577  
IN RE: ESTATE OF  
ADRIAN WALKER, JR.,  
Deceased.

The administration of the estate of ADRIAN WALKER, JR., deceased, whose date of death was May 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 15, 2024.

**APRIL REID**  
**Personal Representative**  
3816 Rosemere Lane  
Kalamazoo, MI 49048  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
November 15, 22, 2024 24-02106P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001616-WS  
IN RE: ESTATE OF  
WALTER JOHN BART, SR.  
Deceased.

The administration of the estate of Walter John Bart, Sr., deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal 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.

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 15, 2024.

**Personal Representative:**  
**Cecelia S. Revay**  
758 Sussex Court  
Eldersburg, MD 21784  
Attorney for Personal Representative:  
Russell G. Marlowe, Esq.  
Attorney  
Florida Bar Number: 748889  
Russell G. Marlowe PA  
8520 Government Drive, Suite 2  
New Port Richey, Florida 34654  
Telephone: (727) 847-0055  
Fax: (727) 815-0044  
E-Mail: service@russmarlowe.com  
November 15, 22, 2024 24-02107P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE 6TH JUDICIAL CIRCUIT IN  
THE CIRCUIT COURT FOR PASCO  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001225CPAXES  
Division STEARNS  
IN RE: ESTATE OF  
MEREDITH FRIEDMAN  
Deceased.

The administration of the estate of Meredith Friedman deceased, whose date of death was May 25th, 2024 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Ste 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: 11/15/24.

**Jason Friedman**  
**Personal Representative**  
7725 Grasmere Drive,  
Land O Lakes FL 34637  
/s/ Nathan E Nevins, ESQ BCS  
Nathan E Nevins, ESQ BCS  
Attorney for Personal Representative  
Sunshine State Probate,  
200 SE 13th Street,  
Fort Lauderdale, FL 33316  
Email:  
Nathan@SunshineStateProbate.com  
Florida Bar No. 106128  
954-249-3144  
November 15, 22, 2024 24-02109P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512024CP001735CPAXES  
Division A  
IN RE: ESTATE OF  
DOROTHY JEAN EDWARDS  
Deceased.

The administration of the estate of DOROTHY JEAN EDWARDS, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal 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.

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 15, 2024.

**Personal Representative:**  
**MICHAEL EDWARDS**  
3245 Osage Drive  
Zephyrhills, FL 33541  
Attorney for Personal Representative:  
STEPHEN D. CARLE, Attorney  
Florida Bar Number: 0213187  
HODGES & CARLE, P.A.  
38410 North Avenue  
P.O. Box 548  
Zephyrhills, FL 33539-0548  
Telephone: (813) 782-7196  
Fax: (813) 782-1026  
E-Mail: hodgescarle@hotmail.com  
November 15, 22, 2024 24-02103P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001502  
Division Probate  
IN RE: ESTATE OF  
GLEN JAMES HILL,  
Deceased.

The administration of the estate of GLEN JAMES HILL, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654. The names and addresses of the personal 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 has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

All 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 15, 2024.  
**Personal Representative:**  
**CECILIA A. LAGRUTTA**  
5008 QUEEN PALM DRIVE  
NEW PORT RICHEY, FL 34652  
Attorney for Personal Representative:  
M. Donald Reddish  
E-Mail Addresses:  
donald@reddishlawfirm.com  
Linda@reddishlawfirm.com  
Florida Bar No. 0165565  
Reddish Law Firm  
28050 U.S. Hwy. 19 North, Suite 208  
Clearwater, FL 33761  
Telephone: 727-723-0004  
Fax: 727-723-3154  
November 15, 22, 2024 24-02110P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001544CPAXES  
IN RE: ESTATE OF  
AMELIA V. HUBBARD  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of AMELIA V. HUBBARD, deceased, File Number 2024CP001544CPAXES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was May 29, 2024; that the total value of the estate is \$37,536.59 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Maria Lourdes Smith, Trustee of The Hubbard Family Trust Dated

October 17, 2006  
10690 Harborside Drive  
Largo, Florida 33773  
ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property 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 Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this Notice is November 15, 2024.

**Person Giving Notice:**  
**MARIA LOURDES SMITH, Trustee of The Hubbard Family Trust, Dated October 17, 2006**  
10690 Harborside Dr.  
Largo, Florida 33773  
Attorney for Person Giving Notice:  
MATTHEW M. JONES  
Attorney  
Florida Bar Number: 11244  
500 N. Westshore Blvd  
Suite 920  
Tampa, FL 33609  
Telephone: (813) 856-5625  
Fax: (813) 575-0255  
E-Mail: matthew@mmjoneslaw.com  
Secondary E-Mail:  
kelly@mmjoneslaw.com  
November 15, 22, 2024 24-02105P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001561CPAXES  
IN RE: ESTATE OF  
REGINA CHRISTINE TRADER,  
aka REGINA C. TRADER  
Deceased.

The administration of the estate of REGINA CHRISTINE TRADER, also known as REGINA C. TRADER, deceased, whose date of death was September 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: November 15, 2024.

**WILLIAM R. TRADER, III**  
**Personal Representative**  
31935 Brookstone Drive  
Wesley Chapel, FL 33545  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
November 15, 22, 2024 24-02102P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT,  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-000451-CP-AX-ES  
Division: PROBATE  
IN RE: ESTATE OF  
MICHELLE ANNA ROSS,  
Deceased.

The administration of the estate of MICHELLE ANNA ROSS, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105 New Port Richey, FL 34654-5598. 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 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.

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 15, 2024.

**Personal Representative:**  
**DONNA SUE MESSNER**  
4540 Parkway Blvd.  
Land O' Lakes, Florida 34639  
Attorney for Personal Representative:  
PIERRE A.L. MOMMERS, Esquire, P.A.  
Florida Bar Number: 080731  
PIERRE A. L. MOMMERS,  
ATTORNEY-AT-LAW, P.A.  
2020 W. Eau Gallie Blvd.,  
Suite 106  
Melbourne, Florida 32935  
Telephone: (321) 751-1000  
Fax: (321) 751-1001  
E-Mail:  
pierre@mommerscolombo.com  
Secondary E-Mail:  
sburke@mommerscolombo.com  
November 15, 22, 2024 24-02108P

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001634  
IN RE: ESTATE OF  
EMMA LEE GOYETTE HART,  
a/k/a EMMA GOYETTE, a/k/a  
EMMA LEE GOYETTE  
Deceased.

The administration of the estate of EMMA LEE GOYETTE HART, a/k/a EMMA GOYETTE, a/k/a EMMA LEE GOYETTE, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. 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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: November 15, 2024.

**KERRY HART**  
**Personal Representative**  
9641 Bud Street  
Hudson, Florida 34669  
Attorney for Personal Representative:  
MICHAEL T. HEIDER, ESQ.  
Attorney  
Florida Bar Number: 30364  
MICHAEL T. HEIDER, P.A.  
2629 McCormick Drive,  
Suite 102  
Clearwater, FL 33759  
Telephone: (888) 483-5040  
Fax: (888) 615-3326  
E-Mail: michael@heiderlaw.com  
Secondary E-Mail:  
probate4@heiderlaw.com  
November 15, 22, 2024 24-02101P



--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO. 2024CA000917CAAXWS WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1, Plaintiff, vs. MIKHAIL SEREDA A/K/A MIKAIL SEREDA; MARIYA SEREDA; KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.; KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.; KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC.;**

**Defendants**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 7, 2024, and entered in Case No. 2024CA000917CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1 (hereafter "Plaintiff"), is Plaintiff and MIKHAIL SEREDA A/K/A MIKAIL SEREDA; MARIYA SEREDA; KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.; KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.; KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC., are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO County Florida will sell to the highest and best bidder for cash Via the Internet at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 a.m., on the 9TH day of DECEMBER, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 324, KEY VISTA, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES(S) 102 THROUGH 112, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please con-

tact: 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.

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/S/ MARK ELIA  
Mark C. Elia, Esq.  
Bar Number: 695734  
PHH19317-23/sap  
November 15, 22, 2024 24-02111P

FIRST INSERTION

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

**CIVIL ACTION CASE NO.: 2024CA001910CAAXWS CYMBIDIUM RESTORATION TRUST, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HENRY SEHL A/K/A HENRY SEHL, JR., DECEASED, et al., Defendant(s).**

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HENRY SEHL A/K/A HENRY SEHL, JR., DECEASED  
Whoose last known residence(s) is/are: 5606 Belleza Drive, Holiday, Florida 34690.

AND BILLIE JO WATSON A/K/A BILLIE JO SEHL  
Whoose last known residence(s) is: 7 Eastview Drive, New Fairfield, CT 06812-5018.

AND CONSTANTINO SEHL  
Whoose last known residence(s) is: 5606 Belleza Drive, Holiday, FL 34690. AND SHANNON S. SEHL  
Whoose last known residence(s) is: 523 End Road Bristol, CT 06010-6844.

AND CONNIE SEHL  
Whoose last known residence(s) is: 523 End Road Bristol, CT 06010-6844 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 GRANTEEES. BENEFICIARIES OR OTHER CLAIMANTS  
Whoose last known residence(s) is/are Unknown.

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email [service@dwardmanlaw.com](mailto:service@dwardmanlaw.com), November 15, 22, 2024 24-02100P

FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to [service@dwardmanlaw.com](mailto:service@dwardmanlaw.com), within thirty (30) days of the first publication of this Notice or by 12/16/2024, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 243, LA VILLA GARDENS - UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 78-79, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER 20-26-16-0664-0000 0-2430 A/K/A 5606 BELLEZA DRIVE, HOLIDAY, FL 34690

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to [service@dwardmanlaw.com](mailto:service@dwardmanlaw.com), within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Pasco County this 7th day of November, 2024.

Clerk of the Circuit Court SEAL  
By /s/ Melanie Gray  
Deputy Clerk

Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman, P.A.,  
PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160,  
facsimile (727) 240-4972, email  
[service@dwardmanlaw.com](mailto:service@dwardmanlaw.com),  
November 15, 22, 2024 24-02100P

FIRST INSERTION

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

**CASE NO. 2024CA000102CAAXES NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, Plaintiff, vs. PAUL D HAYES A/K/A PAUL DOUGLAS HAYES, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 18, 2024 in Civil Case No. 2024CA000102CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING is Plaintiff and Paul D Hayes a/k/a Paul Douglas Hayes, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 16th day of December, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 20, BLOCK 2, OF HILLCREST MANOR SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 88, 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](mailto:MRService@mccalla.com)  
Fla. Bar No.: 146803  
23-08765FL  
November 15, 22, 2024 24-02115P

FIRST INSERTION

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

**CASE NO. 2023CA003138 BANK OF AMERICA, N.A., Plaintiff, vs. MELISSA AOUN, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 21, 2024 in Civil Case No. 2023CA003138 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Melissa Aoun, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 4th day of December, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 12, BLOCK E, CONCORD STATION PHASE 1 - UNITS "A" AND "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 30, 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/ Morgan B Lea  
Morgan B Lea, 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](mailto:MRService@mccalla.com)  
Fla. Bar No.: 96405  
23-00151FL  
November 15, 22, 2024 24-02099P

FIRST INSERTION

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

**CASE NO. 2023CA003870CAAXES AMERIFUNDS SECURED INCOME FUND II, LLC, Plaintiff, vs. BETTY L CONLEY, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2024 in Civil Case No. 2023CA003870CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERIFUNDS SECURED INCOME FUND II, LLC is Plaintiff and Betty L Conley, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

All of Lot 2, in Block 1, in Bankston's Subdivision of the Town of Trilby, and described as follows: Begin at the Northeast corner of the John Stephens Lot, then run North 70 feet along the ACL Railway right of way, then run West 90 feet, then run South 70 feet, then run East 90 feet to the point of beginning, ALSO adjoining tract and described as follows: Begin at the Northeast corner of Lot 2, in Block 1, in the Bankston's Subdivision of Trilby, then run North 11 feet, then run West 90 feet, then run South 11 feet, then run East 90 feet to the point of beginning, all being in Section 27, Township 23 South, Range 21 East; also, beginning at a point 523 feet, 24 degrees 55 minutes West of North, thence North 24 degrees 55 minutes West 230 feet, thence West 24 degrees 55 minutes South of West 90 feet, thence South 24 degrees 55 minutes East 223 feet, thence East 24 degrees 55 minutes North 90 feet, in Section 27, Township 23 South, Range 21 East, also known as Lot 1, Block 1, Forrest Bankston's

Subdivision of Trilby, less South 11 feet and lying adjacent to West side of ACL Railroad; ALSO, begin on the South side of Oak Street 90 feet Westerly from the corner of Oak Street and Railroad Ave, thence Southwesterly on the South side of Oak Street 70 feet, thence Southeasterly at right angles to Oak Street 31 feet, thence Northeasterly parallel with Oak Street 70 feet to the West line of Bankston's Subdivision, as per map or plat thereof recorded in Plat Book 2, Page 20, Public Records of Pasco County, Florida, thence Northwesterly on West line of said Subdivision 311 feet to point of beginning, all lying and being in Section 27, Township 23 South, Range 21 East.

Parcel Number:  
27-23-21-0030-00000-0010 &  
27-23-21-0000-02400-0000

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](mailto:MRService@mccalla.com)  
Fla. Bar No.: 146803  
23-06379FL  
November 15, 22, 2024 24-02098P

FIRST INSERTION

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

**CASE NO.: 2024CA002131CAAXWS U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2005-AHL2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AHL2, Plaintiff, vs. WASHINGTON WALTERS; UNKNOWN SPOUSE OF WASHINGTON WALTERS; UNKNOWN SPOUSE OF EFTIMIOS MERIS; INVESTOR LENDING SERVICES, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA; AKETTA WALTERS; DERRON LAWRENCE A/K/A DERRON J. LAWRENCE; UNKNOWN SPOUSE OF DERRON LAWRENCE A/K/A DERRON J. LAWRENCE; SARA N. SEYMOUR; TERK'S ROOFING, INC., Defendant(s).**

TO: Unknown Spouse of Eftimios Meris  
Residence Unknown  
Investor Lending Services, Inc.  
Residence Unknown  
Aketta Walters  
Residence Unknown  
Sara N. Seymour  
Residence Unknown

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

Florida:  
LOT 541, REGENCY PARK, UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Street Address: 7340 Fox Hollow Drive, Port Richey, Florida 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. 12/16/24

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on NOV 07 2024.

Nikki Alvarez-Sowles  
Clerk of said Court  
By: Melanie Gray  
As Deputy Clerk

McCabe, Weisberg & Conway  
3222 Commerce Place,  
Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
[FLpleadings@MWC-law.com](mailto:FLpleadings@MWC-law.com)  
File#:24-400124  
November 15, 22, 2024 24-02097P

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

**PUBLISH YOUR LEGAL NOTICE**

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

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

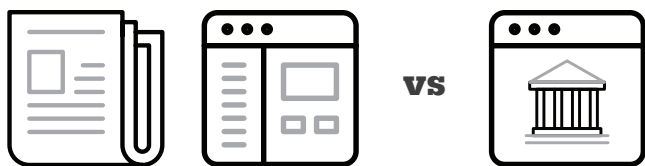
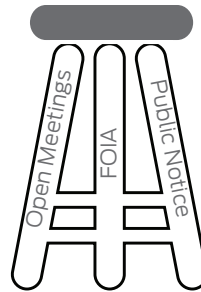
**Call 941-906-9386**  
and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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**

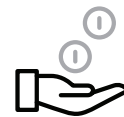


**Verifiability**



**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

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

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

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





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

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

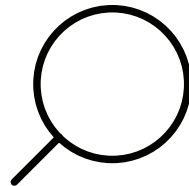


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

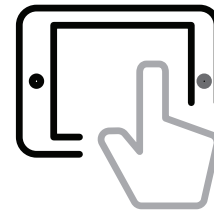
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



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

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

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

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



**Types Of Public Notices**

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# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



## 3. Independent

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



## 4. Verifiable

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



### Types Of Public Notices

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SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on 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

SECOND 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. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432 Time: 09:00 AM**  
**Sale to be held at www.storage-treasures.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.storage-treasures.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 - Montgomery, Durrell; 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.storage-treasures.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.storage-treasures.com.**

11029 - Simon, Tabitha; 11097 - Rose, Brandye; 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 - lep-eska, 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.storage-treasures.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.storage-treasures.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.storage-treasures.com.**

0A141 - Evans, Andrew; 0A177 - Rogers, Latasha; 0A219 - Tucker, Erica; 0B023 - Oblitas, Luis; 0B031 - dishing, Ashley; 0B058 - Mason, Jim; 0C044 - Wong-Nadeau, Jennifer; 0C123 - Roberts, Cory; 0E018 - Wyatt, Monike; 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.storage-treasures.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 - Scydick, Terry; 549 - Miller, Kristina; 556 - callaway, Dequelle turner; 580 - Foster, Kyle

**PUBLIC STORAGE # 27103, 11345 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM**  
**Sale to be held at www.storage-treasures.com.**

1055 - Lucas, April; 1175 - Rivard, Danielle; 1181 - Hicks, Ashley; 1214 - Russella, James; 2001 - Ramos, Bosnia; 2007 - Alix, Kim; 2016 - Mason, Melissa; 2040 - Howard, Russell; 2046 - Fuller, Kirsten; 2107 - Johnson, Tyjje; 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

FOURTH INSERTION

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

Case No.: 512024CA001644CAAXES MASSEY PARTNERS, LTD., a Florida limited partnership Plaintiff, v.

JOHN K. KEYES; REUBEN BROOKS; MYER A. RABINOWITZ; B.L. WOOLLEY; G.L. GILBERT; D.C. LATIMER; TIP RAY; THE OHIO OIL COMPANY; R.J. FULLER; JOHN P. WEMPLE; DABNEY COMPANY, a partnership; DR. A.H. MccOY; EMMETTE F. GATHRIGHT; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; MAURINE GENECOV MUNTZ; HAYWOOD HANNA, JR.; ROBERT S. DIX; MELBA R. DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; RUTH R. STONE; GENEVIEVE E. CROOKS; PATRICIA LAWRENCE; PHILIP B. BERRY; RUTH FALK BERRY; ALYNE T. PATRICK; SOL BRONSTEIN; DAN MCKENZIE; WILLIAM L. BALDWIN; MARY L. ALBRIGHT; JONATHAN B. WEAVER; FRANCIS G. BALDWIN III; ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; WALLACE CHRISTENSEN; THE SATER FAMILY PARTNERSHIP, L.P., a Missouri limited partnership; NEW GENERATION PETROLEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY REVOCABLE TRUST; PHILIP B. BERRY MANAGEMENT TRUST A; PATRICIA ANN HARRISON; BETTY LEE SHORE; JANE FOSTER HENLEY; BLAIRBAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

TO: Defendants, JOHN K. KEYES, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JOHN K. KEYES; REUBEN BROOKS, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR.; ROBERT S. DIX, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against 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, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD, HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUSTEE OF HE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; NEW GENERATION PETROLEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY REVOCABLE TRUST; PHILIP B. BERRY

signees, lienors, creditors, trustees or other persons claiming by, through, under or against HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; RUTH R. STONE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BETTY LEE SHORE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JANE FOSTER HENLEY, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PHILIP B. BERRY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALYNE T. PATRICK; SOL BRONSTEIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DAN MCKENZIE; WILLIAM L. BALDWIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY L. ALBRIGHT; JONATHAN B. WEAVER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against WILLIAM L. BALDWIN; MARY L. ALBRIGHT, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUSTEE OF HE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; NEW GENERATION PETROLEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY REVOCABLE TRUST; PHILIP B. BERRY

lienors, creditors, trustees or other persons claiming by, through, under or against HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; RUTH R. STONE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BETTY LEE SHORE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JANE FOSTER HENLEY, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PHILIP B. BERRY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALYNE T. PATRICK; SOL BRONSTEIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DAN MCKENZIE; WILLIAM L. BALDWIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY L. ALBRIGHT; JONATHAN B. WEAVER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against WILLIAM L. BALDWIN; MARY L. ALBRIGHT, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUSTEE OF HE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; NEW GENERATION PETROLEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY REVOCABLE TRUST; PHILIP B. BERRY

MANAGEMENT TRUST A; PATRICIA ANN HARRISON, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PATRICIA ANN HARRISON; BETTY LEE SHORE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BETTY LEE SHORE; JANE FOSTER HENLEY, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JANE FOSTER HENLEY; BLAIRBAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; and all unknown persons, if alive, and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the unknown persons and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jppfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, MASSEY PARTNERS, LTD., a Florida limited partnership, on or before November 25th, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521-4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

DATED THIS 23rd day of October, 2024

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

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:  
 All of Sections 3 and 4, and the SE 1/4 of Section 5, all being in Township 24 South, Range 19 East, Pasco County, Florida.

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

24-01925P

SECOND 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: 1C4BJWEG0DL561267**

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 NACCO, as Sheriff  
 Pasco County, Florida

By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff  
 November 8, 15, 22, 29, 2024 24-02065P

**PUBLISH YOUR LEGAL NOTICE**  
 Call 941-906-9386 and select the appropriate County name from the menu.  
 or email legal@businessobserverfl.com  
 Business Observer  
 FLORIDA'S NEWSPAPER FOR THE C-SUITE



--- ESTATE / SALES ---

## SECOND 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

## SECOND 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 CLAIMS 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

## SECOND 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 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.

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

## SECOND 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 732.221, 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:

Patricia Cranwell

c/o George G. Pappas, Esquire

Attorney for Personal Representative:

GEORGE G. PAPPAS, ESQ.

FBN 109312

1822 North Belcher Road, Suite 200

Clearwater, Florida 33765

Telephone: 727-447-4999

Facsimile: 727-447-4989

george@pappaspaspa.com

admin@pappaspaspa.com

paralegal@pappaspaspa.com

November 8, 15, 2024 24-02059P

## SECOND 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. 732.221, 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 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\_BEpstein@outlook.com

November 8, 15, 2024 24-02056P

## SECOND INSERTION

**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 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 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.

Personal Representative:

2023-CA-000686-CAAXWS

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS

TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

PLAINTIFF, VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ARLINE A. MONACO (DECEASED), ET AL., DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 22, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on December 30, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the

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 de-

## SECOND 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,

## SECOND 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-WS  
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. 732.221, 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 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@amybvanfossen.com

Secondary E-Mail:

andi@amybvanfossen.com

November 8, 15, 2024 24-02058P

## SECOND 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. 732.221.

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 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



--- ACTIONS / SALES ---

SECOND 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 GENEVO 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CASE NO.  
**2024CA001267CAAXWS**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,**  
Plaintiff, vs.  
**ROBIN T. FIELD A/K/A ROBIN THEA FIELD, et al.**  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2024, and entered in 2024CA001267CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and ROBIN T. FIELD A/K/A ROBIN THEA FIELD; PASCO COUNTY, FLORIDA are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on 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

SECOND 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

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

**ADVERSE TO PLAINTIFF'S TITLE OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE,**  
YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida:  
A. LOTS 65 AND 66, BLOCK 140, MOON LAKE ESTATES, UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 101 AND 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
BLK 140 MOON LAKE NO 9 PB 4 PGS 101-102 LOTS 65 & 66 RB 1050 PG 1998  
PARCEL#: 16-25-17-0090-14000-0650  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, 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.  
Dated on November 5, 2024  
Nikki Alvarez-Sowles,  
Pasco County Clerk & Comptroller (Seal) By Haley Joyner  
As Deputy Clerk  
Myles A. Hoover,  
The Plaintiff's attorney,  
11 Island Ave #406,  
Miami Beach, Florida 33139  
November 8, 15, 22, 29, 2024  
24-02079P

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. **2024CA002143CAAXWS**  
**Regions Bank dba Regions Mortgage**  
Plaintiff, vs.  
**The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Spencer R. Heller a/k/a Spencer Robert Heller a/k/a Spencer Heller, Deceased; et al**  
Defendants.  
TO: Adam Perry Heller a/k/a Adam P. Heller a/k/a Perry Heller  
Last Known Address: 965 Mackville Road, Hardwick, VT 05843  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
UNIT 12, BUILDING 3, HARBOR OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7244, PAGE 23 8, AND ANY AMENDMENTS THERETO, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919

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

SECOND 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

**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. in 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

SECOND 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-NQMI,**  
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-NQMI 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://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  
fcpleadings@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



## --- TAX DEEDS ---

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01967P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01973P

November 1, 8, 15, 22, 2024

## --- ACTIONS / SALES ---

## SECOND 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, JOY 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](http://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

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on November 26, 2024, for Castle Keep Mini Storage at [www.StorageTreasures.com](http://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

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01966P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01971P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01975P

November 1, 8, 15, 22, 2024

## THIRD 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 PROJECT1401-194- 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01972P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01974P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01979P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01982P

November 1, 8, 15, 22, 2024

## THIRD 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 &amp; Comptroller

By: Denisse Diaz

Deputy Clerk

24-01976P

November 1, 8, 15, 22, 2024

## THIRD 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



--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

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



## --- TAX DEEDS ---

## THIRD 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

## THIRD 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 RAMONAS 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 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

## THIRD 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

## THIRD 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

## THIRD 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

## THIRD 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  
Nov. 1, 8, 15, 22, 2024 24-01969P

## THIRD 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  
Nov. 1, 8, 15, 22, 2024 24-01990P

## THIRD 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 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 United Self Mini Storage - Tarpon at [www.StorageTreasures.com](http://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
Amanda Burnette	181
Kalliope Lempidakis	193
November 8, 15, 2024	24-02063P

## THIRD 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

## THIRD INSERTION

**Notice of Application for Tax Deed**  
2024XX000114TDAXXX

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

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

All of said property being in the County of Pasco, State of Florida

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

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

## THIRD 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

## THIRD 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  
PRISCILLA 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

## THIRD 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

## THIRD 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 PRISCINDARDO  
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



### Are there different types of legal notices?

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

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

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

### Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

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